

**APPENDIX A**  
*IS-NOP & NOP Comment Letters*



**Initial Study  
for the  
Kaiser Permanente Specialty Medical Office Building Project**

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A Phase I Environmental Site Assessment

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### ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
AB	Assembly Bill
BMP	Best Management Practice
CalEEMod	California Emissions Estimation Model
Caltrans	California Department of Transportation
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of Irwindale
CNDDDB	California Natural Diversity Database
County	Los Angeles County
CREC	Controlled Recognized Environmental Conditions
DOC	California Department of Conservation
DSAC II	Dam Safety Action Class II
DTSC	California Department of Toxic Substances Control
EDR	Environmental Data Resources
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
EVS	Environmental Services
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FTE	Full-time equivalent
GC	Government Code
GHG	Greenhouse Gas
GI	Gastroenterology
Gpd	Gallons per day
HDPE	High density polyethylene
HMBP	Hazardous Materials Business Plan
HREC	Historical Recognized Environmental Conditions
I-10	Interstate 10
I-210	Interstate 210
I-605	Interstate 605
IS	Initial Study
JOS	Joint Outfall System
LEED	Leadership in Energy and Environmental Design
LID	Low Impact Design
LLG	Linscott Law & Greenspan
MBTA	Migratory Bird Treaty Act
MOB	Medical Office Building

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Acronym/Abbreviation	Definition
MWMP	Medical Waste Management Plan
MS4	Municipal Separate Storm Sewer System
NAHC	Native American Heritage Commission
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
OSHPD	Office of Statewide Health Planning and Development
PRC	Public Resource Code
RCP	Reinforced concrete pipe
REC	Recognized Environmental Condition
RWQCB	Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
SDLAC	Sanitation Districts of Los Angeles County
sf	Square-foot
SLF	Sacred Lands File
SWPPP	Stormwater Pollution Prevention Plan
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
WDR	Waste discharge requirement
WRP	Water Reclamation Plants
WQMP	Water Quality Management Plan

# **Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project**

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## **1 INTRODUCTION**

### **1.1 California Environmental Quality Act Compliance**

The City of Irwindale (City), as the lead agency for the Kaiser Permanente Specialty Medical Office Building Project (proposed project), is responsible for preparing environmental documentation in accordance with the California Environmental Quality Act (Pub. Res. Code § 21000 et seq.: “CEQA”) to determine if approval of the discretionary actions requested and subsequent development on the proposed project site could have a significant impact on the environment.

Based on the Initial Study (IS) prepared for the proposed project, the City will prepare an Environmental Impact Report (EIR) for the proposed project. The purpose of the IS Checklist is to identify any potentially significant impacts associated with the proposed project. As required by CEQA, this EIR serves to (1) assess the expected direct, indirect, and cumulative impacts of the proposed project’s physical development; (2) identify means of avoiding or minimizing potential adverse environmental impacts; and (3) evaluate a reasonable range of alternatives to the proposed project, including the No Project Alternative. As an informational document, an EIR does not make recommendations for or against approving a project. The main purpose of an EIR is to inform public agency decision makers and the public about potential environmental impacts of the project (CEQA Guidelines Section 15121). The EIR will be used by the City, as the lead agency under CEQA, in making decisions with regard to the adoption of the proposed project and the related approvals.

In accordance with California PRC Section 21002.1, the City will prepare an EIR for the following purposes:

- To inform the general public, the local community, responsible and interested public agencies, the decision making bodies, and other organizations, entities, and interested persons of the scope of the proposed project, its potential environmental effects, possible measures to reduce potentially significant environmental impacts, and alternatives that could reduce or avoid the significant effects of the proposed project
- To enable the City to consider environmental consequences when decided whether to approve the proposed project
- To satisfy the substantive and procedural requirements of CEQA

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An EIR will be prepared as a Project EIR pursuant to Section 15161 of the CEQA Guidelines. A Project EIR is appropriate for a specific development project. As stated in the CEQA Guidelines:

... this type of EIR should focus on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project, including planning, construction and operation.

This EIR is intended to serve as an informational document for the public and City of Irwindale decision-makers. The City Council will consider whether to certify the EIR and whether to approve the proposed project.

## **1.2 Project Location**

The approximately 4.04-acre project site consists of an irregular-shaped parcel, located within the City of Irwindale, Los Angeles County, California (see Figure 1, Regional Map and Figure 2, Vicinity Map). Specifically, the proposed project is located at 12761 Schabarum Avenue Irwindale, California 91706 (Assessor Parcel Number 8546-031-090), north of Ramona Boulevard and west of Durbin Street (see Figure 3, Aerial Map). The project site is generally bounded by the Vulcan Durbin Quarry to the north, industrial/business park uses to the east and south, and the Interstate 605 (I-605) freeway to the west.

As shown in Figure 1 (Regional Map), regional access to the project site is provided by: the I-605 freeway, located adjacent to the project site to the west; the Interstate 210 (I-210) freeway, located approximately 3.7 miles north of the project site; and the Interstate 10 (I-10) freeway, located approximately one mile south of the project site. Immediate access to the project site is provided via Schabarum Avenue.

The latitude and longitude of the approximate center of the project site is  $-117^{\circ}59'17.7168''$  W and  $34^{\circ}4'52.6692''$  N. The Kaiser Permanente Specialty Medical Office Building Project site includes parts of Section 14 of Township 1 South, Range 11 West within the Baldwin Park 7.5-minute quadrangle, as mapped by the U.S. Geological Survey.

## **1.3 Environmental Setting**

### **General Plan and Zoning Designations**

The project site is currently zoned M-2 (Heavy Manufacturing) with a general plan land use designation of Industrial/Business Park. In general, permitted uses within the M-2 (Heavy Manufacturing) zone includes horn products, manufacture; lamp black, manufacture; oil cloth or linoleum manufacture; plumbing supply, outside storage screened; roofing material manufacture;

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statuary, manufacturing of clay, papier mache, stone statuary and monuments; stone monuments and tombstone works; wood products, manufacture (excluding planning mill); and accessory buildings and uses customarily incidental to any of the above uses. M-1 (Light Manufacturing) zoned uses, C-M (Commercial Manufacturing) zoned uses, C-3 (Heavy Commercial-Residential) zoned uses, C-2 (Heavy Commercial) zoned uses, C-1 (Commercial) zoned uses, and C-P (Commercial Professional) zoned uses, are also permitted within the M-2 (Heavy Manufacturing) zone subject to Chapters 17.52, 17.48, 17.44, 17.40, 17.36, 17.32, respectively, of the City's Municipal Code. Medical doctors are permitted in the C-P (Commercial Professional) zone; medical clinics are conditionally permitted in the C-1 (Commercial) zone; and medical and dental laboratories are permitted in the C-2 (Heavy Commercial) zone. Therefore, the proposed medical office building facility would be a conditionally permitted use. Kaiser Permanente is applying for a conditional use permit for the proposed project.

### **Adjacent and Surrounding Land Uses**

As shown in Figure 4 (Surrounding Land Uses), the project area is situated in a predominantly urban environment, generally surrounded by industrial/business park uses. The Vulcan Durbin Quarry is located immediately north of the project site at a lower elevation. The Mission Paving & Sealing building with associated trucks, scraps, surface parking, and landscaping is located immediately south of the project site, followed by other industrial/business park uses and a commercial use. A mix of single-family residential and commercial development is located further south of the project site, south of Ramona Boulevard. The Grainger Industrial Supply building, along with other industrial/business park uses, with associated surface parking areas and landscaping are located southeast of the project site. Premiere Career College is also located southeast of the project site. The Public Health Foundation Enterprises building and associated surface parking and landscaping is located immediately east of the project site followed by other industrial/business park uses. The I-605 freeway is located immediately west of the project site (see Figure 4, Surrounding Land Uses).

### **Existing Site Facilities**

The project site is currently occupied by a vacant cold storage warehouse with associated surface parking. The on-site structure is comprised of the following areas: an approximately 52,800-square-foot (sf) dry warehouse with 12 truck loading areas; an approximately 7,889-sf cooler; an approximately 11,291-sf freezer; and a two-story 11,522-sf office building with associated surface parking and landscaping. The project site was previously operated by Jacmar Foods Distribution from 1999 until 2014. Jacmar Foods Distribution vacated the project site in the summer of 2015 and relocated to the City of Industry. There is also an existing static billboard on the southwest corner of the property, which will remain.

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## **Existing Site Access Points**

Vehicular access to the project site is currently provided via one driveway off of Schabarum Avenue. Currently, there is no direct pedestrian access via sidewalks along Schabarum Avenue to the project site. Only a portion of Schabarum Avenue further from the project site entrance includes sidewalks. Existing bicycle lanes are provided along Ramona Boulevard. Bicycle access along Schabarum Avenue is provided by the existing street network; however, no formal, designated on-street or off-street bicycle facilities are currently provided directly along the project frontage.

## **Existing Views Of and Through the Project Site**

Photos were taken from six locations around the perimeters of, and within, the project site to show representative viewpoints of the project site and its surroundings. Each viewpoint corresponds to one of the photos shown in Figures 5 through 7 (Viewpoints A through F).

### ***Viewpoint A – Project Site Facing Northwest From Driveway Entrance (Figure 5)***

Viewpoint A consists of the view looking northwest toward the project site along Schabarum Avenue. Schabarum Avenue, the project site driveway, on-site landscaping, and impervious material are in the foreground. Utility poles, a vacant, multi-story industrial building (that formerly operated as Jacmar Foods Distribution), and ornamental landscaping are in the middleground. Views of the sky and clouds are available in the background.

### ***Viewpoint B – Eastern Side of the Project Site (Parking Lot) Facing North (Figure 5)***

Viewpoint B consists of views looking north from the eastern side of the project site, close to the entrance driveway. Impervious material is in the foreground. Utility poles, a partial view of the vacant, multi-story industrial building (that formerly operated as Jacmar Foods Distribution), ornamental landscaping, and wrought-iron fencing are in the middleground. Glimpses of the sky, clouds, transmission line, and billboard sign are visible in the far off background to the north.

### ***Viewpoint C – South-Southwestern Side of the Project Site Facing South (Figure 6)***

Viewpoint C consist of views looking south from the south-southwestern side of the project site. Impervious material (loading dock area and surface parking area) are in the foreground. Utility poles, accessory structures from the former Jacmar Foods Distribution operation, a partial view of the adjacent Mission Paving & Sealing building, ornamental landscaping, and wrought-iron fencing are in the middleground. Glimpses of the sky and clouds are visible in the background.

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### ***Viewpoint D – South-Southwestern Side of the Project Site Facing West Towards I-605 Freeway (Figure 6)***

Viewpoint D consists of views looking west from the south-southwestern side of the project site. Impervious material, ornamental landscaping, wrought iron fencing, and a partial view of the vacant, multi-story industrial building (that formerly operated as Jacmar Foods Distribution) are in the foreground. The truck loading dock area, accessory structures from the former Jacmar Foods Distribution operation, and impervious material are in the middleground. Utility poles, transmission lines, a billboard sign structure, trucks and vehicles along the I-605 freeway, and ornamental landscaping are visible in the background. Glimpses of the sky, and clouds are visible in the far off background to the west.

### ***Viewpoint E – Western Side of the Project Site (Parking Lot) Along the I-605 Freeway Facing North (Figure 7)***

Viewpoint E consists of views looking north along the western side of the project site. Impervious materials are visible in the foreground. This view primarily consists of partial views of the vacant, multi-story industrial building (that formerly operated as Jacmar Foods Distribution) in the middleground. Utility poles, transmission lines, ornamental landscaping, and wrought-iron fencing are visible in the middleground and background. A billboard is also visible in the background. Glimpses of the sky and clouds are visible in the far off background.

### ***Viewpoint F – Western Side of the Project Site (Parking Lot) Along the I-605 Freeway Facing South (Figure 7)***

Viewpoint F consists of views looking south along the western side of the project site. Impervious materials are visible in the foreground. This view primarily consists of partial views of the vacant, multi-story industrial building (that formerly operated as Jacmar Foods Distribution) in the middleground. Utility poles, transmission lines, the I-605 freeway, ornamental landscaping, yellow poles, a fire hydrant, and wrought-iron fencing are visible in the middleground and background. A billboard is also visible in the background. Glimpses of the sky, clouds, and distant Workman Hills are visible in the far off background.

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## **2 PROJECT DESCRIPTION**

### **2.1 Project Characteristics**

#### **2.1.1 California Environmental Quality Act Baseline**

The baseline for a project is normally the physical condition that exists when the Notice of Preparation (NOP) is published. The NOP for the project will be published on June 30, 2016. The project site is currently occupied by a vacant industrial building and is the physical baseline condition. However, the State CEQA Guidelines and applicable case law recognize that the date for establishing an environmental baseline can vary depending on the circumstances of a project. Physical environmental conditions vary over time; thus, the use of environmental baselines that differ from the date of the NOP may be appropriate when conducting the environmental analysis.

For the purposes of this EIR, the baseline traffic counts for the traffic, transportation, and parking analysis is 2015, based upon the approved traffic study for this proposed project by the City. At the time of the commencement of the traffic analysis, the construction of the Caltrans I-10 Freeway/I-605 Freeway Direct Connector Project was underway and included nearby roadway and ramp closures. Therefore, updated traffic count at many of the study intersections were not able to be conducted since conditions were atypical. As such, available traffic count data was researched from City of Irwindale, City of Baldwin Park, and traffic engineer files. The researched manual counts of vehicular turning movements were conducted at the study intersections prior to the construction of the I-10 Freeway/I-605 Freeway Direct Connector Project and some counts were from prior to the economic recession. For those locations not impacted by on-going construction, and where no data was available, new manual counts of vehicular turning movements were conducted at the study intersections during the weekday AM and PM commute periods to determine the peak hour traffic volumes. All of the manual counts were conducted by independent traffic count firms from 7:00 a.m. to 9:00 a.m. to determine the AM peak commute hour, and from 4:00 p.m. to 6:00 p.m. to determine the PM peak commute hour. Additionally, the available manual traffic count data were adjusted by 1% per year to reflect Year 2015 existing conditions, and where necessary, manually adjusted to provide balance between study locations.

For the analysis of all other CEQA topics that would be addressed in the EIR, the baseline is defined as June 2016, which corresponds to when the NOP was published.

### **2.2 Proposed Construction**

Figure 8 (Proposed Site Plan) depicts the proposed development at the project site. As shown in Figure 8 (Proposed Site Plan), Kaiser Permanente proposes the development of a three-story,

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approximately 59-foot high, outpatient MOB with a maximum building gross square footage of 90,000 sf. An approximately 11,357-sf urban plaza will be located on the central portion of the project site along with a public amphitheater, east of the proposed MOB. Additionally, an approximately 1,200-sf native garden will be located on the northern portion of the project site, immediately north of the proposed MOB. Based on information provided by Kaiser Permanente representatives, the following four existing specialty care departments at the Baldwin Park Medical Center campus would be relocated to the proposed new MOB: 1) Podiatry, 2) Ophthalmology, 3) Gastroenterology, and 4) Outpatient Surgery.

Table 1 (Kaiser Permanente Medical Office Building Departments) outlines the various departments that would be included in the proposed MOB and the components within each department.

**Table 1  
Kaiser Permanente Medical Office Building Departments**

Departments	Components
Ophthalmology Clinic	<ul style="list-style-type: none"> <li>• 14 provider offices</li> <li>• 30 exam rooms</li> <li>• Up to 17 specialty testing rooms</li> <li>• Pretest area</li> <li>• Sub wait for dilation</li> <li>• 1 clinic minor procedure room</li> <li>• Associated clinic and administrative support spaces</li> </ul>
Gastroenterology Clinic	<ul style="list-style-type: none"> <li>• 16 provider offices</li> <li>• 12 exam rooms</li> <li>• 1 minor clinic procedure room</li> <li>• Offices and work station for clinic and administrative support staff</li> <li>• Module shared with Podiatry</li> </ul>
Gastroenterology Procedure Lab	<ul style="list-style-type: none"> <li>• 5 procedure suites</li> <li>• 18 pre- and post-op holding bays</li> <li>• Scope wash</li> <li>• Nurses stations</li> <li>• Work space for procedure suite clinical and administrative support staff</li> </ul>
Podiatry Clinic	<ul style="list-style-type: none"> <li>• 8 provider offices</li> <li>• 13 exam rooms</li> <li>• 1 minor clinic procedure room</li> <li>• 1 cast room with 4 casting bays</li> <li>• Mini C Arm</li> <li>• Associated clinic and administrative support spaces</li> <li>• Module shared with Gastroenterology (GI) clinic</li> </ul>
Imaging Department	<ul style="list-style-type: none"> <li>• 1 General Rad Digital X-ray room with portable foot machine and scoliosis unit</li> <li>• DEXA machine</li> <li>• Work area for technicians</li> </ul>

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**Table 1**  
**Kaiser Permanente Medical Office Building Departments**

Departments	Components
Ambulatory Surgery Unit	<ul style="list-style-type: none"> <li>• 5 main operating rooms</li> <li>• 1 Ophthalmology procedure room (total of 6 rooms)</li> <li>• PACU with 20 pre-op/post-op bays</li> <li>• 4 pre-op/post-op chairs</li> <li>• On-site sterile processing</li> <li>• Office for physician in charge</li> <li>• Associated clinic and administrative support spaces</li> </ul>
Laboratory	<ul style="list-style-type: none"> <li>• 2 phlebotomy draw stations</li> <li>• Work station for full-time equivalent (FTE) employees</li> </ul>
Pathology	<ul style="list-style-type: none"> <li>• 1 grossing and accession station</li> <li>• Work station for FTE(s)</li> </ul>
Pharmacy	<ul style="list-style-type: none"> <li>• Small size outpatient pharmacy</li> </ul>
Support Services Departments	<ul style="list-style-type: none"> <li>• Clinical technology</li> <li>• Environmental Services (EVS)</li> <li>• Materials management</li> <li>• Facilities and plant maintenance</li> <li>• Information technology</li> <li>• Supply chain</li> <li>• Security</li> </ul>
Administrative Suite	<ul style="list-style-type: none"> <li>• 1 office for building administrator</li> </ul>

**Source:** Strategic Planning & Consulting, Delivery Systems Strategy 2016.

The proposed project would provide a total of approximately 450 parking spaces. Proposed parking will include the construction of a five-story, an approximately 115,339-square-foot, 339-space parking structure on the northeastern portion of the project site (see Figure 8, Proposed Site Plan). The proposed parking structure would be 64 feet 5 inches in height. As shown in Figure 8, approximately 111 additional parking spaces will be provided in a surface parking lot to be located along the southern, western, and northern sides of the project site. A drop-off/pick-up zone will be provided just south of the new parking structure, along the northeastern portion of the MOB (see Figure 8, Proposed Site Plan). The proposed project will also include associated landscaping and infrastructure improvements as well as ancillary uses including a “Thrive” bar (e.g., café), coffee cart, pharmacy, a small biweekly farmer’s market, conference center, and other weekly healthcare-related events.

The project site is already improved with street frontage, curbs, gutters, sidewalks, parkway landscaping, and utilities stubbed to the property line.

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### 2.2.1 Project Design Features and Construction Measures

Kaiser Permanente has incorporated project design features and construction measures into the proposed project to reduce the potential for environmental effects. Construction will be performed by qualified contractors, and contract documents, plans, and specifications will incorporate stipulations regarding standard legal requirements and acceptable construction practices, including traffic control during construction activities, noise, geologic conditions, drainage and water quality improvements, water quality protection and erosion and sedimentation control, construction-related solid waste, hazardous waste, hazardous materials during construction, control of petroleum products in storage tanks, and cultural resources. The project will be designed in accordance with the State of Los Angeles County Building Codes, California Building Code (CBC), California Office of Statewide Health Planning and Development (OSHPD) and Municipal Code requirements. Additionally, the proposed project will be certified Leadership in Energy and Environmental Design (LEED) Gold or equivalent. These measures are included in Table 2 (Summary of Project Design Features and Construction Measures) and referenced throughout the impact discussions in Chapter 4, Environmental Checklist, of this IS. The project design features and construction measures listed in Table 2 (Summary of Project Design Features and Construction Measures) would be incorporated into the EIR as design features of the project. Where applicable, some of these items may be included as mitigation measures.

**Table 2**  
**Summary of Project Design Features and Construction Measures**

Subject Area	Design Feature or Construction Measure
Traffic control during construction activities	The applicant will prepare a traffic control plan that will specifically address construction traffic and possible lane closures within the City's public rights-of-way to be prepared and approved by the City prior to project grading permit issuance. The traffic control plan will include provisions for construction times and control plans for allowance of motorists, bicyclists, pedestrians, and bus access throughout construction. This traffic control plan will also include provisions to ensure emergency vehicle passage at all times, and will include signage and flagmen when necessary. The traffic control plan will include provisions for coordinating with local school hours and emergency service providers regarding construction times.
Geologic conditions	Appropriate engineering design and construction measures that meet current Los Angeles County Building Codes, California Building Code (CBC) and OSHPD design parameters shall be incorporated into the project designs.
Drainage and water quality improvements	The project design includes the following water quality improvements/best management practices (BMPs) in accordance with Los Angeles County Flood Control criteria to improve overall site permeability and reduce off-site drainage flow: <ul style="list-style-type: none"> <li>• Curbs and gutters will collect runoff and convey to bioretention units and/or detention basins.</li> <li>• Parking lots will be designed to minimum required pavement width, according to City guidelines.</li> <li>• Vegetated bioswales will be used to the maximum extent possible to achieve filtration and natural treatment of the stormwater runoff from rooftops.</li> </ul>

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**Table 2  
Summary of Project Design Features and Construction Measures**

Subject Area	Design Feature or Construction Measure
	<ul style="list-style-type: none"> <li>• Where bioswales cannot be used to treat runoff, stormwater runoff from proposed structure roofs and paved areas will be conveyed to bioretention units and/or detention basins to provide treatment before being discharged into the underground storm drain system.</li> <li>• Stormwater drainage from loading dock areas will be collected and treated prior to discharge off site.</li> <li>• On-site soils within landscaped areas will be scarified.</li> <li>• The City's Landscape Regulations will be adhered to for landscaped areas. Additional native trees and large shrubs will be planted where needed.</li> <li>• Drought-tolerant landscaping will also be required to ensure minimal irrigation water use, thus helping to conserve water resources.</li> <li>• Rain shutoff devices to prevent irrigation during and after precipitation will be included in the design. The irrigation system will include control mechanisms to allow staff to adjust water supplies to areas based on need.</li> <li>• Stormwater conveyance system inlets will include language indicating that water flows to the local water resource.</li> <li>• Trash receptacles will be provided on site with signage.</li> <li>• A fire sprinkler will be designed to discharge into the sanitary sewer.</li> <li>• Bioswales, bioretention units and/or detention basins, parking lots, and trash pickup will be maintained as part of the ongoing landscaping maintenance costs.</li> </ul>
Water quality protection and erosion and sedimentation control	In compliance with the National Pollution Discharge Elimination System (NPDES), the applicant will prepare a stormwater pollution prevention plan (SWPPP) that specifies BMPs to be implemented during project construction to prevent pollutants from contacting stormwater and control erosion and sedimentation. The SWPPP will be prepared and submitted to the Regional Water Quality Control Board (RWQCB) for review and approval prior to the start of construction.
Construction-related solid waste	Kaiser Permanente will designate a solid waste management coordinator who will execute the project's City-approved waste management plan. The solid waste management coordinator will work with contractors to estimate quantities of each type of material that is to be salvaged, recycled, or disposed of as waste; oversee plans for separation of materials; and review procedures for periodic collection and transportation of materials.
Hazardous materials prior to demolition activities	Prior to demolition of the existing building, an abatement of the existing on-site hazardous materials from the historic storage and use of petroleum hydrocarbon and other chemicals at the project site by the former Jacmar Foods Distribution will occur to ensure hazardous materials are safely removed, in accordance with the Los Angeles County Department of Environmental Health Hazardous Materials Management Division and Los Angeles County's Fire Department standards, from the project site.
Hazardous materials during construction	A hazardous materials spill kit should be maintained on site for small spills. Additionally, Kaiser Permanente shall monitor all contractors for compliance with applicable regulations, including regulations regarding hazardous materials and hazardous wastes, including disposal. Hazardous materials should not be disposed of or released on the ground, in the underlying groundwater, or any surface water. Totally enclosed containment should be provided for all trash. All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, should be removed to a waste facility permitted to treat, store, or dispose of such materials.
Hazardous waste	Prior to receiving certificate of occupancy, a medical waste management plan will be prepared, submitted, reviewed, and approved by the Los Angeles County Department of Environmental Health Hazardous Materials Management Division. The medical waste management plan would describe the types and amounts of medical waste generated and how the waste will be disposed.

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**Table 2**  
**Summary of Project Design Features and Construction Measures**

Subject Area	Design Feature or Construction Measure
	<p>Prior to receiving certificate of occupancy, a hazardous materials business plan will be prepared and submitted to the Los Angeles County Department of Environmental Health Hazardous Materials Management Division and Los Angeles County's Fire Department. The hazardous materials business plan would contain information on the location, type, quantity, and health risks of hazardous materials stored and used on the site. Within the hazardous materials business plan, the applicant would prepare a chemical inventory for all hazardous materials or waste stored in quantities greater than or equal to 500 pounds of a solid, 55 gallons of a liquid, 200 cubic feet of a compressed gas, highly toxic gases of any amount, and extremely hazardous substances stored in quantities greater than threshold amounts.</p>
	<p>Prior to receiving certificate of occupancy, Kaiser Permanente will be required to comply with the provisions of the county's Fire Code, the Los Angeles County Department of Environmental Health Hazardous Materials Management Division, and any additional element as required in the California Health and Safety Code, Article 1, Chapter 6.95 for the business emergency plan.</p>
	<p>Transportation of hazardous materials will comply with all U.S. Department of Transportation, California Department of Transportation, U.S. Environmental Protection Agency, Department of Toxic Substances Control, California Highway Patrol, and California State Fire Marshal regulations.</p>
Control of petroleum products in storage tanks	<p>In accordance with the Code of Federal Regulations, Title 40, Part 112 (40 CFR, Part 112), prior to certificate of occupancy issuance, the Kaiser Permanente will prepare a Spill Prevention Control and Countermeasures plan.</p>
Cultural resources	<p>During construction, the project proponent shall comply with Health and Safety Code Section 7050.5, 7051, 5052, and 7054 addressing requirements should human remains or the disposition of Native American burials in archaeological sites be accidentally discovered during ground-disturbing activities. Additionally, the proposed project shall comply with Public Resource Code (PRC) 5097.98 should any unknown human remains be discovered during site disturbance.</p>
Light and glare	<p>The design of the photovoltaic panels will incorporate anti-reflective coatings.</p>

# Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project

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## **3 SUMMARY OF FINDINGS**

Based on the environmental discussion provided in Section 4 of this IS, the City finds that the proposed Kaiser Permanente Specialty Medical Office Building Project could have a significant adverse effect on the environment. Potentially significant effects have been identified in the IS and are described herein. An EIR will, therefore, be prepared to satisfy the requirements of CEQA (CEQA; California Public Resources Code, Section 21000 et seq.).

### **3.1 No Impact or Less-Than-Significant Impact**

Based on the environmental discussion contained in Section 4 of this IS, the City has determined that the proposed project would have no impact, or a less-than-significant impact, in the following environmental issue areas listed below. As such, these issue areas will not be addressed in the forthcoming EIR analysis:

- Aesthetics
- Agricultural and Forestry Resources
- Population and Housing
- Recreation

**Initial Study for the City of Irwindale  
Kaiser Permanente Specialty Medical Office Building Project**

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# Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project

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## 4 INITIAL STUDY CHECKLIST

**1. Project title:**

Kaiser Permanente Specialty Medical Office Building

**2. Lead agency name and address:**

City of Irwindale  
5050 Irwindale Avenue  
Irwindale, California 91706

**3. Contact person and phone number:**

Ms. Brandi Jones, Associate Planner  
Telephone: 626.430.2260

**4. Project location:**

12761 Schabarum Avenue  
Irwindale, California 91706

**5. Project sponsor's name and address:**

Kaiser Foundation Health Plan, Inc.  
Attn: Mr. Skyler Denniston  
393 E. Walnut Street, 4th Floor  
Pasadena, California 91188

**6. General Plan designation:** Industrial/Business Park

**7. Zoning:** M-2 (Heavy Manufacturing)

**8. Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

See Section 2, Project Description

## **Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project**

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**9. Surrounding land uses and setting (Briefly describe the project’s surroundings):**

The project site is currently occupied by a vacant cold storage warehouse with associated surface parking (formerly operated as Jacmar Foods Distribution until it vacated in 2015). The project area is situated in a predominantly urban environment, generally surrounded by industrial/business park uses. The Vulcan Durbin Quarry is located immediately north of the project site at a lower elevation. The Mission Paving & Sealing building with associated trucks, scraps, surface parking, and landscaping is located immediately south of the project site, followed by other industrial/business park uses and a commercial use. A mix of single-family residential and commercial development is located further south of the project site, south of Ramona Boulevard. The Grainger Industrial Supply building, along with other industrial/business park uses, with associated surface parking areas and landscaping are located southeast of the project site. Premiere Career College is also located southeast of the project site along Ramona Boulevard. The Public Health Foundation Enterprises building and associated surface parking and landscaping is located immediately east of the project site followed by other industrial/business park uses. The I-605 freeway is located immediately west of the project site (see Figure 4, Surrounding Land Uses).

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

- a. Regional Water Quality Control Board (RWQCB), Los Angeles Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit
- b. RWQCB, Los Angeles Region – Stormwater Pollution Prevention Plan (SWPPP)
- c. RWQCB, Los Angeles Region – 401 Water Quality Certification – Waste Discharge Requirement (WDR)
- d. South Coast Air Quality Management District (SCAQMD) – Dust Control Plan
- e. SCAQMD – Permits for stationary sources, such as the proposed generator, two boilers, and two water heaters.
- f. Office of Statewide Health Planning and Development (OSHPD) - Review and approve the plans and specifications of the proposed MOB's to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations.
- g. Los Angeles County Department of Public Works/Building Division – Issuance of all permits related to on-site construction.

# Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project

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## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                            | <input type="checkbox"/> Agriculture and Forestry Resources         | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources       | <input checked="" type="checkbox"/> Cultural Resources              | <input checked="" type="checkbox"/> Geology and Soils                  |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions   | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology and Water Quality        |
| <input checked="" type="checkbox"/> Land Use and Planning      | <input checked="" type="checkbox"/> Mineral Resources               | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population and Housing                | <input checked="" type="checkbox"/> Public Services                 | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Transportation and Traffic | <input checked="" type="checkbox"/> Utilities and Service Systems   | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

## Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project

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**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature

July 1, 2016  
\_\_\_\_\_  
Date

# Initial Study for the City of Irwindale

## Kaiser Permanente Specialty Medical Office Building Project

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### EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “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 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. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated

## Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project

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or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.1 Aesthetics

- a) *Would the project have a substantial adverse effect on a scenic vista?*

**Less than Significant Impact.** The City's General Plan Update identifies the San Gabriel River as the major topographic feature in the City's planning area. The San Gabriel River traverses the City in a north-south orientation with the foothills of the nearby San Gabriel Mountains located to the north. The project site is located within a developed business

## **Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project**

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park/industrial area where the presence of existing development and landscaping limits the availability of long, broad views of the San Gabriel Mountains.

Construction and demolition activities would introduce the use of heavy machinery such as large trucks, bulldozers, and other equipment needed for construction activities. The presence of this equipment could temporarily impair views of the San Gabriel Mountains from the project site. Large construction equipment would be visible from surrounding areas looking toward the project site. Construction activities would also require the presence of construction workers and vehicles on the project site; however, activities would not be permanent. While construction activities would occupy portions of the project site, prominent peaks in the surrounding area would remain visible and would not be screened or blocked. Construction activities would not have substantial adverse impacts on scenic vistas and impacts are considered **less than significant**.

Partial views of the San Gabriel Mountains to the north can be obtained from portions of the project site (see Figure 5 (Viewpoints A and B), Figure 6 (Viewpoints C and D), and Figure 7 (Viewpoints E and F)). As part of the specialty MOB design, Kaiser Permanente is proposing a “streetwall” that would allow visitors and employees to view the distant San Gabriel Mountains to the north on a non-smoggy day. Therefore, implementation of the proposed project would not result in a substantial adverse effect on a scenic vista, and would rather maintain or even enhance views of the San Gabriel Mountains to the north from the project site. **Less than significant impacts** would occur. This issue will not be discussed in the EIR.

- b) *Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

**No Impact.** There are no state scenic highways located near the project site, as identified by the California Scenic Highway Program (Caltrans 2011), nor any scenic resources. Therefore, implementation of the proposed project would not substantially damage scenic resources within a state scenic highway. **No impact** would occur. This issue will not be discussed in the EIR.

- c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

**Less than Significant Impact.** The project site is currently developed with a vacant cold storage warehouse with associated surface parking and ornamental landscaping. The

## **Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project**

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project area is located in a predominantly urban environment, generally surrounded by industrial/business park uses (see Figure 4, Surrounding Land Uses). The Vulcan Durbin Quarry is located immediately north of the project site at a lower elevation. The Mission Paving & Sealing building with associated trucks, scraps, surface parking, and landscaping is located immediately south of the project site, followed by other industrial/business park uses and a commercial use. The Grainger Industrial Supply building, along with other industrial/business park uses, with associated surface parking areas and landscaping are located southeast of the project site. Premiere Career College is also located southeast of the project site along Ramona Boulevard. The Public Health Foundation Enterprises building and associated surface parking and landscaping is located immediately east of the project site followed by other industrial/business park uses. The I-605 freeway is located immediately west of the project site.

The proposed project would include replacing an existing two-story cold storage warehouse facility with a three-story, approximately 59-foot tall, outpatient specialty MOB (with a maximum building gross square footage of 90,000 square feet) and MOB-related facilities. The proposed project would also include the construction of a five-story, approximately 115,339-square-foot, 339-space parking structure on the northeastern side of the project site (see Figure 8, Proposed Site Plan). The proposed parking structure would be 64 feet 5 inches in height. The project site is located within an urbanized area completely surrounded by existing development that includes several multi-story structures. As part of the specialty MOB design, Kaiser Permanente is proposing a “streetwall” that would allow visitors and employees to view the distant San Gabriel Mountains to the north on a non-smoggy day. The final plans of the proposed project would undergo staff review with the City to ensure that the final height, siting, and design of the structures and landscaping are compatible with surrounding development and comply with the City’s development code and design guidelines (City Ordinance 560, Chapter 17.70 of the City’s Municipal Code). Therefore, the proposed project would not degrade the existing visual character of the area and would not significantly impact the existing visual character or quality of the site and its surroundings. Impacts would be **less than significant** and no mitigation is required. This issue will not be discussed in the EIR.

- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**Less than Significant Impact.** The project site is located in an illuminated area. Currently there are sources of nighttime light and glare from the adjacent business park/industrial uses, nearby commercial uses along Schabarum Avenue, nearby

## **Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project**

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streetlights, and headlights from vehicles traveling along the I-605 freeway. There is no perimeter lighting at the existing Vulcan Durbin Quarry as operation related lighting is located at or below street grade. New sources of light and glare may be present during project construction, but would only be temporary and would cease upon completion of construction. The proposed lighting on the project site during operation would include lighting typical of a medical office building site, including security lighting, illuminated walkways, lighting for building entrances and identification, surface parking area lighting, lighting in parking structures, driveway lighting, and interior lighting. The proposed lighting would be directed, oriented, and shielded to prevent light from shining onto the adjacent properties. Although the lighting proposed by the project would increase lighting on the project site compared to current conditions, the lighting would not result in substantial light or glare compared to existing lighting at the surrounding properties. Additionally, Kaiser Permanente would be required to submit a photometrics study to confirm that the proposed project is designed to comply with the requirements and policies of the City. City staff would review this study as part of the entitlement process to ensure no intrusive light or glare spills onto adjacent properties.

The freeway-facing side of the specialty MOB is designed to be opaque, thus limiting light and glare towards drivers on the I-605. Photovoltaic panels are also proposed on top of the specialty MOB and parking structure. The panels are situated higher than the I-605 freeway and Schabarum Avenue and would not be directed towards the roads, thus avoiding glare to drivers. Glare is caused by reflected sunlight. The purpose of photovoltaic panels is to convert sunlight into energy. Therefore, by design, the photovoltaic panels are not anticipated to reflect substantial amount of sunlight. Furthermore, since the concept of efficient solar power is to absorb as much light as possible, while reflecting as little light as possible, standard solar panels typically produce less glare and reflection than standard window glass. In order to ensure potential glare impacts remain at a level below significance, the design of the photovoltaic panels will incorporate anti-reflective coatings. Thus, any potential light and glare impacts towards aircraft in the area would also be minimized. As such, impacts would be **less than significant** and no mitigation is required. This issue will not be discussed in the EIR.

## Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.2 Agriculture and Forestry Resources

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

**No Impact.** The project site was not surveyed by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (DOC 2016a). However, the project site is currently zoned M-2 (Heavy Manufacturing) with a general plan land use designation of Industrial/Business Park. Agricultural uses are not permitted in the M-2 (Heavy Manufacturing) zone. The project site is currently developed with a

## Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project

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vacant cold storage warehouse with associated surface parking and ornamental landscaping; no farmlands or agricultural uses exist on the project site. Since the project site is developed with a warehouse and associated impervious materials and no farmlands or agricultural uses exist on the project site, no conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use would occur. As such, **no impact** would occur. This issue will not be discussed in the EIR.

**b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

**No Impact.** The project site is currently zoned M-2 (Heavy Manufacturing) with a general plan land use designation of Industrial/Business Park. According to the DOC's Williamson Act Map (DOC 2016b), there are no Williamson Act contracts on the project site. Since the project site is not an agricultural land use and is not under a Williamson Act contract, **no impact** to an agricultural use or Williamson Act contract would occur. This issue will not be discussed in the EIR.

**c) *Would the project 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 (as defined by Government Code section 51104(g))?***

**No Impact.** The current land use designation of the project site is Industrial/Business Park. No forest land, timberland, or Timberland Production areas (as defined in the Public Resources Codes (PRC) 12220(g) and 4526 or Government Code (GC) 51104(g)) are located within, or adjacent to, the project site. Therefore, the proposed project would not conflict with existing zoning for forest land, timberland, or Timberland Production areas, or result in the loss or conversion of forest lands to non-forest uses, as none exist. **No impact** would occur. This issue will not be discussed in the EIR.

**d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?***

**No Impact.** The project site is currently developed with a vacant cold storage warehouse with associated surface parking and ornamental landscaping and contains no forest land. Therefore, implementation of the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. **No impact** would occur. This issue will not be discussed in the EIR.

## Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project

- e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

**No Impact.** The project site is currently zoned M-2 (Heavy Manufacturing) with a general plan land use designation of Industrial/Business Park. Agricultural uses are not permitted in the M-2 (Heavy Manufacturing) zone, except for the sale and/or rental of agricultural equipment as a conditionally permitted use. The project site is currently developed with a vacant cold storage warehouse with associated surface parking and ornamental landscaping; no farmlands or agricultural uses exist on the project site. No forest land areas, as defined in PRC 12220(g), are located within, or adjacent to, the project site. Therefore, changes to the existing environment that could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use would not occur. **No impact** would occur. This issue will not be discussed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY</b> – 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

# Initial Study for the City of Irwindale

## Kaiser Permanente Specialty Medical Office Building Project

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### 4.3 Air Quality

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

**Potentially Significant Impact.** The project site lies within the South Coast Air Basin in the SCAQMD and federal planning areas. The California Emissions Estimation Model (CalEEMod) land use and air emissions model will be used to estimate emissions associated with the construction and operation of the proposed project. The analysis of air quality, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis; therefore, air quality impacts are considered **potentially significant** until they can be analyzed fully in the EIR. Therefore, the EIR will address whether the project will conflict with or obstruct implementation of SCAQMD's Air Quality Management Plan.

- b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

**Potentially Significant Impact.** The proposed project has the potential to create air emissions. Thresholds for determining significance are based upon the guidelines and thresholds developed by the State of California. The air quality section of the EIR will analyze construction and operational project emissions from site preparation and construction (short-term impacts) and project-generated traffic, localized energy use, and landscaping (long-term impacts) against the adopted air quality significance thresholds and other federal, state, and local regulations. The analysis of air quality, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis; therefore, air quality impacts are considered **potentially significant** until they can be analyzed fully in the EIR.

- c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

**Potentially Significant Impact.** See response to item 4.3(b) above. The analysis of air quality, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis; therefore, air quality impacts are considered **potentially significant** until they can be analyzed fully in the EIR. The EIR will address

## Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project

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whether development of the proposed project will result in cumulatively considerable increases in criteria pollutants.

*d) Would the project expose sensitive receptors to substantial pollutant concentrations?*

**Potentially Significant Impact.** Impacts to nearby sensitive receptors (e.g., residents south of Ramona Boulevard and nearby Premiere Career College) from substantial pollutant concentrations will be evaluated in the air quality section of the EIR. The analysis of air quality and SCAQMD CEQA Regional Significance Thresholds, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis; therefore, air quality impacts are considered **potentially significant** until they can be analyzed fully in the EIR. The EIR will include analysis that addresses whether the proposed project will expose sensitive receptors to substantial pollutant concentrations.

*e) Would the project create objectionable odors affecting a substantial number of people?*

**Less than Significant Impact.** Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the proposed project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment, as well as architectural coatings associated with painting structures during construction. Such odors are temporary and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with odors during construction would be **less than significant** and no mitigation is required.

Land uses and industrial operations that are typically associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project proposes construction of a specialty MOB, MOB-related facilities, and a parking structure. These types of uses do not generate objectionable odors that would be detectable by others outside of the building. Therefore, project operations would result in a **less than significant** odor impact and no mitigation is required. This issue will not be discussed in the EIR.

## Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES – Would the project:</b>				
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 Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.4 Biological Resources

- a) *Would the project 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 Game or U.S. Fish and Wildlife Service?*

**Potentially Significant Impact.** Under existing conditions, the project site and vicinity are developed with industrial/business park uses, commercial uses, and a quarry. The presence or absence of threatened and endangered species in the project vicinity was researched using the online searchable California Natural Diversity Database

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(CNDDDB). A search of this database concluded that, based on the development of the project site and surrounding areas, threatened and endangered species are not anticipated to occur on the project site (Appendix A). As such, the project site is not likely to provide any suitable habitat for candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) due to the disturbed nature of the project site. The site is developed with an existing vacant warehouse building with surface parking areas. Although highly unlikely, there is the possibility that the existing ornamental landscaping on the project site and in the public right-of-way may provide nesting for some species; therefore, in order to comply with the Migratory Bird Treaty Act (MBTA), preconstruction nesting bird surveys should be conducted prior to any construction activities. Since no candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS, are expected to occur on-site due to the disturbed nature of the project site and surrounding area, the EIR will address potential impacts to nesting of bird species, and provide applicable mitigation measures to ensure the MBTA is complied with during project implementation. As such, impacts related to nesting birds are considered **potentially significant** until fully analyzed in the EIR.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**Less than Significant Impact.** As described under item 4.4(a) above, the project site is currently developed with a vacant warehouse building and surface parking area and is surrounded, in part, by industrial/business park uses. The project site supports limited ornamental vegetation consisting of ornamental trees, grasses, and shrubs. Because the vegetation is ornamental in nature and is located in an urban environment, the on-site ornamental vegetation does not constitute a sensitive natural community in and of itself. Thus, riparian habitats and sensitive natural communities do not exist on the project site. Therefore, implementation of the proposed project would result in a **less than significant** impact to riparian habitat or other sensitive natural communities, and no mitigation is required. This issue will not be discussed in the EIR.

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- c) *Would the project 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, etc.) through direct removal, filling, hydrological interruption, or other means?*

**No Impact.** The project site has been developed with the existing vacant warehouse building and associated parking areas for approximately 17 years and does not contain any watercourses. Furthermore, the project site does not contain any federally protected wetlands (USFWS 2014). The project vicinity is also characterized by urban development and infrastructure. Therefore, **no impact** to wetlands would occur. This issue will not be discussed in the EIR.

- d) *Would the project 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?*

**Less than Significant Impact.** As described under item 4.4(c) above, there are no wetlands within the project site, and therefore, the proposed project would have no potential to affect the movement of migratory fish. The project site has been developed with the existing vacant warehouse building and associated parking areas for approximately 17 years and is located within a developed, urbanized area adjacent to the I-605 freeway. The wildlife corridors within the vicinity of the project site are limited due to traffic on major roadways (such as the I-605) and the general lack of habitat due to existing development. Therefore, migratory wildlife corridors are unlikely to occur within the project area, and redevelopment of the project site would result in **less than significant** impacts. No mitigation is required. This issue will not be discussed in the EIR.

Migratory or nesting birds that have the potential to use on-site trees will be addressed under item 4.4(a) in the EIR.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

**Less than Significant Impact.** There are no general plan policies related to protection of biological resources applicable to the project, nor is there a City tree preservation policy or ordinance that would affect the proposed project. The proposed project would remove 46 existing ornamental trees and install new landscaping on-site. Therefore, due to the lack of resources on-site and since there are no general plan policies related to the protection of biological resources applicable to the project nor a tree preservation policy

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that would affect the proposed project, impacts related to protecting biological resources would be **less than significant**. No mitigation is required. This issue will not be discussed in the EIR.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact.** The City’s General Plan does not designate any areas of the City as being within a habitat conservation plan (City of Irwindale 2008). Furthermore, the City is not located within any of the regional conservation plans designated by the state (CDFW 2014). As such, implementation of the proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat plan. **No impact** would occur. This issue will not be discussed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.5 Cultural Resources

- a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

**Potentially Significant Impact.** To determine if historical resources are located on the project site or within the vicinity of the project site, a California Historical Resources Information System records search of the project site, and properties located within a one-quarter mile radius of the project site, will be conducted at the South Central Coastal

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Information Center, which houses cultural resource records for Los Angeles County. Additionally, as part of the process of identifying cultural resources issues for the proposed project, Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed project site. The SLF search failed to indicate the presence of Native American cultural resources in the immediate project area. As part of the SLF search, the NAHC provided a list of tribal contacts with traditional lands or cultural places within the project vicinity.

The project site will also be assessed for cultural resources by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards. The EIR will summarize the results of the California Historical Resources Information System records search, Native American group coordination, background research, cultural resources survey, and property significance evaluations. Therefore, impacts related to historical resources are considered **potentially significant** until they can be analyzed fully in the EIR.

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

**Potentially Significant Impact.** To determine if archaeological resources are located on the project site or within the vicinity of the project site, a California Historical Resources Information System records search of the project site, and properties located within a one-quarter mile radius of the project site, will be conducted at the South Central Coastal Information Center, which houses cultural resource records for Los Angeles County. As part of the process of identifying cultural resources issues for this proposed project, Dudek contacted the NAHC to request a SLF search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed project site. The SLF search failed to indicate the presence of Native American cultural resources in the immediate project area. As part of the SLF search, the NAHC provided a list of tribal contacts with traditional lands or cultural places within the project vicinity.

The project site will also be assessed for cultural resources by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards. Additionally, in accordance with Assembly Bill (AB) 52, agency-to-agency consultation by the City has been initiated. The City sent an AB 52 notification to the Native American tribes listed on the NAHC's SLF consultation list in a good faith effort to

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provide notification of the proposed project to groups that are traditionally or culturally affiliated with the geographic area of the proposed project. The EIR will summarize the results of the California Historical Resources Information System records search, Native American group coordination, AB 52 consultation, background research, cultural resources survey, and property significance evaluations. Therefore, impacts related to archaeological resources are considered **potentially significant** until they can be analyzed fully in the EIR.

- c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**Potentially Significant Impact.** Paleontological resources include fossil plants and animals, and evidence of past life such as trace fossils and tracks. These resources may also include plant imprints, petrified wood, and animal tracks.

Earth-moving activities in the region have the potential to disturb subsurface resources. However, due to the developed nature of the project site, it is likely that any subsurface paleontological resources at the site would have been disturbed during prior development activities.

While the potential for disturbance would be limited, it is possible that cultural resources could be encountered during grading and other earth-moving activities. In that case, all federal, state, and local laws pertaining to cultural resource handling and management would apply to the project. Disturbance of cultural resources, including paleontological resources, is considered a potentially significant impact. The analysis of paleontological resources, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, impacts related to paleontological resources are considered **potentially significant** until they can be analyzed fully in the EIR.

- d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

**Less than Significant Impact.** The site is not known to be an informal/formal cemetery. The project site is currently developed with a vacant warehouse building and associated surface parking areas. Due to past grading activities on the project site, it is highly unlikely that human remains are present. In the unlikely event that human remains are discovered, state and local laws require that the Los Angeles County (County) coroner be notified. PRC 5097.98 addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or

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inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and establishes the NAHC to resolve disputes regarding the disposition of such remains. The proposed project will be required to comply with PRC 5097.98 should any unknown human remains be discovered during site disturbance. Additionally, Sections 7050.5, 7051, 5052, and 7054 of the Health and Safety Code collectively address the illegality of interference with human burial remains and the disposition of Native American burials in archaeological sites. The law protects such remains from disturbance, vandalism, or inadvertent destruction, and establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project, including the treatment of remains prior to, during, and after evaluation, and reburial procedures. The project design features summarized in Table 2 (Summary of Project Design Features and Construction Measures) includes compliance with these codes sections. As such, impacts related to human remains would be **less than significant**. No mitigation is required. This issue will not be discussed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS – Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.6 Geology and Soils

a) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

**Less than Significant Impact.** The project site is not located within an Alquist-Priolo Earthquake Fault Zone (DOC 2007). However, the City is located in a region with several active fault lines. The project site is located approximately 4.38 miles from the Walnut Creek fault zone and approximately 4.73 miles from the Duarte fault zone, the closest mapped fault zones to the City of Irwindale. As noted in the City’s General Plan (2008), faults that may affect the City in the future include the San Jose Fault (located approximately 7.14 miles from the project site), Sierra Madre Fault-San Gabriel Fault (located approximately 13.05 miles from the project site), San Andreas Fault (located approximately 24.97 miles from the project site), Newport-Inglewood Fault (located approximately 19.15 miles from the project site), Clam Shell-Sawpit Fault (located approximately 5.93 miles from the project site), and Whittier-Elsinore Fault (located approximately 6.52 miles from the project site). Because the project site is not located within a Fault Rupture Hazard Zone or within an Alquist-Priolo Earthquake Fault Zone, the potential for fault rupture is low. Additionally, the OSHPD’s Facilities Development Division will review and approve the plans and specifications of the proposed specialty MOB to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations (OSHPD 2016).

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As such, the proposed project would not expose people or structure to potential substantial adverse effects from rupture of a known earthquake fault. Therefore, impacts would be **less than significant**, no mitigation is required, and this issue will not be discussed in the EIR.

*ii) Strong seismic ground shaking?*

**Less than Significant Impact.** The project site would likely be subject to strong ground motion from seismic activity, similar to the rest of seismically active Southern California, as well as from its proximity to the San Jose Fault, Walnut Creek Fault, Duarte Fault, Sierra Madre Fault-San Gabriel Fault, San Andreas Fault, Newport-Inglewood Fault, Clam Shell-Sawpit Fault, and Whittier-Elsinore Fault. However, the project site is not located within any Earthquake Hazard Zone or found on an Alquist–Priolo Earthquake Fault Zoning Map (DOC 2007). As such, the project site would not be affected by ground shaking more so than other areas in seismically active Southern California. Proper engineering design and construction in conformance with the CBC (or most applicable building code), OSHPD standards, and requirements of the local building official would ensure that potential seismic ground shaking impacts are not significant. The local building official implements and enforces local amendments to the CBC, as well as any other more stringent geologic hazard regulations and guidelines than provided for under State law, through building/grading permit requirements and associated plan checks. Additionally, the OSHPD’s Facilities Development Division will review and approve the plans and specifications of the proposed specialty MOB to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations (OSHPD 2016). Therefore, impacts related to seismic ground shaking would be **less than significant**. No mitigation is required. This issue will not be discussed in the EIR.

*iii) Seismic-related ground failure, including liquefaction?*

**Potentially Significant Impact.** The project site is not located on or near an earthquake fault or fault zone (DOC 2007). The project site is located approximately 4.38 miles from the Walnut Creek fault zone and approximately 4.73 miles from the Duarte fault zone, the closest mapped fault zones to the City of Irwindale. As noted in the City’s General Plan (2008), faults that may affect the City in the future include the San Jose Fault (located approximately 7.14 miles from the project site), Sierra Madre Fault-San Gabriel Fault (located approximately 13.05 miles from the project site), San Andreas Fault (located

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approximately 24.97 miles from the project site), Newport-Inglewood Fault (located approximately 19.15 miles from the project site), Clam Shell-Sawpit Fault (located approximately 5.93 miles from the project site), and Whittier-Elsinore Fault (located approximately 6.52 miles from the project site). Proper engineering design and construction in conformance with the CBC (or most applicable building code), OSHPD standards, and requirements of the local building official would ensure that potential seismic ground shaking impacts are not significant. The local building official implements and enforces local amendments to the CBC, as well as any other more stringent geologic hazard regulations and guidelines than provided for under State law, through building/grading permit requirements and associated plan checks. Additionally, OSHPD's Facilities Development Division will review and approve the plans and specifications of the proposed specialty MOB to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations (OSHPD 2016).

Exhibit 6-2 of the City's General Plan depicts the project site as being located within a liquefaction risk zone (City of Irwindale 2008). As such, a geotechnical report is being prepared for the proposed project. The analysis of liquefaction impacts at the project site, along with the potential for feasible measures to mitigate any impacts, requires additional study and analysis. Therefore, impacts related to liquefaction at or near the project site are considered **potentially significant** until they can be analyzed fully in the EIR.

*iv) Landslides?*

**Potentially Significant Impact.** As stated in the City's General Plan (2008), many of the open pit sand and gravel mines in the City have very steep slopes that may be subject to landslides and slope failure during earthquakes and severe storms, thereby posing a risk to their neighboring properties. Although the project site is flat, the Vulcan Durbin Quarry is located immediately north of the project site. A geotechnical report is being prepared for the proposed project and will address whether the project requires retainment and buffering from the Vulcan Durbin Quarry, as well as the need for soil remediation at the project site. The analysis of landslides, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, impacts related to landslides at or near the project site are considered **potentially significant** until they can be analyzed fully in the EIR.

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*b) Would the project result in substantial soil erosion or the loss of topsoil?*

**Less than Significant Impact.** The project site is located on relatively level ground, which would reduce the likelihood of soil erosion. However, earthmoving activities associated with proposed demolition and construction have the potential to result in soil erosion or loss of topsoil. Short-term erosion effects during the construction phase of the proposed project would be prevented through required implementation of a Stormwater Pollution Prevention Plan (SWPPP) through compliance with the National Pollutant Discharge Elimination System (NPDES) program and the incorporation of best management practices (BMPs) intended to reduce soil erosion. The SWPPP includes standard construction methods such as temporary detention basins to control on-site and off-site erosion. The SWPPP is required by the City during plan review and approval of project improvement plans; therefore, with implementation of an approved SWPPP, the potential impacts from erosion during construction operations would be less than significant. A network of storm drains and gutters would be provided throughout the project site, along with landscaped areas and groundcover. The proposed project would be required to comply with the City's Standard Conditions of Approval, which require that on-site grading drawings be submitted before the issuance of a building or grading permit. This submittal would ensure that adequate drainage facilities would be provided on-site to address issues associated with drainage, water quality, and soil erosion. Therefore, soil erosion is not anticipated to be an issue upon buildout of the proposed project. Impacts would be **less than significant**, no mitigation is required, and this issue will not be discussed in the EIR.

*c) Would the project 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?*

**Potentially Significant Impact.** The project site is located approximately 4.38 miles from the Walnut Creek fault zone and approximately 4.73 miles from the Duarte fault zone, the closest mapped fault zones to the City of Irwindale. Exhibit 6-2 of the City's General Plan depicts the project site as being located within a liquefaction risk zone (City of Irwindale 2008). As indicated earlier, the local building official implements and enforces the CBC, local amendments to the CBC, and any other more stringent geologic hazard regulations and guidelines, through issuance of building/grading permits and associated plan checks. Additionally, the OSHPD's Facilities Development Division will review and approve the plans and specifications of the proposed specialty MOB to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations (OSHPD 2016).

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Although the project site is flat, the Vulcan Durbin Quarry is located immediately north of the project site. A geotechnical report is being prepared for the proposed project. The analysis of soil types on the project site, potential for landslides, lateral spreading, subsidence, liquefaction, and collapse at the project site, along with any required feasible mitigation measures, requires additional study and analysis. Therefore, impacts are considered **potentially significant** until they can be analyzed fully in the EIR.

- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

**Less than Significant Impact.** The project site has previously been mass graded/compacted and developed with a vacant warehouse building and associated surface parking areas. Soils containing high clay content often exhibit a relatively high potential to expand when saturated and contract when dried out. Additionally, a majority of the area surrounding the project site has been developed with industrial/business park uses. The Vulcan Durbin Quarry is located immediately north of the project site. New structures being proposed by the project would be designed to CBC standards, which would reduce or eliminate any potential impacts associated with expansive soils. Furthermore, the OSHPD’s Facilities Development Division will review and approve the plans and specifications of the proposed specialty MOB to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations (OSHPD 2016). Thus, impacts would be **less than significant** and no mitigation is required. This issue will not be discussed in the EIR.

- e) *Would the project 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?*

**No Impact.** No septic tanks exist on the project site. There are existing sewer pipelines along Schabarum Avenue. The proposed project will connect to the existing sewer systems and will not involve other alternative wastewater disposal methods. Therefore, **no impact** would occur. This issue will not be addressed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. GREENHOUSE GAS EMISSIONS</b> – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 4.7 Greenhouse Gas Emissions

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

**Potentially Significant Impact.** The proposed project has the potential to generate greenhouse gas (GHG) emissions that may have a significant impact on the environment. The analysis of greenhouse gas emissions, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, impacts are considered **potentially significant** until they can be analyzed fully in the EIR.

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

**Potentially Significant Impact.** See response to item 4.7(a) above. The analysis of GHG emissions, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, impacts are considered **potentially significant** until they can be analyzed fully in the EIR. The GHG section of the EIR will address how the proposed project would comply with any plans, policies, or regulations set forth to address GHG emissions.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.8 Hazards and Hazardous Materials

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

**Less than Significant Impact.** Relatively small amounts of commonly used hazardous substances, such as gasoline, diesel fuel, lubricating oil, grease, and solvents would be used during construction of the proposed project. These materials would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. Consequently, use of these materials for their intended purpose would not pose a significant risk to the public or environment. Once construction is complete, fuels and other petroleum products would no longer remain on-site.

The project proposes the construction of a specialty MOB, MOB-related facilities, a parking structure, surface parking areas, and associated infrastructure improvements. It is

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assumed that routine landscaping and building maintenance, and the proposed uses previously described, would involve the transport, use, or disposal of hazardous materials on- or off-site. Pursuant to the State of California Medical Waste Management Act of 1990, Kaiser Permanente would be required to prepare a medical waste management plan (MWMP) for submittal to the Los Angeles County Department of Environmental Health's Hazardous Materials Management Division (refer to Table 2, Summary of Project Design Features and Construction Measures). The MWMP will describe the types and amounts of medical waste generated and how the waste would be disposed of. Kaiser Permanente must also prepare a County-required hazardous materials business plan (HMBP). Kaiser Permanente will be required to comply with the provisions of the California Fire Code, the Los Angeles County Department of Environmental Health's Hazardous Materials Management Division, and any additional elements as required in the California Health and Safety Code, Article 1, Chapter 6.95 for the business emergency plan (refer to Table 2, Summary of Project Design Features and Construction Measures). Both the federal and state governments require all businesses that handle more than the specified amount of hazardous materials to submit a business plan to a regulating agency. The HMBP would be reviewed and approved by the Los Angeles County Fire Department and the Los Angeles County Department of Environmental Health's Hazardous Materials Management Division. The HMBP includes basic information about the owner/operator, business activities, location, types, quantities, and health risks of hazardous materials stored, used, or disposed of at the project site, as well as information about employee training and emergency response plans. Additionally, Caltrans' Office of Hazardous Materials Safety prescribes strict regulations for the safe transport of hazardous materials, as described in Titles 40, 42, 45, and 49 of the Code of Federal Regulations, and implemented by Titles 17, 19, and 27 of the CCR. Since Kaiser Permanente is required to prepare a MWMP and a HMBP prior to receiving a certificate of occupancy for the proposed project, the safe routine transport, use, or disposal of hazardous materials would be ensured. Therefore, impacts would be **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

- b) *Would the project 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?*

**Less than Significant Impact.** Based on a site reconnaissance conducted by Stantec in 2015, on-site chemical use appeared to be generally limited to biocides and acids. Two chemical storage drums, one labeled "Purge water treatment microbiocide" and the other labeled "CT-100 Cooling Tower Treatment" were observed at the project site in association

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with the operation of the previous Jacmar Foods Distribution's cooling tower. Stantec noted that the active ingredient in purge water treatment microbiocide is didecyldimethyl ammonium chloride, and the active ingredients in CT-100 Cooling Tower Treatment are polymaleic acid, hydroxyethylidene disphosphonic acid, and phosphonobutane tricarboxylic acid. Stantec concluded that the chemicals observed on the project site were not considered a recognized environmental condition (REC) (see Appendix A).

One pad-mounted Los Angeles Department of Water and Power high-voltage transformer was identified by Stantec to be located on the eastern edge of the project site's current building exterior. Based on Stantec's observation during their 2015 site reconnaissance, the transformation appeared to be in good condition, with no observed stains. Two large hydraulic trash compactors were observed near the southwestern corner of the project site's current building. Based on Stantec's observation, the compactors appeared to be in good condition, with no observed stains. Twelve hydraulic pit-style dock levelers were observed along the southern side of the project site. Minor staining was observed in the area around the dock levelers; however, no spills or improper chemical handling was observed during Stantec's 2015 site reconnaissance (Appendix A).

The entire warehouse building that is currently on the project site is constructed on a concrete slab. No cracks were observed during Stantec's 2015 site reconnaissance. Although the historic storage and use of petroleum hydrocarbon and other chemicals at the project site by Jacmar Foods Distribution was determined to be a REC by Stantec, Jacmar Foods Distribution vacated the project site in the summer of 2015 and abatement of the existing on-site hazardous materials will occur, in accordance with the Los Angeles County Department of Environmental Health Hazardous Materials Management Division and Los Angeles County's Fire Department standards, prior to demolition of the existing building (refer to Table 2, Summary of Project Design Features and Construction Measures). Additionally, Stantec did not observe significant staining or find evidence of releases at the project site during its site reconnaissance in 2015. On-site chemical use was limited and the concrete upon which chemicals were stored appeared intact (Appendix A).

### **Construction and Grading Activities**

A variety of hazardous substances and wastes would be stored, used, and generated on the project site during construction activities. These would include fuels for machinery and vehicles, new and used motor oils, cleaning solvents, paints, and storage containers and applicators containing such materials. Accidental spills, leaks, fires, explosions, or pressure releases involving hazardous materials represent a potential threat to human health and the

## **Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project**

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environment if not properly treated, which would result in a significant impact. Accident prevention and containment are the responsibility of the construction contractors, and provisions to properly manage hazardous substances and wastes are typically included in construction specifications. To reduce the risk of an accidental release of hazardous materials during construction activities at the project site, Kaiser Permanente would prepare and implement a hazardous substance management, handling, storage, disposal, and emergency response plan (refer to Table 2, Summary of Project Design Features and Construction Measures) during all construction activities. A hazardous materials spill kit would be maintained on-site for small spills. Additionally, Kaiser Permanente would monitor all contractors for compliance with applicable regulations, including regulations regarding hazardous materials and hazardous wastes, including disposal. Hazardous materials shall not be disposed of or released on the ground, in the underlying groundwater, or any surface water. Totally enclosed containment will be required for all trash storage. All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, will be required to be removed to a waste facility permitted to treat, store, or dispose of such materials. As such, potential impacts from the accidental release of hazardous materials during construction activities would be **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

### **Project Operations**

Operation of the proposed specialty MOB at the project site would require the necessary use and storage of a variety of hazardous materials on-site. As such, there is a risk of potential health and environmental hazards from the accidental release of hazardous materials, resulting in a potentially significant impact. Federal, state, and local regulations control the transportation, use, storage, generation, and disposal of hazardous materials to minimize potential health and environmental hazards that could occur through accidental spills or leaks. Pursuant to the State of California Medical Waste Management Act of 1990, Kaiser Permanente is required to prepare an MWMP for submittal to the Los Angeles County Department of Environmental Health's Hazardous Materials Management Division (refer to Table 2, Summary of Project Design Features and Construction Measures). The MWMP will describe the types and amounts of medical waste generated and how the waste will be disposed of. Kaiser Permanente will also prepare a County-required HMBP. The HMBP includes basic information about the owner/operator, business activities, location, types, quantities, and health risks of hazardous materials stored, used, or disposed of at the project site, as well as information about employee training and emergency response plans. Additionally, Kaiser Permanente is required to comply with the provisions of the Los Angeles County's Fire Code, the Los

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Angeles County Department of Environmental Health's Hazardous Materials Management Division, and any additional element as required in the California Health and Safety Code, Article 1, Chapter 6.95 for the business emergency plan (refer to Table 2, Summary of Project Design Features and Construction Measures). Since Kaiser Permanente is required to prepare an MWMP and an HMBP prior to receiving a certificate of occupancy for the proposed project, as well as comply with the provisions of the County's Fire Code, the Los Angeles County Department of Environmental Health's Hazardous Materials Management Division, and the California Health and Safety Code, potential impacts associated with the accidental handling, storage, disposal, or release of hazardous materials (including hazardous medical waste) at the proposed specialty MOB once operational, would be **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

Hazardous materials related to project operations would also be delivered to the project site via area roadways, likely via Schabarum Avenue and Ramona Boulevard. Transportation of hazardous materials would comply with all regulations put forth by the U.S. Department of Transportation, Caltrans, U.S. Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), California Highway Patrol, and California State Fire Marshall. Adherence to all applicable laws and regulations governing hazardous materials would ensure that potential impacts associated with deliveries of hazardous materials to/from the project site are **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

**Less than Significant Impact.** There are two schools located within one-quarter mile of the project site. Premiere Career College (12901 Ramona Boulevard Irwindale, California 91706) is located approximately 0.25 mile southeast of the project site. Opportunities for Learning (12731 Ramona Boulevard Irwindale, California 91706) is located approximately 0.13 mile southeast of the project site. Therefore, implementation of the proposed project would include acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. As part of the proposed project, prior to construction, Kaiser Permanente will be required to prepare/update a hazardous substance management, handling, storage, disposal, and emergency response plan to be followed during construction activities. This plan will ensure adherence to the construction specifications and applicable regulations regarding hazardous materials and hazardous waste, including disposal, and will further ensure that construction of the proposed project will not create a

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significant hazard to the public or the environment, including nearby schools (refer to Table 2, Summary of Project Design Features and Construction Measures).

Pursuant to the State of California Medical Waste Management Act of 1990, Kaiser Permanente is required to prepare an MWMP for submittal to the Los Angeles County Department of Environmental Health's Hazardous Materials Management Division (refer to Table 2, Summary of Project Design Features and Construction Measures). The MWMP will describe the types and amounts of medical waste generated and how the waste will be disposed of. Kaiser Permanente must also prepare a County-required HMBP (refer to Table 2, Summary of Project Design Features and Construction Measures). The HMBP includes basic information about the owner/operator, business activities, location, types, quantities, and health risks of hazardous materials stored, used, or disposed of at the project site, as well as information about employee training and emergency response plans. The HMBP would be reviewed and approved by the County's Fire Department and the Los Angeles County Department of Environmental Health's Hazardous Materials Management Division. Furthermore, Kaiser Permanente is required to comply with the provisions of the County's Fire Code, the Los Angeles County Department of Environmental Health's Hazardous Materials Management Division, and any additional elements as required in the California Health and Safety Code, Article 1, Chapter 6.95 for a business emergency plan (refer to Table 2, Summary of Project Design Features and Construction Measures). Since Kaiser Permanente would prepare an MWMP and an HMBP prior to receiving a certificate of occupancy for the proposed project; comply with provisions of the County's Fire Code, the Los Angeles County Department of Environmental Health's Hazardous Materials Management Division, and the California Health and Safety Code; and prepare and implement a hazardous substance management, handling, storage, disposal, and emergency response plan during all construction activities, the proposed project would not emit hazardous emissions or create significant impacts through the handling of hazardous or acutely hazardous materials, substances, or wastes within 0.25 mile of a school. Impacts would be considered **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

- d) *Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

**Potentially Significant Impact.** Government Code, Section 65962.5, combines several regulatory lists of sites that may pose a hazard related to hazardous materials or substances. According to Government Code, Section 65962.5(a), there are no hazardous materials or waste sites located on the project site or near the project site (DTSC 2007). A

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Phase I Environmental Site Assessment (ESA) was prepared for the project site by Stantec in 2015 and is attached as Appendix A.

As part of the Phase I ESA, a regulatory agency database search report from Environmental Data Resources (EDR) was conducted by Stantec (Appendix A). Table 4.8-1 (Summary of Environmental Agency Lists, Search Distance and Listings) provides a summary of the environmental agency listings of hazardous materials sites within one mile of the project site.

**Table 4.8-1  
Summary of Environmental Agency Lists, Search Distance and Listings**

Agency List/Database	Search Radius	Number of Listed Sites
Federal NPL Sites	1 mile	1
Federal Delisted NPL Sites	1 mile	0
Federal CERCLIS List	0.5 mile	0
Federal CERCLIS NFRAP List	0.5 mile	0
Federal RCRA CORRACTS Facilities	1 mile	0
Federal RCRA Non-CORRACTS TSD	0.5 mile	0
Federal RCRA Generators	0.25 mile	1
Federal ERNS	Property	0
State and Tribal – Equivalent NPL	1 mile	0
State and Tribal – Equivalent CERCLIS	1 mile	2
State and Tribal Solid Waste Facilities	0.5 mile	0
State and Tribal Registered Storage Tank Sites	0.25 mile	2
State and Tribal Leaking Storage Tank Sites	0.5 mile	4
State and Tribal Voluntary Cleanup Sites	0.5 mile	0
Local Brownfield Sites	0.5 mile	0
Local Landfill/Solid Waste Disposal Sites	0.5 mile	0
Local Hazardous Waste/Contaminated Sites	1 mile	1
Local Lists of Registered Storage Tanks	0.25 mile	3
Local Land Records	0.5 mile	0
Records of Emergency Release Reports	Property	0
Record of Decision	1 mile	1
HIST CORTESE	0.5 mile	2
Los Angeles Co. HMS	Property	1
<i>EDR High Risk Historical Records (EDR Exclusive)</i>		
EDR US Hist Auto Stat	0.25 mile	1
EDR US Hist Cleaners	0.25 mile	1

**Source:** Appendix A.

**Note:** NPL: National Priorities List; CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System; NFRAP: No Further Remedial Action Planned ; RCRA: Resource Conservation and Recovery Act; CORRACTS: Corrective Action Report; TSD: Treatment, Storage, and Disposal; ERNS: Emergency Response Notification System; HMS: hazardous materials system; EDR: Environmental Data Resources

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As shown in Table 4.8-1 (Summary of Environmental Agency Lists, Search Distance and Listings), the project site was identified in the County’s Hazardous Materials System. The project is listed in the County’s Hazardous Materials System as having a permitted status with no violations reported (Appendix A).

Stantec assessed data presented in the environmental agency database search report (see Table 4.8-1, Summary of Environmental Agency Lists, Search Distance and Listings) to evaluate the potential for conditions that pose a REC, Controlled Recognized Environmental Conditions (CREC), or Historical Recognized Environmental Conditions (HREC) for the project site. Table 4.8-2 (Summary of Potential Recognized Environmental Conditions Based Upon Database Evaluation) lists facilities with the most likely potential sources of impact to the project site. Stantec evaluated whether the facility creates a REC for the project site, and the rationale.

**Table 4.8-2  
Summary of Potential Recognized Environmental Conditions Based  
Upon Database Evaluation**

Listed Facility Name/Address	Database Listing	Distance/Direction from Property	Recognized Environmental Conditions?
MOBIL#11-E1A – 12670 East Ramona Boulevard	CA LUST; CA FID UST; SWEEPS UST; HIST CORTESE; EDR US Hist Auro Stat; HIST UST; UST	0.235 mile south from the project site	No
According to the RWQCB’s GeoTracker database, a case was opened for the site on June 5, 2987. The information on the website noted that gasoline was released into the soil and that no remedial actions were entered. The site’s status was changed to completed – case closed as of March 25, 1991. Based on the distance separating the project site from this petroleum release site, Stantec concluded this facility not to be a REC.			
ARCO#5210 – 13001 Francisquito Avenue	CA LUST; SWEEPS UST; CHMIRS; HIST CORTESE	0.454 mile east-southeast from the project site	No
According to the RWQCB’s GeoTracker database, a case was opened for this site on October 1, 1991. The information on the website noted that gasoline was released from piping into soil, that assessment was conducted, and that no remedial actions were entered. The site’s status was changed to completed – case closed as of May 15, 2011. Based on the distance separating the project site from this petroleum release site, Stantec concluded this facility not to be a REC.			
Valle Lindo Continuation High School – 12347 Ramona Boulevard	CA LUST; SCH; ENVIROSTOR	0.466 miles southwest from the project site	No
According to the RWQCB’s GeoTracker database, a case was opened for this site on April 18, 2001 when a release of gasoline to soil was discovered. On May 7, 2001, DTWC entered into a Voluntary Cleanup Agreement with the El Monte Union High School District to provide oversight for the development and implementation of a Removal Action Workplan (RAW) for the Valley Lindo Continuation High School. The RAW was implemented and that portion of the site was certified by DTSC on August 31, 2001. The RWQCB also lists the cleanup status as completed – case closed on August 31, 2011. Based on the distance separating the project site from this petroleum release site, Stantec concluded this facility not to be a REC.			

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**Table 4.8-2  
Summary of Potential Recognized Environmental Conditions Based  
Upon Database Evaluation**

Listed Facility Name/Address	Database Listing	Distance/Direction from Property	Recognized Environmental Conditions?
San Gabriel Valley (Area 2)	Federal NPL Site; ROD; CERCLIS; US ENG CONTROLS; ROD; PRP; AOCONCERN; CA HIST UST	0.564 miles southeast from the project site	No
<p>The San Gabriel Valley Area 2 is a groundwater plume that parallels the San Gabriel River to the east in the San Gabriel groundwater basin in the Baldwin Park area of Los Angeles County. The plume is about 7.5 miles long and 1.5 miles wide; the US EPA lists the most prevalent contaminants of concern (COCs) for the San Gabriel Valley Area 2 AOC as trichloroethene (TCE), perchloroethylene (PCE), carbon tetrachloride, perchlorate, and N-nitrosodimethylamine (NDMA). This site was added to the NPL in 1984 because it involved a serious problem that required immediate remedial action. The EPA began its enforcement efforts in the site area in 1985 which searched for and evaluated historical Federal, State, and local records on chemical usage, handling, and disposal. In 1985, the California RWQCB began its well investigation program (WIP) to identify the sources of groundwater contamination detected in water supply wells. In 1989, EPA entered into a cooperative agreement to expand the WIP program to determine the nature and extent of contamination in the San Gabriel Valley. In March 1994, the Record of Decision (ROD) document was signed. Based on the information provided by EDR and verified through the US Environmental Protection Agency's (EPA's) website, the property is located outside the San Gabriel Valley Area 2 – Baldwin Park Area of Concern (AOC). According to the EDR Radius Map, the project site is located approximately 2,000 feet to the northwest of the AOC boundary. As the chemicals used at the project site differ from the reported San Gabriel Valley Area 2 COCs, and the project site is located outside the San Gabriel Valley Area 2 AOC, Stantec concluded the San Gabriel Valley Area 2 AOC is not REC.</p>			

**Source:** Appendix A.

**Note:** CA LUST: California Leaking Underground Storage Tank; CA FID: California Facility Inventory Database Underground Storage Tank; SWEEPS UST: Statewide Environmental Evaluation and Planning System Underground Storage Tank; HIST CORTESE: Hazardous Waste & Substance Site List; EDR: Environmental Data Resources; HIST UST: Historical listing of underground storage tank sites; UST: Underground Storage Tanks; RWQCB: Regional Water Quality Control Board; REC: Recognized Environmental Condition; CHMIRS: California Hazardous Materials Incident Report System; SCH: School Property Evaluation Program; RAW: Removal Action Workplan; NPL: National Priorities List; ROD: Records of Decision; CERCLIS: Comprehensive Environmental Response, Compensation and Liability Information System; US ENG CONTROLS: Engineering Controls Sites List; AOCONCERN: San Gabriel Valley Areas of Concern

Additionally, Stantec checked with the County of Los Angeles Public Health, DTSC, Los Angeles County Department of Public Works, Los Angeles County Department of Building and Safety and Fire Department, and Los Angeles Regional Water Quality Control Board to see whether the project site had any reported incidences of RECs in connection with the property. No violations were identified by the above-mentioned departments and agencies (Appendix A).

Based on the 2015 site reconnaissance by Stantec, on-site chemical use appeared to be generally limited to biocides and acids; two chemical storage drums, one labeled “Purge water treatment microbiocide” and the second labeled “CT-100 Cooling Tower Treatment” were observed at the project site in association with the previous Jacmar Foods Distribution’s cooling tower. Stantec noted that the active ingredient in Purge water

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treatment microbiocide is Didecyldimethyl ammonium chloride, and the active ingredients in CT-100 Cooling Tower Treatment are Polymaleic acid, Hydroxyethylidene disposphonic acid, and Phosphonobutane tricarboxylic acid. Stantec concluded that the chemicals observed on the project site were not considered a REC (see Appendix A).

One pad-mounted Los Angeles Department of Water and Power high-voltage transformer was identified by Stantec to be located on the eastern edge of the project site's current building exterior. Based on Stantec's observation during their 2015 site reconnaissance, the transformation appeared to be in good condition with no observed stains. Two large hydraulic trash compactors were observed near the southwestern corner of the project site's current building. Based on Stantec's observation, the compactors appeared to be in good condition with no observed stains. Twelve hydraulic pit-style dock levelers were observed along the southern side of the project site. Minor staining was observed in the area around the dock levelers; however, no spills or improper chemical handling was observed during Stantec's site reconnaissance in 2015 (Appendix A).

The entire warehouse building that is currently on the project site is constructed on a concrete slab. No cracks were observed during Stantec's 2015 site reconnaissance. Although the historic storage and use of petroleum hydrocarbon and other chemicals at the project site by Jacmar Foods Distribution was determined to be a REC by Stantec, Jacmar Foods Distribution vacated the project site in the summer of 2015 and abatement of the existing on-site hazardous materials will occur, in accordance with the Los Angeles County Department of Environmental Health Hazardous Materials Management Division and Los Angeles County's Fire Department standards, prior to demolition of the existing building (refer to Table 2, Summary of Project Design Features and Construction Measures).. Additionally, Stantec did not observe significant staining or find evidence of releases at the project site during its site reconnaissance in 2015. On-site chemical use was limited and the concrete upon which chemicals were stored appeared intact (Appendix A). As such, the proposed project would not create a significant hazard to the public or the environment.

According to the Phase I ESA (Appendix A), although lead-based paint is not anticipated to occur based on the age of the existing warehouse building (1999) to be demolished, the presence or absence of asbestos and lead-based paint can only be confirmed with the implementation of a sampling and analytical testing program. As such, the EIR will address potential impacts related to asbestos and lead-based paint from demolition activities, and provide applicable mitigation measures to ensure any presence of asbestos and/or lead-based paint are minimized to a less than significant level. As such, potential

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impacts related to asbestos and lead-based paint would be considered **potentially significant** until they can be analyzed fully in the EIR.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

**Less than Significant Impact.** The project site is located approximately two miles east of the El Monte Airport. El Monte Airport is owned and operated by Los Angeles County, which has an Airport Land Use Plan (Los Angeles County 1991). However, the project site is not located within the El Monte Airport's safety zone area including the runway protection zone. Additionally, as noted in the City's General Plan Update (2008), there are no specific flight corridors that overfly the City. No helistop/helipad is proposed as part of the project. No tall objects are proposed on the specialty MOB that would cause a hazard to flight. Photovoltaic panels are proposed on top of the specialty MOB and parking structure. Glare is caused by reflected sunlight. The purpose of photovoltaic panels is to convert sunlight into energy. Therefore, by design, the photovoltaic panels are not anticipated to reflect substantial amounts of sunlight. Furthermore, since the concept of efficient solar power is to absorb as much light as possible, while reflecting as little light as possible, standard solar panels typically produce less glare and reflection than standard window glass. In order to ensure potential glare impacts remain at a level below significance, the design of the photovoltaic panels will incorporate anti-reflective coatings. Thus, potential light and glare impacts towards pilots in the air would be minimized. City staff would review the project plans prior to plan check approval to ensure that the photovoltaic panels are not installed in a way to cause a safety hazard to flights. Since the photovoltaic panels would include non-reflective coatings by design and would be reviewed by City staff prior to approval of plans, and since the project site is not located within a safety zone area where solar panels would pose a glare issue to pilots, the proposed project would not result in a safety hazard for people residing or working in the project area. Impacts would be **less than significant**. No mitigation is required. This issue will not be discussed in the EIR.

- 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?*

**No Impact.** There are no private airstrips in the project vicinity; therefore, the proposed project would not result in a safety hazard for people residing or working in the project area and **no impact** would result. This issue will not be discussed in the EIR.

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- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**Less than Significant Impact.** The City currently maintains a Multi-Hazard Functional Plan that outlines responsibilities and procedures the City will follow in the event of an emergency or citywide disaster. Specific emergency functions and operations, available resources, and mutual aid agreements are described in the Plan. The proposed project will comply with the City's Multi-Hazard Functional Plan. During construction activities, one lane along Schabarum Avenue shall remain open in the event emergency vehicles would need to access the project site and/or adjacent sites. A traffic control plan will be prepared that would outline any lane closures or lane detours during construction activities. Operation of the proposed project would not interfere with the City's Multi-Hazard Function Plan as project driveway access would be accessible. Additionally, the proposed site plan, including driveway access, would be reviewed and approved by the County's Fire Department during plan check review. Therefore, the proposed project is not expected to interfere with the City's Multi-Hazard Functional Plan. Impacts would be **less than significant** and no mitigation is required. This issue will not be addressed in the EIR.

- h) *Would the project 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?*

**Less than Significant Impact.** The project site is located within an urban setting, surrounded by the Vulcan Durbin Quarry to the north, industrial/business park uses to the east, south, and southeast, and the I-605 freeway to the west. The project site does not interface with wildlands. Because of the urbanized nature of the City, wildland fires do not pose a serious threat. In the unlikely event of a fire emergency at the project site due to brush, trash fires, vehicle fires along the I-605 freeway, and/or fire from the adjacent quarry, the County Fire Department would provide fire protection services. As such, implementation of the proposed project is not likely to expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Impacts are **less than significant** and no mitigation is required. This issue will not be addressed in the EIR.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.9 Hydrology and Water Quality

**a) *Would the project violate any water quality standards or waste discharge requirements?***

**Potentially Significant Impact.** Because construction of the proposed project would require land disturbance greater than one acre, the proposed project will be required to prepare and implement a SWPPP in accordance with the Statewide Construction General

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Permit (State Water Resources Control Board Order 2009-0009-DWQ, as amended). This requires the construction contractor to implement water quality BMPs to ensure that water quality standards are met, and that stormwater runoff from the construction work areas do not cause degradation of water quality in receiving water bodies (in this case the regional storm drain system). Some of these BMPs include appropriate handling and disposal of contaminants, fertilizer and pesticide application restrictions, litter control and pick up, and vehicle and equipment repair and maintenance in designated areas. Kaiser Permanente would also implement a spill contingency plan.

The County of Los Angeles Department of Public Works prepared a Municipal Separate Storm Sewer System National Pollutant Discharge Elimination System (NPDES) Permit (also referred to as a “MS4 Permit”). This Permit was adopted by the Los Angeles Regional Water Quality Control Board on November 8, 2012, and became effective December 28, 2012. A hydrology study and water quality management plan (WQMP) is being prepared for the proposed project and will demonstrate how the project will comply with all applicable water quality standards and discharge requirements of the City and the MS4 Permit (NPDES Number CAS004001; Order No. R4-2012-0175). In addition to the Los Angeles County Flood Control District and County, the Permit is also issued to 84 municipalities within the County, including the City of Irwindale. The project site may have impacts on water quality standards or waste discharge requirements, and therefore, this issue is considered **potentially significant**. As such, this issue will be analyzed further in the EIR and any applicable feasible mitigation measures from the hydrology study and WQMP will be incorporated.

- b) *Would the project 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 (i.e., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?*

**Less than Significant Impact.** The project site is located within the San Gabriel Valley Groundwater Basin, which is located in eastern Los Angeles County and includes the water-bearing sediments underlying most of the San Gabriel Valley and a portion of the upper Santa Ana Valley that lies in the County. Recharge of the San Gabriel Valley Groundwater Basin is mainly from direct percolation of precipitation and percolation of stream flow. Stream flow is a combination of runoff from the surrounding mountains, imported water conveyed in the San Gabriel River channel to spreading grounds in the Central sub basin of the Coastal Plain of Los Angeles Groundwater Basin, and treated sewage effluent. The San Gabriel River is located approximately 580 feet west of the

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project site (Appendix A). The proposed project would not increase the amount of impervious area on the project site, and as such, would not reduce the amount of area available for groundwater recharge. The majority of surface runoff from the project site is currently collected by the municipal storm drain system and does not percolate to the groundwater basin below the project site. Where the surface of the project site is permeable, surface water flows may percolate to the San Gabriel Valley Groundwater Basin below the project site. According to the County's Department of Public Works' Water Resources Department, depth to groundwater in the vicinity of the project site ranges from approximately 100 to 150 feet below ground surface (Appendix A). The proposed project does not include groundwater wells and would be served by existing water supplies. As such, the proposed project would have a **less than significant** impact on groundwater supplies and recharge. No mitigation is required. This issue will not be addressed in the EIR.

- c) *Would the project 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?*

**Less than Significant Impact.** The project site is currently developed with a vacant warehouse building and associated surface parking areas. The topography of the project site is currently flat. Storm drain systems have been constructed under the project site. Demolition of the existing building and construction of the proposed specialty MOB, parking structure, and surface parking areas would not substantially alter the existing drainage pattern of the project site or area. The proposed development on the project site would connect to the existing underground storm drain systems. Runoff from the project site would be directed to landscaped areas on-site for water quality treatment. Since the project site is already graded in a developed area complete with storm drain backbone systems in place, the project would not alter the drainage pattern that would cause siltation, flooding or erosion on- or off-site. Additionally, the City's Standard Conditions of Approval require the project applicant to prepare a drainage study and to indicate drainage routes on the proposed grading plans, to be reviewed by the County drainage plan checker. Adherence to these standards, in addition to the implementation of BMPs related to erosion control, would ensure that impacts remain **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

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- d) *Would the project 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?*

**Less than Significant Impact.** Please see response to item 4.9(c) above. There are no natural surface water features present on-site that could be altered as a result of implementing the proposed project. Thus, the proposed project would not substantially alter the existing drainage pattern of the project site. The project site is fully developed under existing conditions. Development of the project site largely involves replacement of existing impervious surfaces and would not result in a substantial increase in drainage patterns, peak flow rates, or runoff volumes from the project site. The overall standard that must be met in the WQMP is as follows: the rate and volume of runoff in the post-project conditions must match or reduce the rate and volume of runoff that occurs in the pre-project condition. For this reason, implementation of the proposed project would not result in an increase for potential flooding on- or off-site and impacts would be **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

- e) *Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

**Less than Significant Impact.** All improvements associated with the project are proposed in existing impervious areas. Stormwater runoff from the new specialty MOB and parking structure would be directed into the proposed biofiltration BMPs and discharged to the existing 18-inch high density polyethylene (HDPE) storm drain main which then transitions to a 24-inch reinforced concrete pipe (RCP) before connecting to a 30-inch RCP storm drain along Schabarum Avenue. The proposed storm drain pipe downstream of the infiltration system will most likely be a 21-inch RCP. The biofiltration BMPs would consist of landscaped facilities, which capture and treat stormwater runoff through a variety of physical and biological treatment processes. The proposed system would also include a network of collection structures such as area/planter drains, valley gutters, and storm drainage piping. The proposed storm drainage system would comply with the City's WQMP and associated BMP requirements. The SWPPP prepared for the project site would ensure maintenance of runoff water quality during construction. Because the proposed project would incorporate Low Impact Design (LID) stormwater treatment facilities, and because these facilities would be adequately sized to accommodate stormwater runoff from the project site, the proposed project would have a

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**less than significant** impact related to stormwater runoff. No mitigation is required. This issue will not be addressed in the EIR.

*f) Would the project otherwise substantially degrade water quality?*

**Less than Significant Impact.** No other potential impacts on water quality would occur outside of those discussed under responses to items 4.9(a) through 4.9(e) above. Therefore, impacts to water quality would be **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

*g) Would the project 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?*

**No Impact.** The proposed project does not include the development of housing. Therefore, **no impact** would occur. This issue will not be discussed in the EIR.

*h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

**Less than Significant Impact.** Pursuant to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06037C1700F, the project site is located in “Zone X” which is a zone determined to be outside the 0.2% annual chance floodplain. Therefore, impacts related to placing structures within a 100-year flood hazard area would be **less than significant**. No mitigation is required. This issue will not be discussed in the EIR.

*i) Would the project 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?*

**Less than Significant Impact.** The Santa Fe Dam, located approximately 2.6 miles northeast of the project site, is a flood risk management dam located on the San Gabriel River and is owned and operated by the United States Army Corps of Engineers (USACE), Los Angeles District. The primary purpose of the Santa Fe Dam is to reduce the risk of flood damage for the densely populated area between the dam and Whittier Narrows Reservoir (USACE n.d.). According to Map 2-13 in the City’s 2012 Hazard Mitigation Plan (Emergency Planning Consultants 2013), the project site is located within the downstream inundation area for the Santa Fe Dam. In 2009, the Santa Fe Dam received a Dam Safety Action Class II (DSAC II) rating based on a Screen Portfolio Risk Analysis,

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which means dam failure could begin during normal operations or be initiated as the consequence of an event (e.g., earthquake) (USACE n.d.). As a result of the Santa Fe Dam's DSAC II rating, USACE has implemented the following Interim Risk Reduction Measures to ensure the safety of the Santa Fe Dam including inspection and monitoring, flood mapping, updating the Emergency Action Plan, coordination with local interests/tabletop emergency exercise, and installing piezometers adjacent to the outlet conduit (USACE n.d.). The USACE will conduct an Issue Evaluation Study based on the national priority list and availability of future funding, to be completed approximately one year after initiation, in order to reevaluate the Santa Fe Dam DSAC rating (USACE n.d.). The USACE has determined that there is no evidence to suggest an emergency situation exists or is about to occur at the Santa Fe Dam. As part of the USACE's responsibility in managing the Santa Fe Dam, the USACE has a comprehensive Dam Safety Program that has public safety as its primary objective. USACE dams are routinely inspected and continually evaluated for safety in compliance with the Federal Guidelines for Dam Safety issued in 1979 and Engineering Regulation ER 1110-2-1156, Safety of Dams – Policy and Procedures (USACE n.d.). It should be noted that the proposed project would introduce structures similar to existing on- and off-site land uses within the dam inundation area, which means that exposure of the general public and structures to inundation hazards would remain the same relative to existing conditions. Therefore, impacts would be **less than significant**. No mitigation is required. This issue will not be discussed in the EIR.

*j) Inundation by seiche, tsunami, or mudflow?*

**Less than Significant Impact.** A seiche is a to-and-fro vibration of an enclosed water body that is similar to the slopping of water in a basin. Seiches are often triggered by earthquakes. Tsunamis are tidal waves that occur in coastal areas. Enclosed water is located in the Vulcan Durbin Quarry area immediately north of the project site. Due to the depth of the Vulcan Durbin Quarry area, impounded water in this quarried area is not expected to overlap the quarry walls during a seismic event. Therefore, the possibility of an earthquake-induced seiche from the Vulcan Durbin Quarry would be **less than significant**. No mitigation is required. This issue will not be discussed in the EIR.

The project site is located approximately 2.6 miles southwest of the Santa Fe Dam, which is an area likely to be subject to seiche. Although, the project site is located downslope from the Santa Fe Dam, for most of the year, the dam and its reservoir lie empty. Additionally, the Santa Fe Dam is routinely inspected and continually evaluated for safety in compliance with the Federal Guidelines for Dam Safety issued in 1979 and Engineering Regulation ER 1110-2-1156, Safety of Dams – Policy and Procedures (USACE n.d.). Therefore, the

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possibility of an earthquake-induced seiche from the Santa Fe Dam would be **less than significant**. No mitigation is required. This issue will not be discussed in the EIR.

The project site is not located near any coastal areas, which are subject to tsunamis. The project site is located approximately 24 miles inland from the Pacific Ocean and at an elevation of around 320 feet above mean seal level. As such, based on the distance and elevation from the Pacific Ocean, the risk of a tsunami affecting the project site is low. The project site is located near the San Gabriel River, which is not subject to significant mudflows since there are no slopes or mountainous areas that would contribute to mudflow risks. For these reasons, impacts resulting from inundation by seiche, tsunami, or mudflow would be **less than significant**. No mitigation is required. This issue will not be discussed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING – Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.10 Land Use and Planning

#### a) *Would the project physically divide an established community?*

**Less than Significant Impact.** The project site is located in a developed urban area surrounded by existing development and is currently developed with a vacant warehouse building and associated surface parking areas. The Vulcan Durbin Quarry is located immediately to the north, industrial/business park uses are located immediately to the east and south, and the I-605 freeway is located immediately to the west. Schabarum Avenue borders the project site’s driveway entrance to the southeast followed by industrial/business park uses. Ramona Boulevard followed by a mix of commercial uses and residential development are located further south and southeast. With implementation of the proposed project, the existing vacant warehouse building would be demolished and replaced with a specialty MOB, parking structure, and surface parking areas. The proposed project would not

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divide an established community, but rather, would provide additional healthcare services for the community and surrounding areas. As such, impacts would be **less than significant**. No mitigation is required. This issue will not be discussed in the EIR.

- b) *Would the project 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?*

**Potentially Significant Impact.** The project site is located within the City's Southwestern Planning Area (City of Irwindale 2008). The project site is currently zoned M-2 (Heavy Manufacturing) with a general plan land use designation of Industrial/Business Park. In general, permitted uses within the M-2 (Heavy Manufacturing) zone includes horn products, manufacture; lamp black, manufacture; oil cloth or linoleum manufacture; plumbing supply, outside storage screened; roofing material manufacture; statuary, manufacturing of clay, papier mache, stone statuary and monuments; stone monuments and tombstone works; wood products, manufacture (excluding planning mill); and accessory buildings and uses customarily incidental to any of the above uses. M-1 (Light Manufacturing) zoned uses, C-M (Commercial Manufacturing) zoned uses, C-3 (Heavy Commercial-Residential) zoned uses, C-2 (Heavy Commercial) zoned uses, C-1 (Commercial) zoned uses, and C-P (Commercial Professional) zoned uses are also permitted within the M-2 (Heavy Manufacturing) zone subject to Chapters 17.52, 17.48, 17.44, 17.40, 17.36, 17.32, respectively, of the City's Municipal Code. Medical doctors are permitted in the C-P (Commercial Professional) zone; medical clinics are conditionally permitted in the C-1 (Commercial) zone; and medical and dental laboratories are permitted in the C-2 (Heavy Commercial) zone. Therefore, the proposed specialty MOB facility would be a conditionally permitted use. Kaiser Permanente is applying for a conditional use permit for the proposed project.

Business Park land uses refer to multi-tenant complexes typically found in a master-planned park-like or campus-like setting. These uses typically consist of office and service uses and may include retailing services. Industrial Park land uses include developments that are subdivided and developed with a common landscape and/or architectural theme. These developments are typically designed around cul-de-sac streets or loop streets that connect to major thoroughfares.

City Ordinance 560, Chapter 17.70 of the City's Municipal Code establishes site plan and design review requirements and standards for all commercial and industrial development in the City. The EIR will describe how the design of the specialty MOB and parking structure would comply with the City's commercial and industrial design guidelines. As

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such, the analysis of the project’s consistency with the City’s commercial and industrial design guidelines, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, land use impacts are considered **potentially significant** until this issue can be analyzed fully in the EIR.

- c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

**No Impact.** The City’s General Plan does not designate any areas of the City as being within a habitat conservation plan (City of Irwindale 2008). Furthermore, the City is not located within any of the regional conservation plans designated by the state (CDFW 2014). As such, implementation of the proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat plan. **No impact** would occur. This issue will not be discussed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. MINERAL RESOURCES – Would the project:</b>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 4.11 Mineral Resources

- a) *Would the project 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?*

**Potentially Significant Impact.** The City’s physiographic setting is dominated by the San Gabriel River flood plain that has directly contributed to the presence of the significant mineral aggregate resources within the City’s boundaries (City of Irwindale 2008). There are active quarry operations within the City. Vulcan Durbin Quarry, located immediately north of the project site, is the closest quarry to the project site. The analysis of any potential loss of known mineral resources that would be of value to the region and residents of the state from the Vulcan Durbin Quarry operation, along with the

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identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, impacts related to mineral resources are considered **potentially significant** until this issue can be analyzed fully in the EIR.

- b) *Would the project 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?***

**Potentially Significant Impact.** Please refer to item 4.11(a) above. Vulcan Durbin Quarry, located immediately north of the project site, is the closest quarry to the project site. The analysis of any potential loss of availability of a locally important mineral resource recovery site, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, impacts related to mineral resources would be considered **potentially significant** until this issue can be analyzed fully in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. NOISE – Would the project result in:</b>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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### 4.12 Noise

- a) *Would the project result in 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?*

**Potentially Significant Impact.** Noise levels are regulated by the City's Municipal Code, Chapter 9.28, Noise Regulation (City of Irwindale 1976). During project construction activities, the proposed project would result in a temporary increase in noise levels due to the use of construction equipment. The proposed project would also generate additional traffic on local streets from patients, employees, and the public visiting the specialty MOB and its associated amenities. This additional traffic may impact the existing noise level of the area. The potential noise impacts from the construction and operational phases of the proposed project will be analyzed in the EIR. The analysis of noise levels, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, noise impacts are considered **potentially significant** until this issue can be analyzed fully in the EIR.

- b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

**Potentially Significant Impact.** The proposed project would involve earthwork to produce finish grades and provide proper recompacting, resulting in temporary groundborne vibration and noise levels. Once completed, the proposed project would not expose persons to or generate groundborne vibration or groundborne noise. The analysis of groundborne noise levels, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, impacts from groundborne vibration or noise levels are considered **potentially significant** until this issue can be analyzed fully in the EIR.

- c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Potentially Significant Impact.** The proposed project would involve the introduction of a noise source associated with an increase in traffic on the project site and adjacent roadways, as well as from operation of the specialty MOB, thereby changing the ambient noise levels in the project vicinity. The noise section of the EIR will evaluate the extent of this increase and level of impact. The analysis of ambient noise levels, along with the identification of any applicable feasible mitigation measures, requires additional study

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and analysis. Therefore, impacts to ambient noise levels are considered **potentially significant** until this issue can be analyzed fully in the EIR.

- d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Potentially Significant Impact.** The proposed project has the potential to temporarily increase ambient noise levels from construction activities. The analysis of ambient noise levels, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, impacts to ambient noise levels are considered **potentially significant** until this issue can be analyzed fully in the EIR.

- e) *Would the project be 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?*

**Less than Significant Impact.** The project site is located approximately two miles east of the El Monte Airport. El Monte Airport is owned and operated by Los Angeles County, which has an Airport Land Use Plan (Los Angeles County 1991). However, the project site is not located within the El Monte Airport's safety zone area, including the runway protection zone. Additionally, as noted in the City's General Plan Update (2008), there are no specific flight corridors that overfly the City. Therefore, since the project site is not located within a specific flight corridor and is not located within an airport safety zone area, the proposed project would not expose people residing or working in the project area to excessive noise levels. As such, impacts would be **less than significant** and no mitigation is required. This issue will not be discussed in the EIR.

- f) *Would the project be within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

**No Impact.** There are no private airstrips in the project vicinity; therefore, the proposed project would not result in a safety hazard for people residing or working in the project area and **no impact** would occur. This issue will not be discussed in the EIR.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. POPULATION AND HOUSING</b> – 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 roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.13 Population and Housing

- a) *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

**Less than Significant Impact.** The proposed project would demolish an existing warehouse building and replace it with a specialty MOB, parking structure, surface parking areas, and associated infrastructure improvements. While the proposed specialty MOB would contribute to a small increase in employment relative to the existing vacant warehouse building, these additional employees would likely derive from the City and surrounding areas. Temporary construction jobs provided by the proposed project would also be likely to serve existing residents and surrounding areas. The project would have a **less than significant impact** on population growth. No mitigation is required. This issue will not be discussed in the EIR.

- b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

**No Impact.** The project proposes to redevelop the project site by demolishing an existing vacant warehouse building and constructing a specialty MOB, parking structure, surface parking areas, and associated infrastructure improvements. No housing would be displaced as part of the proposed project. Therefore, the proposed project would have **no impact** on the displacement of housing. This issue will not be discussed in the EIR.

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- c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

**No Impact.** The project proposes to redevelop the project site by demolishing an existing vacant warehouse building (no longer in operation at the project site) and constructing a specialty MOB, parking structure, surface parking areas, and associated infrastructure improvements. The project would have **no impact** related to the displacement of people. This issue will not be discussed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. PUBLIC SERVICES</b>				
a) Would the project 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.14 Public Services

- a) *Would the project 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*

**Potentially Significant Impact.** Fire protection services for the proposed project will be provided by the County's Fire Department, which maintains one fire station in the City. Fire Station No. 48 located at 15546 Arrow Highway Irwindale, California 91706 is approximately 3.5 miles northeast of the project site and would serve the project site. The proposed specialty MOB facility would be a conditionally permitted use. Kaiser Permanente is applying for a conditional use permit for the proposed project. The potential for the proposed project to impact fire protection services, along with the

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identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, impacts to fire protection services are considered **potentially significant** until this issue can be analyzed fully in the EIR.

### *Police protection*

**Less than Significant Impact.** Police protection services for the proposed project will be provided by the City's Police Department. The City's Police Department consists of 28 full-time police officers, 7 reserve officers, and 11 civilian employees. The City's Police Department enforcement tools include stolen vehicle tracking devices and two motor units. Response times in most areas of the City are five minutes or less. A mutual aid contract with the County Sheriff's Department provides for special weapons teams when required, and other specialized equipment or services, including Homicide investigations (Captain Henshaw 2016). It is anticipated that the project site can be adequately served by existing police services in the City. The project would not build any housing, and therefore, would not increase the population of the project area that would need police protection. Although the project would result in additional employees in the project area, the project is not expected to substantially increase emergency calls to the City's Police Department. The proposed project is not expected to result in the need for new facilities to serve the proposed project. Therefore, impacts are considered **less than significant** and no mitigation is required. This issue will not be discussed in the EIR.

### *Schools*

**Less than Significant Impact.** The project site is located within the boundaries of the Baldwin Park Unified School District. The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to cause new schools to be constructed. As described in Section 4.13 above, the proposed project would not involve residential housing. Since the proposed project does not include a residential component, no new Baldwin Park Unified School District students will directly result from the project's implementation. Additional students could be indirectly generated through the creation of new employment opportunities within the Baldwin Park Unified School District boundaries. As stated in Government Code Section 65996, payment of school impact fees in accordance with Government Code Section 65995 is deemed to constitute full and complete mitigation for potential impacts to schools caused by development. Kaiser Permanente is subject to pay residential school impact fees to the Baldwin Park Unified School District as a result of the proposed project. As such, with the payment of school impact fees to the Baldwin Park Unified School District, impacts to area schools as a result of implementing the proposed project

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would be **less than significant**. No mitigation is required. This issue will not be discussed in the EIR.

### *Parks*

**Less than Significant Impact.** The nearest public parks to the project site include the Irwindale Park, located approximately four miles northeast of the project site and the Santa Fe Dam Recreational Area, located approximately 2.7 miles northeast of the project site. The employees and visitors of the proposed project could use nearby park and recreational facilities, but the increase in use would not be significant relative to citywide demand. Recreational areas would be provided as part of the proposed project for employees and visitors. The proposed project includes an approximately 11,357-square foot urban plaza and public amphitheater, which would serve as a community space for visitors and employees to socialize, eat, and relax. The urban plaza leads directly into the MOB's approximately 3,611-square foot Public Square, which would house various waiting areas and a coffee bar. Smaller, more private outdoor areas, will also be included on other floors for staff recesses. A farmers market may also take place in the urban plaza on certain days of the month. As such, impacts related to parks would be **less than significant** and no mitigation is required. This issue will not be discussed in the EIR.

### *Other Public Facilities*

**Less than Significant Impact.** Other public facilities and services provided within the City include library services and City administrative services. Library services are provided at the Irwindale Public Library and City administrative services are generally provided at Irwindale City Hall. Both the Irwindale Public Library and Irwindale City Hall are located at 5050 N. Irwindale Avenue Irwindale, California 91706, approximately 1.8 miles northeast of the project site. While the employees and customers of the proposed project could use the library services and the City's administrative services, the increase in use would not be significant relative to citywide demand. Furthermore, an increase in demand for both library services and City administrative services is generally associated with additional residential housing. As described in Section 4.13, the project does not propose residential housing, and therefore, is not expected to generate substantial population growth within the City. As such, potential impacts to other public facilities in the area would be **less than significant**. No mitigation is required. This issue will not be discussed in the EIR.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.15 Recreation

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

**No Impact.** The project would not affect existing neighborhood parks. The project would not increase local or regional residential population and would not increase the demand for neighborhood or regional parks. The project would have **no impact** on existing neighborhood and regional parks. This issue will not be discussed in the EIR.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

**Less than Significant Impact.** The proposed project includes an approximately 11,357-square foot urban plaza and public amphitheater, which would serve as a community space for visitors and employees to socialize, eat, and relax. The urban plaza leads directly into the MOB's approximately 3,611-square foot Public Square, which would house various waiting areas and a coffee bar. Smaller, more private outdoor areas, will also be included on other floors for staff recesses. A farmers market may also take place in the urban plaza on certain days of the month. Therefore, the proposed recreational amenities at the project site would have a **less than significant** adverse physical effect on the environment. No mitigation is required. This issue will not be discussed in the EIR.

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC</b> – 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.16 Transportation and Traffic

- a) *Would the project 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?*

**Potentially Significant Impact.** A traffic impact analysis has been prepared for the proposed project that would address the consistency of the proposed project with the City’s traffic and circulation policies. The traffic impact analysis evaluates the circulation system with development of the proposed project. The analysis of the circulation system, along with the identification of any applicable feasible mitigation measures, requires

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additional study and analysis. Therefore, impacts to the area's circulation system is considered **potentially significant** until this issue can be analyzed fully in the EIR.

- b) *Would the project 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?*

**Potentially Significant Impact.** A traffic impact analysis has been prepared for the proposed project that would address the possibility for congestion with development of the proposed project. The analysis of the congestion management plan, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, the proposed project's consistency with the applicable congestion management plan is considered **potentially significant** until this issue can be analyzed fully in the EIR.

- c) *Would the project 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?*

**Less than Significant Impact.** The project site is located approximately two miles east of the El Monte Airport. However, the project site is not located within the El Monte Airport's safety zone area. Additionally, as noted in the City's General Plan Update (2008), there are no specific flight corridors that overfly the City. No tall objects are proposed on the specialty MOB that would cause a hazard to flight. The City would review the project plans prior to plan check approval to ensure that there are no features on the project site that would result in a change to air traffic patterns resulting in a substantial safety risk. No helistop/helipad is proposed as part of the project. As such, impacts would be **less than significant** and no mitigation is required. This issue will not be addressed in the EIR.

- d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

**Less than Significant Impact.** The proposed project includes a circulation network that would serve the project site. Proposed project driveway and internal circulation elements have been designed to reflect the specific opportunities and constraints within the project site. All intersections, circulation improvements, and access to the project site would be designed consistent with City roadway standards and would not create a hazard for vehicles, bicycles, or pedestrians entering or exiting the site. The proposed project does not include any other project elements that could potentially create a hazard to the public.

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Access to the project site would be designed according to City standards and would not create sharp curves or dangerous intersections. The on-site circulation was evaluated in terms of vehicle-pedestrian conflicts. Based on a review of the preliminary site plan, the overall layout would not create unsafe vehicle-pedestrian conflict points. Curb return radii will be confirmed by County Fire Department and Public Works staff during plan check review to ensure dimensions are adequate for passenger cars, ambulances, service/delivery trucks, and trash trucks. The alignment, spacing, and throating of the project driveways is adequate and the circulation around the buildings is adequate with sufficient site distance along the drive aisles. As such, the proposed project would not increase hazards due to design features or incompatible uses. Impacts would be **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

e) ***Would the project result in inadequate emergency access?***

**Less than Significant Impact.** The proposed project includes demolition of existing structures and construction of a specialty MOB, parking structure, surface parking areas, and associated infrastructure improvements. Access to the project site would be provided via the same existing driveway off Schabarum Avenue. Access to the project site would be designed according to City standards and all applicable emergency access standards.

Based on review of the preliminary site plan, the overall layout would not create any unsafe vehicle-pedestrian conflict points and the driveway throating is sufficient such that access to parking spaces is not impacted by internal vehicle queuing/stacking. Curb return radii will be confirmed by City staff during plan check review to ensure dimensions are adequate for passenger cars, ambulances, service/delivery trucks, and trash trucks. Project traffic is not anticipated to cause significant queuing/stacking on the project driveway. The alignment, spacing, and throating of the project driveway is adequate and circulation around the buildings is adequate with sufficient site distance along the drive aisles.

The proposed project would provide adequate access to the project site, including access for emergency vehicles. Construction activities that may temporarily restrict vehicular traffic would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures in accordance with the City's Multi-Hazard Functional Plan. Operation of the project would not interfere with the City's Multi-Hazard Functional Plan as the project driveway off Schabarum Avenue would be made accessible for emergency vehicles. Kaiser Permanente would be required to design, construct, and maintain structures, roadways, and facilities to comply with applicable local, regional, state, and/or federal requirements

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related to emergency access and evacuation plans. The proposed site plan, including the access driveway, would be reviewed and approved by the County's Fire Department during plan check review. Adherence to these requirements would ensure that adequate emergency access is provided and that potential impacts are **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

*f) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

**Less than Significant Impact.** The project vicinity, as currently designed, does not encourage a high level of pedestrian and bicycle activity. The proposed project would not result in any conflicts with adopted policies, plans, or programs that support alternative transportation as no public transit, bicycle, or sidewalks are currently located immediately along the project site frontage, along Schabarum Avenue. The proposed project is subject to compliance with Section 17.66.030, Transportation Demand and Trip Reduction Measures, in Title 17, Zoning, of the Municipal Code. As specified, in part therein, non-residential development projects consisting of 50,000 square feet or more of development shall comply with Section 17.66.030(B)(1) and shall provide all of the following measures:

- a. not less than 10% of employee parking area(s) shall be located as close as is practical to the employee entrance(s) and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for a building permit, to the satisfaction of the City;
- b. Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of seven feet two inches shall be provided for such spaces and accessways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be include in vanpool parking areas; and
- c. Bicycle racks or other secure bicycle parking shall be provided to accommodate four bicycles per the first 50,000 square feet of nonresidential development and one bicycle per each additional 5,000 square feet of nonresidential development (City of Irwindale 1993).

The proposed project would include thrive paths, an urban plaza, a Public Square, and bicycle racks to encourage more walkability and use of alternative modes of

## Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project

transportation. The project site would also be designed to be American Disability Act (ADA) compliant.

Foothill Transit presently provides bus services near the project site. Foothill's Route 488 includes an existing bus stop at the intersection of Ramona Boulevard and Schabarum Avenue, approximately 0.2 mile south of the project site. Because improvements are confined to the project site, implementation will neither conflict with, nor impede, available public transportation. Therefore, impacts would be **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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## 4.17 Utilities and Service Systems

- a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

**Less than Significant Impact.** Wastewater generated by the proposed project would enter the City's sewer system and the larger sewer trunk lines operated by the Sanitation Districts of Los Angeles County (SDLAC). The SDLAC's Will Serve Program provides information on available sewer capacities for proposed development projects within its service area. Prior to connection to the sewer trunk lines, the proposed project would be required to obtain a will serve letter from the SDLAC. According to the SDLAC website, the project site is located within SDLAC District No. 22. Wastewater from District No. 22 would be treated by SDLAC's Joint Outfall System (JOS), which includes the main Joint Water Pollution Control Plant in Carson and six satellite water reclamation plants (WRPs), built near rivers to allow for the disposal of the treated water that is not reused.

The JOS covers approximately 660 square miles, from the foothills of the San Gabriel Mountains in the north to San Pedro Bay in the south, and from the Los Angeles city limits on the west to the Los Angeles County border on the east. The six WRPs include La Cañada WRP, Long Beach WRP, Los Coyotes WRP, Pomona WRP, San Jose Creek WRP, and Whittier Narrows WRP. The closest WRPs to the project site are the San Jose Creek WRP and the Whittier Narrows WRP. The San Jose Creek WRP is located at 1965 Workman Mill Road, Los Angeles, California 90601, approximately 3.5 miles southwest of the project site. The San Jose Creek WRP has the capacity to provide primary, secondary, and tertiary treatment for 100 million gallons per day (mgd) of wastewater and serves a large residential population of approximately one million people. The San Jose Creek WRP currently processes an average flow of 63 mgd of wastewater, resulting in a remaining capacity of approximately 37 mgd of wastewater. The Whittier Narrows WRP is located at 301 N. Rosemead Boulevard, El Monte, California 91107, approximately 5.3 miles southwest of the project site. The Whittier Narrows WRP has the capacity to provide primary, secondary and tertiary treatment for 15 million mgd and serves a population of approximately 150,000 people. The Whittier Narrows WRP currently processes an average flow of 8.6 mgd of wastewater, resulting in a remaining capacity of approximately 6.4 mgd of wastewater.

The proposed project would generate approximately 15,000 gallons of wastewater per day, which is nominal compared to the existing capacities of the two closest WRPs to the project site. It is anticipated that the JOS would have sufficient capacity to treat wastewater generated by the proposed project. SDLAC is required to comply with the

## Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project

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NPDES permits for each WRP. This would ensure that the proposed project would not exceed the treatment requirements of the Los Angeles Regional Water Quality Control Board. In addition, the proposed project would be required to obtain a will serve letter from SDLAC to verify sufficient treatment capacity. As such, impacts would be **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

- b) *Would the project 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?*

**Potentially Significant Impact.** The proposed project represents an increase in the intensity of uses on the project site since the project site is currently unoccupied and would, therefore, be expected to increase the amount of water and wastewater generated at the project site. The proposed project's estimated water demand is 5,475,000 gallons per year. According to Table 8 in the San Gabriel Valley Water Company's 2010 Urban Water Management Plan (San Gabriel Valley Water Company 2011), the projected water demand is approximately 1,657,360 gpd in Year 2015 and approximately 39,703,484 gpd in Year 2020. As estimated above, the project would consume approximately 15,000 gallons of water per day, which is equal to less than one percent of the Water Company's water demands. Since the proposed project's water demand would be nominal compared to the overall water demands in the Water Company's service area, the proposed project would not significantly impact water services.

A sewer capacity study is being conducted to analyze the projected wastewater generation of the proposed project relative to the existing capacity of the sewer system. An existing 10-inch sewer line directly serves the subject property which runs along Schabarum Avenue and increases downstream to a 12-inch sewer main line. A 6-inch sewer lateral is proposed that will connect to the existing 10-inch sewer main along Schabarum Avenue. The EIR will summarize the sewer capacity study and discuss whether the existing sewer mains would have the capacity to serve the estimated peak wastewater flow from the proposed project and whether the proposed project would produce wastewater that would exceed the treatment capacity of the San Jose Creek WRP. As such, impacts are considered **potentially significant** until this issue can be analyzed fully in the EIR.

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- c) *Would the project 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?*

**Potentially Significant Impact.** The proposed project will connect to the existing stormwater drainage facilities along Schabarum Avenue to provide the necessary drainage for the project site. The proposed project will also be required to comply with all rules, regulations, and other requirements of the City for the use of stormwater facilities. A WQMP will be prepared for the proposed project and its results will be summarized in the EIR. While no significant stormwater drainage facility impacts are anticipated, further detailed analysis will be performed. The analysis of the stormwater drainage facilities, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, impacts to storm water drainage facilities are considered **potentially significant** until this issue can be analyzed fully in the EIR.

- d) *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

**Less than Significant Impact.** The project site is located within the San Gabriel Valley Water Company service area. San Gabriel provides public utility water service within its service area (45 square miles) which includes all or portions of the cities of Arcadia, Baldwin Park, El Monte, Industry, Irwindale (including the project site), La Puente, Montebello, Monterey Park, Pico Rivera, Rosemead, San Gabriel, Santa Fe Springs, South El Monte, West Covina, Whittier, and unincorporated areas of Los Angeles County including Hacienda Heights, and South San Gabriel.

San Gabriel's water supply sources include water pumped from local groundwater basins, recycled water, and a standby connection with the Metropolitan Water District of Southern California for delivery of treated water imported from the Colorado River and the State Water Project. San Gabriel's main source of water is groundwater pumped from both the Main Basin and the Central Basin. San Gabriel provides water service to residential, commercial, institutional, and industrial land uses as well as landscape irrigation. San Gabriel is a sub-agency of two wholesale water agencies, Upper San Gabriel Valley Municipal Water District and Central Basin Municipal Water District.

Table 6 of the San Gabriel Valley Water Urban Water Management Plan shows the historical, current, and projected total water demand for the service area which shows water usage of 31,657,360 gpd within the service area in 2015 and water usage of 39,703,484 gpd within the service area in 2020. Based on the projected water uses, San

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Gabriel does not anticipate any problem meeting the water demands (San Gabriel Valley Water Company 2011). The project would consume approximately 15,000 gallons of water per day, which is equal to less than one percent of the Water Company's water demands as noted in the San Gabriel's Urban Water Management Plan..

Since San Gabriel does not anticipate any problem meeting the water demands and the proposed project's water demand would be nominal compared to the overall water demands in the Water Company's service area, the proposed project would not significantly impact water services. Additionally, the proposed project would be required to obtain a will serve letter from the San Gabriel Valley Water Company prior to connection to verify that the City has sufficient supply to service the project site. The proposed project would also be required to pay development impact fees to offset any project impacts to existing infrastructure and fund future expansion. Thus, impacts would be considered **less than significant** and no mitigation is required. This issue will not be addressed in the EIR.

- e) *Would the project 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?*

**Less than Significant Impact.** Refer to item 4.17(a) above. As previously stated, the proposed project would generate approximately 15,000 gallons per day of wastewater. Wastewater from the project site would be treated at one of the nearby water treatment facilities, SDLAC District No. 22. The closest WRPs to the project site are the San Jose Creek WRP and the Whittier Narrows WRP. The San Jose Creek WRP has the capacity to provide primary, secondary and tertiary treatment for 100 mgd of wastewater and serves a large residential population of approximately one million people. The Whittier Narrows WRP has the capacity to provide primary, secondary and tertiary treatment for 15 mgd of wastewater and serves a population of approximately 150,000 people. Based on the capacities of the WRPs, the wastewater generated by proposed project would be nominal and would not exceed current capacities of the JOS system. Furthermore, the proposed project would be required to obtain a will serve letter to confirm that capacity exists to serve the proposed project prior to connection to the sewer trunk system. Therefore, impacts would be **less than significant**. No mitigation is required. This issue will not be addressed in the EIR.

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- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

**Potentially Significant Impact.** Analysis of the proposed project's solid waste disposal needs, including landfill service during the proposed project's construction activities and operation of the specialty MOB, along with the identification of any applicable feasible mitigation measures, requires additional study. Therefore, impacts to landfills are considered **potentially significant** until this issue can be analyzed fully in the EIR.

- g) *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

**Less than Significant Impact.** Construction and operation of the proposed project would comply with federal, state, and local statutes and regulations related to solid waste. Solid waste generated by the proposed project would be disposed of in accordance with the City's Municipal Code. Additionally, the proposed project would not interfere with the California Integrated Waste Management Act, which requires that local municipalities implement programs to divert at least 50% of their solid waste from landfills. Therefore, the proposed project would result in **less than significant** impacts regarding compliance with regulations related to solid waste. No mitigation is required. This issue will not be addressed in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 4.18 Mandatory Findings of Significance

- a) *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?*

**Potentially Significant Impact.** The project site is currently occupied by a vacant cold storage warehouse with associated surface parking. The project site is surrounded by existing development, including the Vulcan Durbin Quarry to the north; industrial/business park uses to the east, south, and southeast; and the I-605 to the west. Therefore, the proposed project would not 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, or reduce the number or restrict the range of a rare or endangered plant or animal species. Based on evaluation and discussions contained in this Initial Study, the proposed project would have a **potentially significant** impact in the following issue areas: air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, public services, transportation and traffic, and utilities and service systems. As such, these environmental issue areas will be analyzed in the EIR and mitigation measures will be presented as appropriate.

- b) *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)?*

**Potentially Significant Impact.** See response to item 4.18(a) above. Since cumulative impacts are **potentially significant**, the EIR will address the contribution of the proposed project to any cumulative impacts previously identified.

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

**Potentially Significant Impact.** Based on the analysis provided in this Initial Study, it has been determined that there would be potentially significant adverse effects on human beings. The analysis of the proposed project's potential for environmental impacts that can cause substantial adverse effects on human beings, along with the identification of any applicable feasible mitigation measures, requires additional study and analysis. Therefore, overall environmental effects are considered **potentially significant** until this issue can be analyzed fully in the EIR.

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## 5 REFERENCES AND PREPARERS

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## **Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project**

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# **Initial Study for the City of Irwindale Kaiser Permanente Specialty Medical Office Building Project**

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## **5.2 Preparers**

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### **Kaiser Permanente**

Skyler Denniston, Senior Land Use Manager

Fernando Avila, Counsel

### **Dudek**

Ruta K. Thomas, Project Manager

Stephanie Tang, Deputy Project Manager

**Initial Study for the City of Irwindale  
Kaiser Permanente Specialty Medical Office Building Project**

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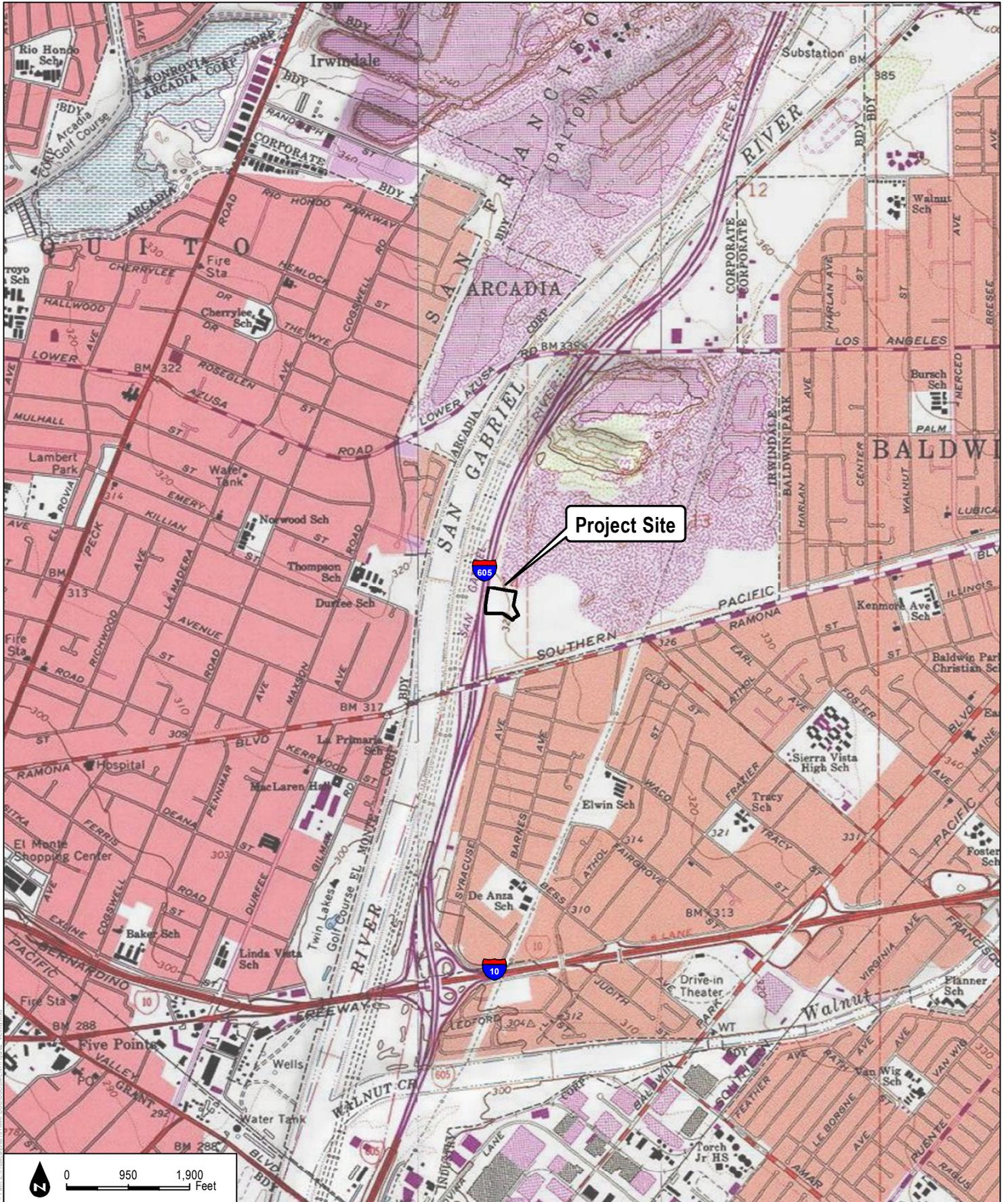


**FIGURE 1**  
Regional Map

**Initial Study for the City of Irwindale  
Kaiser Permanente Specialty Medical Office Building Project**

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SOURCE: USGS 7.5-Minute Series Baldwin Park Quadrangle

**FIGURE 2**  
Vicinity Map

**DUDEK**

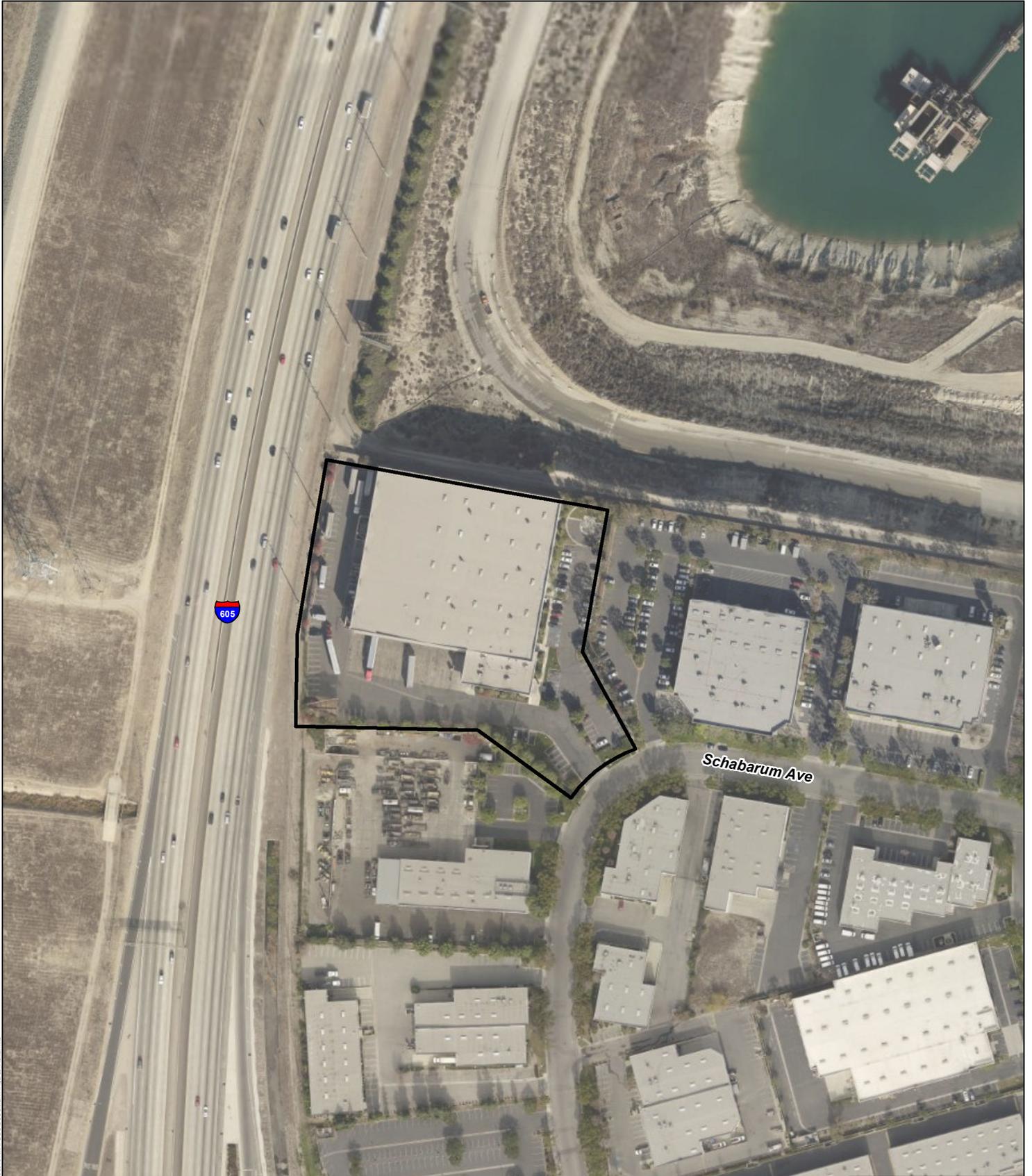
Kaiser Permanente Specialty Medical Office Building

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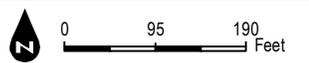
**Initial Study for the City of Irwindale  
Kaiser Permanente Specialty Medical Office Building Project**

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Schabaram Ave



 Project Site

**DUDEK**

SOURCE: Los Angeles County 2014

Kaiser Permanente Specialty Medical Office Building

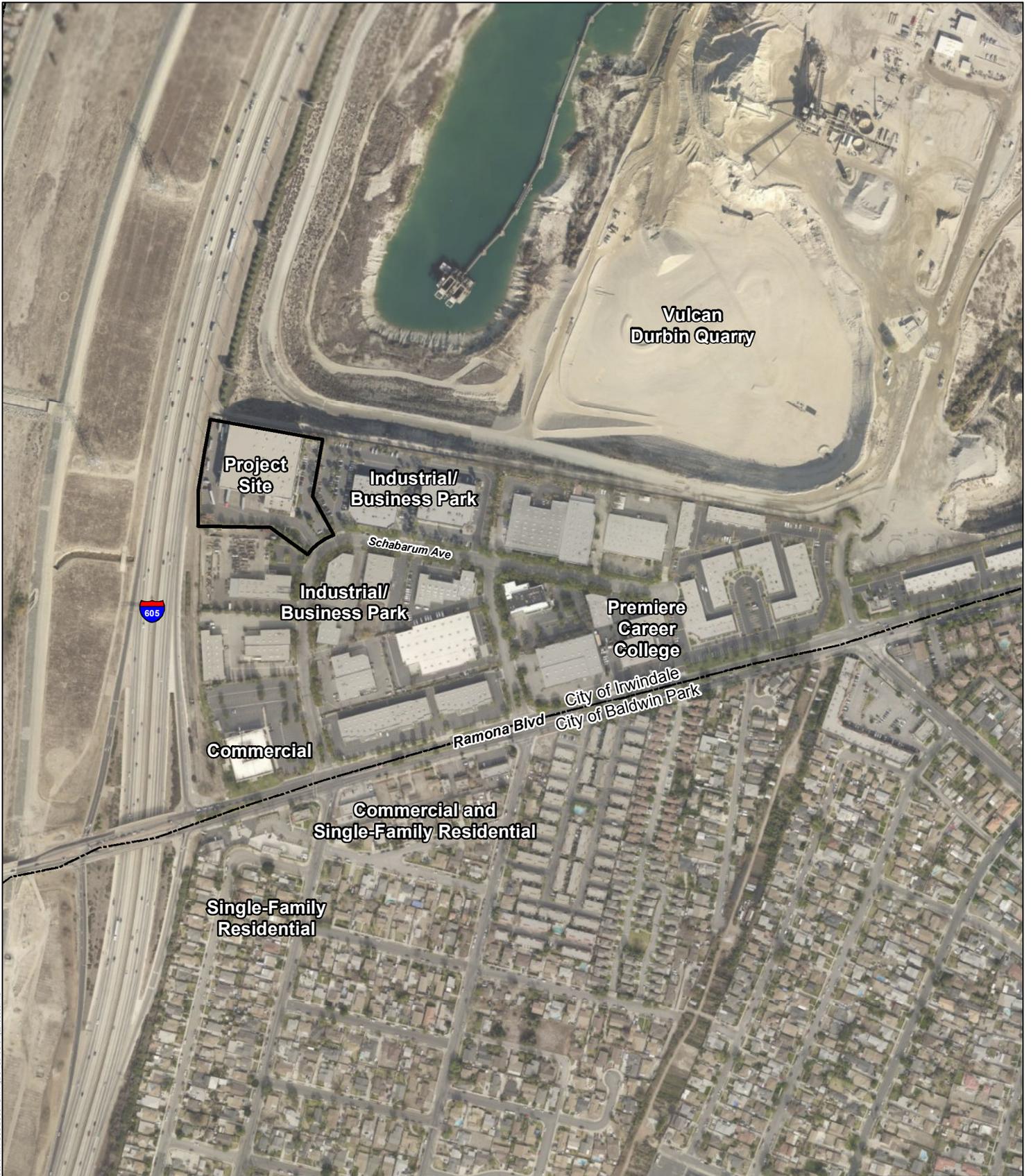
**FIGURE 3**  
Aerial Map

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**Initial Study for the City of Irwindale  
Kaiser Permanente Specialty Medical Office Building Project**

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**Project Site**

**Industrial/  
Business Park**

**Vulcan  
Durbin Quarry**



*Schabarum Ave*

**Industrial/  
Business Park**

**Premiere  
Career  
College**

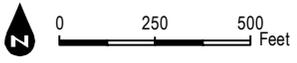
*Ramona Blvd*

*City of Inwindale  
City of Baldwin Park*

**Commercial**

**Commercial and  
Single-Family Residential**

**Single-Family  
Residential**



**Project Site**

**DUDEK**

SOURCE: Los Angeles County 2014

Kaiser Permanente Specialty Medical Office Building

**FIGURE 4**  
**Surrounding Land Uses**

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**Initial Study for the City of Irwindale  
Kaiser Permanente Specialty Medical Office Building Project**

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ABOVE: Viewpoint A – Project Site Facing Northwest From Driveway Entrance  
BELOW: Viewpoint B - Eastern Side of the Project Site (Parking Lot) Facing North



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ABOVE: Viewpoint C – South-Southwestern Side of the Project Site Facing South  
BELOW: Viewpoint D – South-Southwestern Side of the Project Site Facing West Towards I-605 Freeway



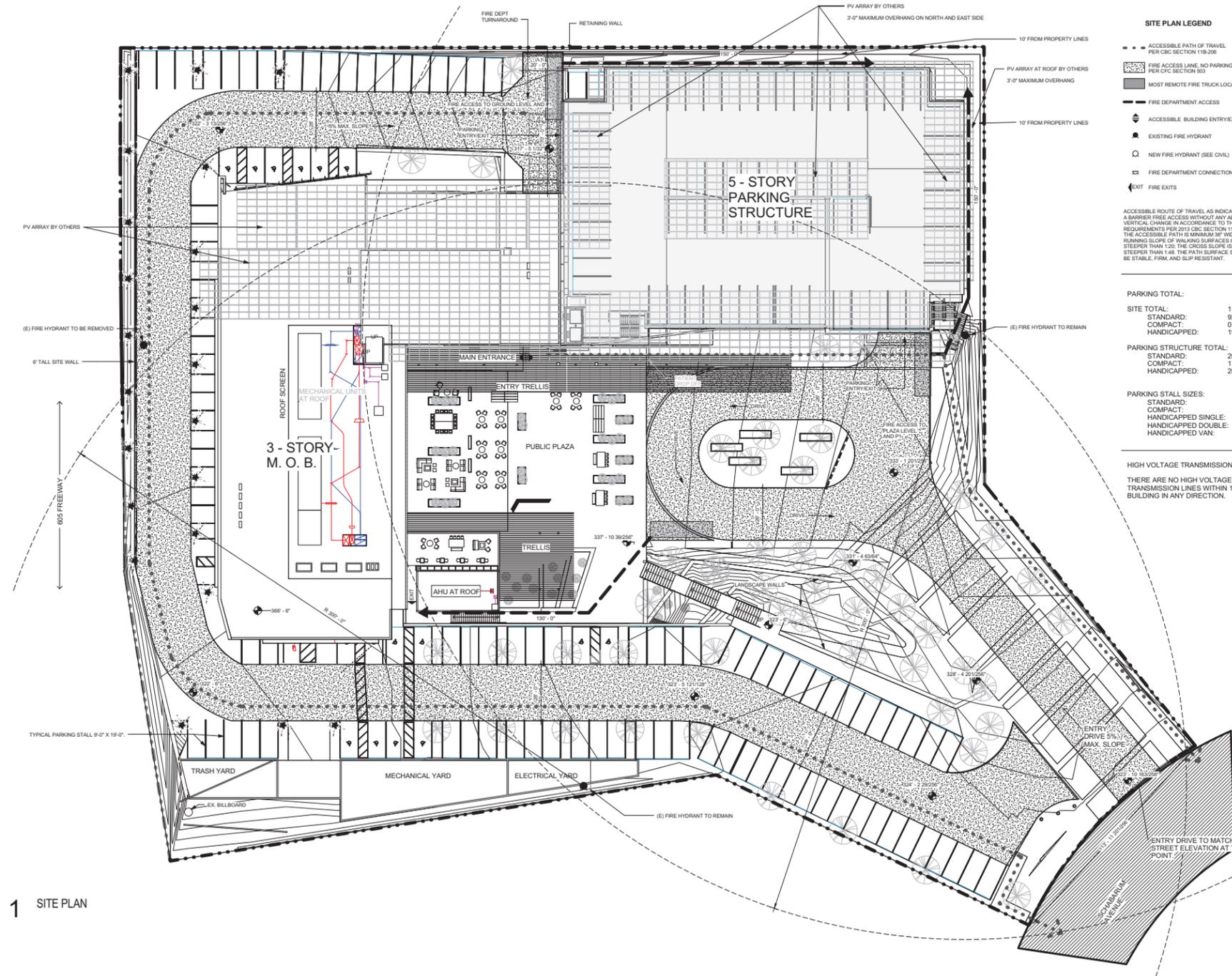
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ABOVE: Viewpoint E – Western Side of the Project Site (Parking Lot) Along the I-605 Freeway Facing North  
 BELOW: Viewpoint F – Western Side of the Project Site (Parking Lot) Along the I-605 Freeway Facing South



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**SITE PLAN LEGEND**

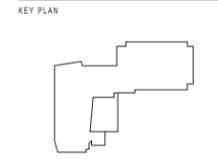
- ACCESSIBLE PATH OF TRAVEL PER CBC SECTION 11B-206
- [Hatched Box] FIRE ACCESS LANE, NO PARKING ZONE PER CBC SECTION 503
- [Dotted Box] MOST REMOTE FIRE TRUCK LOCATION
- FIRE DEPARTMENT ACCESS
- [Circle with Arrow] ACCESSIBLE BUILDING ENTRY/EXIT
- [Circle with Star] EXISTING FIRE HYDRANT
- [Circle with X] NEW FIRE HYDRANT (SEE CIVIL)
- [Circle with Square] FIRE DEPARTMENT CONNECTION (SEE CIVIL)
- [Circle with Triangle] FIRE EXITS

ACCESSIBLE ROUTE OF TRAVEL AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGE IN ACCORDANCE TO THE REQUIREMENTS PER 2013 CBC SECTION 11B-206. THE ACCESSIBLE PATH IS MINIMUM 8' WIDE. THE RUNNING SLOPE OF WALKING SURFACES IS NOT STEEPER THAN 1:20. THE CROSS SLOPE IS NOT STEEPER THAN 1:48. THE PATH SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT.

PARKING TOTAL:	450
SITE TOTAL:	111
STANDARD:	92
COMPACT:	0
HANDICAPPED:	19 (1 VAN ACCESSIBLE)
PARKING STRUCTURE TOTAL:	339
STANDARD:	201
COMPACT:	112
HANDICAPPED:	26 (2 VAN ACCESSIBLE)
PARKING STALL SIZES:	
STANDARD:	19'-0" D X 9'-0" W
COMPACT:	17'-0" D X 9'-0" W
HANDICAPPED SINGLE:	18'-0" D X 14'-0" W
HANDICAPPED DOUBLE:	18'-0" D X 22'-9" W
HANDICAPPED VAN:	18'-0" D X 16'-0" W

HIGH VOLTAGE TRANSMISSION LINE NOTE:  
THERE ARE NO HIGH VOLTAGE OVERHEAD TRANSMISSION LINES WITHIN 100'-0" OF THE BUILDING IN ANY DIRECTION.

THE CLIENT / UNIVERSITY / HOSPITAL NAME  
**IRVINDALE SPECIALTY MEDICAL OFFICE BUILDING**  
12781 SCHARBARUM AVENUE  
IRVINDALE, CA 91706  
FACILITY# xxxx PC# xxxx



**SITE PLAN**

SCALE: As Indicated  
DATE OF FIRST ISSUE: 29 JANUARY 2016

EXTERIOR ENVELOPE DESIGN  
PROJECT NO.: 101618  
**A1.01**  
Copyright © 2014, CO Architects. If drawing is not 37" x 47", it is a reduced print.

1 SITE PLAN

SOURCE: CO Architects, 01/29/2016.

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# **APPENDIX A**

## *Phase I Environmental Site Assessment*



**PHASE I ENVIRONMENTAL SITE  
ASSESSMENT**

12761 Schabarum Avenue  
Irwindale, CA 91706  
Assessor's Identification Number  
(AIN): 8546-031-090



Prepared for:  
Teresa Wolfe  
Kaiser Foundation Health Plan  
Inc.  
393 Walnut Street, 4<sup>th</sup> Floor  
Pasadena, CA 91188

Prepared by:  
Stantec Consulting Services Inc.  
290 Conejo Ridge Avenue  
Thousand Oaks, CA 91361

Project No.: 185803384.200.0001

January 29, 2015

# Sign-off Sheet and Signatures of Environmental Professionals

This document entitled PHASE I ENVIRONMENTAL SITE ASSESSMENT was prepared by Stantec Consulting Services Inc. (Stantec) for the account of Kaiser Foundation Health Plan, Inc. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I Environmental Site Assessment (ESA) have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

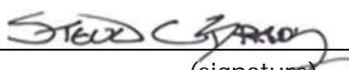
Prepared by  \_\_\_\_\_  
(signature)

**Kai Pavel**  
**Geologic Associate**

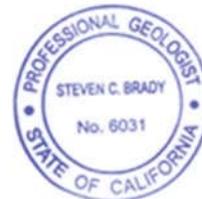
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional (EP) as defined in § 312.10 of 40 Code of Federal Regulations (CFR) 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Reviewed by  \_\_\_\_\_  
(signature)

**Thomas Walsh**  
**Geologic Project Specialist**

Approved by  \_\_\_\_\_  
(signature)

**Steven C. Brady, CEG, CHG**  
**Managing Principal Hydrogeologist**



# PHASE I ENVIRONMENTAL SITE ASSESSMENT

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# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## Abbreviations

AAI	All Appropriate Inquiry
ACM	Asbestos containing material
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
CA FID	California Facility Inventory Database
BER	Business Environmental Risk
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
CNDDB	California Natural Diversity Database
CREC	Controlled Recognized Environmental Conditions
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EMI	National Environmental Monitoring Initiative
ELUC	Environmental Land Use Control
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FINDS	Facility Index System
ft bgs	Feet below ground surface
ft msl	Feet above mean sea level
HREC	Historical Recognized Environmental Conditions
LADBS	Los Angeles Department of Building and Safety
LADPW	Los Angeles Department of Public Works
LBP	Lead-based Paint
PCBs	Polychlorinated Biphenyls
pCi/L	PicoCuries per liter of air
REC	Recognized Environmental Conditions
RWQCB	Regional Water Quality Control Board
SWEEPS	Statewide Environmental Evaluation and Planning System
USDA	United States Department of Agriculture
UST	Underground Storage Tank

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## SUMMARY

January 29, 2015

### 1.0 SUMMARY

Stantec has completed a Phase I ESA report of the property located at 12761 Schabarum Avenue (AIN: 8546-031-090) in Irwindale, California (the Property), on behalf of Kaiser Foundation Health Plan, Inc. (the "Client"). The work was performed according to Stantec's proposal and terms and conditions dated December 19, 2014 and accepted by the Client on December 19, 2014. Kaiser Foundation Health Plan, Inc. has been designated as the User of this report.

The Phase I ESA was conducted in conformance with the requirements of American Society for Testing and Materials (ASTM) Designation E 1527-13, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM practice are described in Section 2.3.

The Property consists of one assessor's parcel; this parcel was undeveloped until 1999. It is currently developed and operated as an industrial warehouse for food storage and distribution by Jacmar Foodservice Distribution®. Development at the Property consists of one main multi-story storage building (including a cooling and freezing area), an attached office building, 12 loading positions, parking, and landscaping. The Property is located at the northwestern corner of Schabarum Avenue in a predominately industrial area. The natural topography of the Property slopes generally to the west/southwest. A Property location map is provided as Figure 1. A Property map illustrating the main features of the Property is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

The following items of note were identified during this ESA:

- Based on information provided by EDR and verified through the US Environmental Protection Agency's (EPA) website, the Property is located outside the San Gabriel Valley (SGV) Area 2 – Baldwin Park Area of Concern (AOC). According to the EDR Radius Map and confirmed via the the USEPA San Gabriel Valley Area 2 website, the Property is located approximately 2,000 feet to the northwest of the AOC boundary. The US EPA lists the most prevalent contaminants of concern (COCs) for the SGV Area 2 AOC as trichloroethene (TCE), perchloroethylene (PCE), carbon tetrachloride, perchlorate, and N-nitrosodimethylamine (NDMA), which are solvents used for degreasing and cleaning, except perchlorate and NDMA, which are commonly associated with rocket fuels. On-site chemical use appeared to be generally limited to biocides and acids; two chemical storage drums, one labeled Purge water treatment microbiocide and the other labeled CT-100 Cooling Tower Treatment were observed at the Property in association with operation of the Property's cooling tower. The active ingredient in Purge water treatment microbiocide is Didecyl dimethyl ammonium chloride, and the active ingredients in CT-100 Cooling Tower Treatment are Polymaleic acid, Hydroxyethylidene disphosphonic acid, and Phosphonobutane tricarboxylic acid. The chemicals used at the Property differ from the reported SGV Area 2 COCs. Inasmuch as the Property is located outside the SGV Area 2 AOC proximity to the SGV Area 2 AOC is not considered a REC.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 12761 Schabarum Avenue, Irwindale, California (AIN: 8546-031-090). Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

### SUMMARY

January 29, 2015

report. This assessment has revealed no evidence of RECs in connection with the property except for the following:

- Current operations at the facility utilize 12 pit-style hydraulic dock levelers, a pad mounted transformer, two hydraulic trash compactors, a cooling tower, 2 stage clarifier, and eight associated compressors during site reconnaissance. Minor staining was observed in the area around the dock levelers, no spills or improper chemical handling was observed during Stantec's site visit. The entire facility (warehouse areas and offices) is constructed on a concrete slab (no cracks observed during Stantec's visit). Stantec observed two chemical storage drums, labeled Purge water treatment microbiocide and CT-100 Cooling Tower Treatment, at the Property in association with cooling tower operation. The storage and use of petroleum hydrocarbon and other chemicals at the Property is considered a REC. However, Stantec did not observe significant staining or find evidence of releases at the Property. Chemical use onsite was limited and the concrete where chemicals were stored appeared intact.

- .

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

INTRODUCTION  
January 29, 2015

## 2.0 INTRODUCTION

The objective of this Phase I ESA was to perform appropriate inquiry into the past ownership and uses of the Property consistent with good commercial or customary practice as outlined by the ASTM in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13. The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") of the Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions ("HRECs"), and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

- (1) Due to any release to the environment;
- (2) Under conditions indicative of a release to the environment; or
- (3) Under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a REC that has occurred in connection with the property, but has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the EP must determine whether the past release is a REC when the current Phase I ESA is conducted (for example, if there has been a change in the regulations). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a "CREC" as 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 (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

*De minimis* conditions are not RECs. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. As indicated, the term REC does not include *de minimis* conditions, which generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies.

This ESA was conducted in accordance with our proposal to the Client dated December 19, 2014 and Client's authorization on December 19, 2014. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Property (past or present), or sampling and

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## INTRODUCTION

January 29, 2015

analyzing of environmental media. Stantec was not contracted to perform any independent evaluation of the purchase or lease price of the Property and its relationship to current fair market value. The conclusions presented in this ESA Report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-13 notes that the availability of record information varies from source to source. The User or EP is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

- (1) Information that is publicly available;
- (2) Information that is obtainable from its source within reasonable time and cost constraints; and
- (3) Information that is practicably reviewable.

## 2.1 PROPERTY DESCRIPTION

The Property consists of one assessor's parcel. The parcel (AIN: 8546-031-090) is currently developed and operated as an industrial warehouse for food storage and distribution by Jacmar Foodservice Distribution®. Development at the Property consists of one main multi-story storage building, an attached office building, 12 loading positions, parking, and landscaping. The Property is located at the northwestern corner of Schabarum Avenue in a predominately industrial area in Irwindale, California. The natural topography of the Property slopes generally to the west/southwest. A Property location map is provided as Figure 1. A Property map illustrating the main features of the Property is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

## 2.2 SPECIAL TERMS, CONDITIONS, AND SIGNIFICANT ASSUMPTIONS

It is assumed that the purpose of this Phase I ESA is to qualify the User, in part, for landowner protection to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability and to facilitate the purchase of the Property. The possible contaminants of concern considered in this assessment include those hazardous compounds listed under CERCLA and petroleum products. Other than adherence to Client specific scope of work requirements, there were no other special terms, conditions, or significant assumptions associated with the Phase I ESA.

## 2.3 EXCEPTIONS AND LIMITING CONDITIONS

The User did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the Property or in connection with the Property. Stantec was unable to obtain historical records that document the Property history in 5-year intervals. These data failures represent data gaps; however, these data gaps are not considered significant. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Property, the absence of this information did not affect the ability of the EPs to identify RECs, HRECs, CRECs, or de minimis conditions.

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## INTRODUCTION

January 29, 2015

Stantec performed the services according to generally accepted practice, in a manner consistent with the level of care and skill ordinarily exercised by members of this profession under similar circumstances. Generally accepted methods and procedures were selected by Stantec to accomplish the intended and understood purpose of its services within the scope of this project.

The fields of science and engineering, and associated technologies, guidelines, regulations, and practices are in a constant mode of change and development. Variations and inconsistencies exist among the guidelines, regulations, and standards of various governmental agencies and other recognized authorities; this necessitates that judgment be applied in the selection of methods and procedures implemented in the performance of work in this field. The results are based upon professional interpretation of the practically reviewable and reasonably ascertainable information available to Stantec given the time and budget constraints of this project. Conditions can vary with time and the interpretation of data, and opinions and recommendations made by Stantec are based solely on obtained data. Such limitations can result in changes in conclusions and interpretations where new or different information is obtained.

The data reported and the findings, observations, and conclusions expressed in the report are limited by the scope of work, budgetary constraints, Property access and schedule, as defined in the contract with Stantec.

This report is based, in part, on unverified information supplied to Stantec by third party sources. While efforts are made to substantiate third party information, Stantec cannot guarantee the completeness or accuracy of this information.

The findings, observations, and conclusions expressed by Stantec in this report are not, and should not be, considered an opinion concerning the compliance of any past or present owner or operator of the Property with any federal, state or local law or regulation.

No warranties or guarantees, whether expressed or implied, in fact or by law, are made or intended with respect to the data or the reported findings, observations, and conclusions, which are based solely upon Property conditions in existence at the time of investigation.

Stantec reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of federal, state or local governmental agencies. Please consult with legal counsel if legal opinions are desired.

Any report produced by Stantec in relation to the services provided herein is intended for the sole use of User. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion. Any such consent will provide no greater rights to the third party than those held by the User under the contract, and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter.

## 2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an EP. The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix E.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

USER-PROVIDED INFORMATION

January 29, 2015

### 3.0 USER-PROVIDED INFORMATION

ASTM 1527-13 describes responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" into the Property. The ASTM standard requires that the EP request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or de minimis conditions in connection with the Property. Towards that end, Stantec requested that the User provide the following documents and information:

<b>Description of Information</b>	<b>Provided (Yes / No)</b>	<b>Description and/or Key Findings</b>
User Questionnaire	No	Kaiser provided site contact information.
Environmental Liens or Activity Use Limitations	No	
Previous Environmental Permits or Reports Provided by User	No	
Purpose of the Phase I ESA	Yes	Kaiser is considering acquisition of the existing warehouse/distribution building.

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW  
January 29, 2015

## 4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Property and surrounding area, in order to evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Property. During the review of historical records, Stantec attempted to identify uses of the Property from the present to the Properties first developed use. Stantec's research included the reasonably ascertainable and useful records described in this section.

### 4.1 PHYSICAL SETTING

A summary of the physical setting of the Property is provided in the table below with additional details in the following subsections

Topography:	Section 9, Township 1s, Range 11w, Baldwin Park 7.5 Minute topographic quadrangle. The general topographic gradient is towards the west/southwest.
Soil/Bedrock Data:	The EDR provides no information regarding soil and bedrock data pertaining to the Property; however, according to the RWQCB's Bulletin 118 the Property is located in an area dominated by Quaternary alluvium reaching 100 feet in thickness, consisting of gravels, sands, and silts.
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	The EDR provides no information regarding depth to groundwater or direction of groundwater; however, according to the Los Angeles County Department of Public Works Water Resources Department website ( <a href="http://www.ladpw.org/wrd/">http://www.ladpw.org/wrd/</a> ) depth to groundwater in the vicinity of the Property ranges from approximately 100-150 feet below ground surface.
<i>Note: Site-specific groundwater direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.</i>	

#### 4.1.1 Property Topography and Surface Water Flow

The Property is located at an elevation of approximately 321 feet above mean sea level (ft msl). There is very little topographic relief across the Property, with the general topography sloping towards the west/southwest. Based on topography and existing surface conditions, surface water on the Property flows overland and through drainage conduits off site towards Schabarum Avenue.

#### 4.1.2 Regional and Property Geology

The Property is located in the Los Angeles Basin, a coastal plain at the northern end of the Peninsular Ranges Geomorphic Province. The sediment in the basin consists of upper Miocene through Lower Pleistocene sediments. The City of Irwindale is located on the alluvial fan of the San Gabriel River approximately one to five miles south of the San Gabriel Mountain front. Uplifting of the mountains has

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW  
January 29, 2015

encouraged streams and debris flows to transport sand, gravel, cobbles, and boulders into the valley. Underlying these basin deposits at depths of 100- to nearly 1,000-feet are primarily the crystalline granitic and metamorphic rock basements (bedrock) containing granite, granodiorite, diorite, quartz diorite, gneiss, schist, pegmatite, gabbro, anorthosite, and vein quartz (Source: City of Irwindale – Olive Pit Mine and Reclamation Plan Draft EIR, July 2014).

### 4.1.3 Regional and Property Hydrogeology

According to the Department of Water Resources' (DWR) Bulletin 118, the Property lies within the South Coast Hydrologic Region which occupies a large portion of the southeastern part of the Coastal Plain. The Property is underlain by the San Gabriel Valley Groundwater Basin, which is located in eastern Los Angeles County and includes the water-bearing sediments underlying most of the San Gabriel Valley and includes a portion of the upper Santa Ana Valley that lies in Los Angeles County. This basin is bounded on the north by the Raymond fault and the contact between Quaternary sediments and consolidated basement rocks of the San Gabriel Mountains. Recharge of the basin is mainly from direct percolation of precipitation and percolation of stream flow. Stream flow is a combination of runoff from the surrounding mountains, imported water conveyed in the San Gabriel River channel to spreading grounds in the Central subbasin of the Coastal Plain of Los Angeles Groundwater Basin, and treated sewage effluent (DWR 1966). The San Gabriel River is located approximately 580 feet to the west of the Property. According to the Los Angeles County Department of Public Works Water Resources Department website (<http://www.ladpw.org/wrd/>) depth to groundwater in the vicinity of the Property ranges from approximately 100-150 ft below ground surface.

## 4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from EDR, a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix B.

Stantec evaluated the information listed within the database relative to potential impact to the Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Property. As described in 4.1.3, the inferred shallow groundwater flow direction is likely to be in the southwest. Observations about the Property and surrounding properties made during the Property reconnaissance are provided in more detail in section 5.

### Summary of Environmental Agency Lists, Search Distance and Listings

Agency List/Database	Search Radius	Number of Listed Sites
Federal NPL Sites	1.0 mile	1
Federal Delisted NPL Sites	1.0 mile	0
Federal CERCLIS List	0.5 miles	0
Federal CERCLIS NFRAP List	0.5 miles	0
Federal RCRA CORRACTS Facilities	1.0 mile	0

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW

January 29, 2015

Agency List/Database	Search Radius	Number of Listed Sites
Federal RCRA Non-CORRACTS TSD	0.5 miles	0
Federal RCRA Generators	0.25 miles	1
Federal ERNS	Property	0
State and Tribal - Equivalent NPL	1.0 mile	0
State and Tribal - Equivalent CERCLIS	1.0 mile	2
State and Tribal Solid Waste Facilities	0.5 miles	0
State and Tribal Registered Storage Tank Sites	0.25 miles	2
State and Tribal Leaking Storage Tank Sites	0.5 miles	4
State and Tribal Voluntary Cleanup Sites	0.5 miles	0
Local Brownfield Sites	0.5 miles	0
Local Landfill/Solid Waste Disposal Sites	0.5 miles	0
Local Hazardous Waste/Contaminated Sites	1.0 mile	1
Local Lists of Registered Storage Tanks	0.25 miles	3
Local Land Records	0.5 miles	0
Records of Emergency Release Reports	Property	0
Record of Decision (ROD)	1.0 mile	1
HIST CORTESE	0.5 miles	2
Los Angeles Co. HMS	Property	1
EDR High Risk Historical Records (EDR exclusive)		
EDR US Hist Auto Stat	0.250 miles	1
EDR US Hist Cleaners	0.250 miles	1

### 4.2.1 Listings for Property

The Property was identified in one of the environmental databases searched, Los Angeles County Hazardous Materials System. The EDR Radius Map Report is included in Appendix B.

Los Angeles County Hazardous Materials System – The Property is listed on the Los Angeles County Hazardous Materials System database as having a permitted status, the permit number associated with the Property is 000302577. No violations were reported.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW  
January 29, 2015

### 4.2.2 Listings for Nearby Sites with Potential to Impact Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions to pose a REC, CREC, or HREC for the Property. Based on this evaluation, the following individual facilities were identified as the most likely potential sources of impact to the Property. Each was further evaluated to as to whether it creates a REC for the Property, and the rationale is provided below.

#### Summary of Potential RECs Based Upon Database Evaluation

Listed Facility Name/Address	Database Listing	Distance/Direction from the Property	REC? (YES / NO)
MOBIL#11-E1A – 12670 East Ramona Blvd	CA LUST; CA FID UST; SWEEPS UST; HIST CORTESE; EDR US Hist Auto Stat; HIST UST; UST	0.245 miles/South	No.
According to the RWQCB's GeoTracker database a case was opened for this Site on June 5, 1987. The information on the website noted that gasoline was released into soil and that no remedial actions were entered. The Site's status was changed to Completed – Case Closed as of March 25, 1991. Based on the distance separating the Property from this petroleum release site, this is not considered a REC.			
ARCO#5210 – 13001 Francisquito Avenue	CA LUST; SWEEPS UST; CHMIRS; HIST CORTESE	0.454 miles/East-southeast	No.
According to the RWQCB's GeoTracker database a case was opened for this Site on October 19, 1991. The information on the website noted that gasoline was released from piping into soil, that assessment was conducted, and that no remedial actions were entered. The Site's status was changed to Completed – Case Closed as of May 15, 2001. Based on the distance separating the Property from this petroleum release site, this is not considered a REC.			
Valle Lindo Continuation High School – 12347 Ramona Blvd	CA LUST; SCH; ENVIROSTOR	0.466 miles/Southwest	No.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW  
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<p>According to the RWCB's Geotracker database a case was opened for this site on April 18, 2001 when a release of gasoline to soil was discovered. On May 7, 2001, DTSC entered into a Voluntary Cleanup Agreement with the El Monte Union High School District to provide oversight for the development and implementation of a Removal Action Workplan (RAW) for the Valle Lindo Continuation High School. The RAW was implemented and that portion of the Site was certified by DTSC on August 31, 2001. The RWQCB also lists the cleanup status as Completed – Case Closed as of 8/31/2001. Based on the distance separating the Property from this petroleum release site, this is not considered a REC.</p>			
San Gabriel Valley	Federal NPL Site; ROD;	0.564 miles/Southeast	No.
San Gabriel Valley (Area 2)	CERCLIS; US ENG CONTROLS; ROD; PRP; AOC CONCERN; CA HIST UST		
<p>The SGV Area 2 is a groundwater plume that parallels the San Gabriel River to the east in the San Gabriel groundwater basin in the Baldwin Park area of Los Angeles County. The plume is about 7.5 miles long and 1.5 miles wide; the US EPA lists the most prevalent contaminants of concern (COCs) for the SGV Area 2 AOC as trichloroethene (TCE), perchloroethylene (PCE), carbon tetrachloride, perchlorate, and N-nitrosodimethylamine (NDMA). This Site was added to the NPL in 1984 because it involved a serious problem that required immediate remedial action. The EPA began its enforcement efforts in the Site area in 1985 with searched for and evaluations of historical Federal, State, and local records on chemical usage, handling, and disposal. In 1985, the CA Regional Water Quality Board began its Well investigation Program (WIP) to identify the sources of groundwater contamination detected in water supply wells. In 1989, EPA entered into a cooperative agreement to expand the WIP program to determine the nature and extent of contamination in the San Gabriel Valley. In March 1994, the Record of Decision (ROD) document was signed. Based on information provided by EDR and verified through the US Environmental Protection Agency's (EPA) website, the Property is located outside the San Gabriel Valley (SGV) Area 2 – Baldwin Park Area of Concern (AOC). According to the EDR Radius Map the Property is located approximately 2,000 feet to the northwest of the AOC boundary. As the chemicals used at the Property differ from the reported SGV Area 2 COCs and the Property is located outside the SGV Area 2 AOC, proximity to the SGV Area 2 AOC is not considered a REC.</p>			

The remaining listings in the database search report provided in Appendix C do not constitute a potential REC for the property.

### 4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec checked the following sources to obtain information pertaining to Property use and/or indications of RECs in connection with the Property:

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW  
January 29, 2015

### 4.3.1 County of Los Angeles Public Health

Agency Name Contact Information	Finding
County of Los Angeles Public Health <a href="mailto:phicor@ph.lacounty.gov">phicor@ph.lacounty.gov</a> December 23, 2014	County of Los Angeles Public Health responded that a search revealed no records for 12761 Schabarum Avenue, Irwindale, CA.

### 4.3.2 California Department of Toxic Substances Control (DTSC)

Agency Name Contact Information	Finding
Vivien Tutaan DTSC – Chatsworth <a href="mailto:vtutaan@dtsc.ca.gov">vtutaan@dtsc.ca.gov</a> December 23, 2014	The Chatsworth DTSC office responded that after a review of their databases, they have found that no records exist pertaining to 12761 Schabarum Avenue, Irwindale, CA.

### 4.3.3 Los Angeles County Department of Public Works (LADPW)

Agency Name Contact Information	Finding
LADPW (626) 458-3517 <a href="http://ladpw.org/epd/CleanLA/OpenFileReview.aspx">http://ladpw.org/epd/CleanLA/OpenFileReview.aspx</a> December 23, 2014	The LADPW responded that no files pertaining to 12761 Schabarum Avenue, Irwindale, CA were found.

### 4.3.4 Los Angeles County Department of Building and Safety (LADBS) and Fire Department (LAFD)

Agency Name, Contact Information	Findings
Los Angeles County Department of Building and Safety Irwindale Office 5050 North Irwindale Avenue	<p>Stantec conducted a file review of the LADBS records for the Property and was able to review a list of records pertaining to the Property. No violations were identified, and the majority of the documents listed were storm drain inspection records, building and grading permits.</p> <p>Several documents from the Los Angeles County Fire Department were obtained from the LADBS, including inspection records of fire sprinklers, hydrants, fire flow and access general requirements. Requirements and inspections pertaining to high-piled combustible storage were among the documents reviewed.</p>

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW

January 29, 2015

### 4.3.5 Los Angeles Regional Water Quality Control Board (LARWQCB)

Agency Name Contact Information	Finding
Laura Gallardo LARWQCB RB4-publicrecords@waterboards.ca.gov	The LARWQCB has reviewed their records concerning the Property and has concluded that it does not have any records that are responsive to 12761 Schabarum Avenue, Irwindale, CA. Stantec also reviewed the RWQCB's online Geotracker database and did not find any records pertaining to the Property.

## 4.4 HISTORICAL RECORDS REVIEW

### 4.4.1 Land Title Records/Deeds

Land title records and deeds were not provided by the User, and public records were not searched by Stantec.

### 4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by EDR. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Stantec's observations of the reviewed historical aerial photographs.

Year	Scale	Observations, Property and Adjoining Properties
1928	1"=500'	The Property appears to be undeveloped and in the immediate vicinity of the San Gabriel River. There are no structures visible in the area of the Property or its immediate surroundings. Present day Ramona Boulevard is visible to the south, and appears to be a major thoroughfare. The areas to the south of Ramona Boulevard appear to be in preparation for development; areas to the west of the aforementioned river bed appear to be used agriculturally.
1938	1"=500'	The Property remains undeveloped. No significant changes in land use from the 1928 photograph are visible except the area south of Ramona Boulevard has been further developed. The area west of the San Gabriel River appears to be developed as a residential neighborhood and multiple new structures are present.
1948	1"=500'	The Property remains undeveloped. No significant changes in land use from the 1938 photograph are visible except that areas south of Ramona Boulevard and to the west of the San Gabriel River have been further developed.
1952	1"=500'	The Property remains undeveloped, minor dirt roads are visible. No significant changes in land use from the 1948 photograph are visible except that areas south of Ramona Boulevard and to the west of the San Gabriel River have been further developed. Residential development stretches further to the north along the western side of the San Gabriel River.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW

January 29, 2015

Year	Scale	Observations, Property and Adjoining Properties
1964	1"=500'	The Property remains undeveloped, minor roads are visible, likely related to mining activities to the north of the Property. No significant changes in land use from the 1952 photograph are visible. The San Gabriel River appears to be channeled and the current I-605 is developed as a main route of travel.
1972	1"=500'	The Property remains undeveloped, with only minor roads leading towards the mining areas. To the north of the Property mining operations are in progress. No significant changes in residential use of the areas south of Ramona and to the west of the San Gabriel River are observed. The I-605 appears to have been developed to its current location and dimensions.
1977	1"=500'	The Property remains undeveloped, with minor roads leading towards the mining areas, grading activities (likely for future development projects) are visible to the southeast of the Property. To the north of the Property sand/gravel mining operations are in progress. No significant changes in residential use of the areas south of Ramona and to the west of the San Gabriel River are observed.
1981	1"=500'	The Property remains undeveloped, with roads leading towards the (still active) mining areas, grading areas are visible to the southeast of the Property. To the north of the Property mining operations are in progress. No significant changes in residential use of the areas south of Ramona and to the west of the San Gabriel River are observed.
1989	1"=500'	Grading activities and initial development occurred near the Property. Schabarum Avenue and initial industrial buildings near the Property are visible, the use of the buildings cannot be determined from the aerial photo. Mining pits to the north of the Property are filled with water and used as reservoirs.
1990	1"=500'	The Property remains undeveloped. The site immediately to the east of the Property is developed as a large building with parking areas to the north, east and west of the structure.
1994	1"=500'	No significant changes in land use and development from the 1990 photograph are visible.
2002	1"=500'	The Property, as well as sites to the east, south and southeast are developed to their current configurations.
2005	1"=500'	No significant changes in land use from the 2002 photograph are visible.
2009	1"=500'	No significant changes in land use from the 2005 photograph are visible.
2010	1"=500'	No significant changes in land use from the 2009 photograph are visible.
2012	1"=500'	No significant changes in land use from the 2010 photograph are visible.

Name of aerial photograph source: The EDR Aerial Photo Decade Package

### 4.4.3 City Directories

Stantec retained a third party to research available reverse city directories for the Property, in approximately five year intervals.

The following is a summary of Stantec's review of the city directory listings:



## PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW  
January 29, 2015

Year	Street Address	Property/Adjoining Site	Listed Occupants
2003	12761 Schabarum Avenue	Property	Jacmar Food Service
2008	12761 Schabarum Avenue	Property	Design USA Inc. Jacmar Food Service Jacmar Foodservice Distribution
2013	12761 Schabarum Avenue	Property	Food Service Jacmar
1995	12781 Schabarum Avenue	Adjoining site to the east	Public Health Foundation
2003	12781 Schabarum Avenue	Adjoining site to the east	XXX
2008	12781 Schabarum Avenue	Adjoining site to the east	USDA Nutrition Service WI Public Health Foundation Enterprises Women Infant Children Program WIC
2013	12781 Schabarum Avenue	Adjoining site to the east	WIC Gibraltar Construction Co. Inc. Public Health Foundation Enterprises
2003	12747 Schabarum Avenue	Adjoining site to the south	Ingersoll Rand
2008	12747 Schabarum Avenue	Adjoining site to the south	Ingersoll Rand
2013	12747 Schabarum Avenue	Adjoining site to the south	Mission Paving & Sealing Inc.
2003	12758 Schabarum Avenue	Adjoining site to the southeast	Montage Press
2008	12758 Schabarum Avenue	Adjoining site to the southeast	Montage Press Famwoods Printing
2013	12758 Schabarum Avenue	Adjoining site to the southeast	Montage Press

Name of city directories and source: The EDR City Directory Abstract

### 4.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use are useful in assessing whether there may be potential environmental contamination on or near the Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Property uses.

Stantec contracted with a third party to search for copies of historical fire insurance maps covering the subject and immediately adjacent properties; the Property is unmapped and no information is provided. The Sanborn® Map Search Report is presented in Appendix B.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

RECORDS REVIEW  
January 29, 2015

### 4.4.5 Historical Topographic Maps

Stantec obtained and reviewed historical topographic maps to help identify past Property usage and areas of potential environmental concern.

The United States Geological Survey 7.5-Minute Topographic Map of the Baldwin Park, California Quadrangle (scale 1:24,000) was reviewed to identify local and regional physiographic features in the vicinity of the Property (see Figure 1). Based on our review of these data, the Property is located at an elevation of approximately 321 ft msl, and the general topographic gradient on the property's vicinity is to the west/southwest.

Copies of the historical maps are provided in Appendix B. The following table summarizes the maps reviewed and our observations.

Year		Scale	Observations, Property and Adjoining Properties
1894		1:62,500	Based on the scale, no details regarding specific development of the Property were observed. No structures or indicators of potential RECs for the Property were depicted on the maps. The Southern Pacific Rail Road (Covina Branch) is visible on the topographic map of 1904.
1901		1:250,000	
1904		1: 62,500	
1927		1:24,000	No details regarding specific development of the Property were observed, however, the Property appears to exist in an area immediately to the south of a gravel mine/pit and to the east of the San Gabriel River. The topographical map from 1927 shows rail road tracks near the Property.
1953		1:24,000	
1966		1:24,000	
1972	Photorevised from:1966	1:24,000	
1981		1:24,000	

Name of maps and source: The EDR Historical Topographic Map Report

### 4.4.6 Other Historical Sources

Stantec reviewed the Department of Conservation, Division of Oil, Gas & Geothermal Resources (DOGGR) online well finder database to determine the number and status of historical oil and gas wells on the Property and in the surrounding areas. The Property is not situated in an area that appears to be active in regard to oil exploration, drilling, and production; no oil wells are noted on the Property on the immediate surroundings.

Stantec reviewed the US EPA online superfund site overview for the SGV Area 2 to determine the COCs associated with the AOC; the US EPA lists the most prevalent contaminants of concern (COCs) for the SGV Area 2 AOC as trichloroethene (TCE), perchloroethylene (PCE), carbon tetrachloride, perchlorate, and N-nitrosodimethylamine (NDMA). Stantec also verified that the Property is located outside of the AOC.

No other historical sources were researched.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE RECONNAISSANCE

January 29, 2015

### 5.0 SITE RECONNAISSANCE

A visit to the Property and its vicinity was conducted by Kai Pavel on January 20<sup>th</sup>, 2015. Access to the Property was provided by James A. Dal Pozzo (CEO of The Jacmar Company). Stantec was accompanied by James A. Dal Pozzo during the Property visit. Figure 2 provides information about the Property and adjoining properties and the location of potential areas of environmental concern. Photographs collected during the Property visit are included in Appendix A.

#### 5.1 SITE RECONNAISSANCE METHODOLOGY

The Property reconnaissance focused on observation of current conditions and observable indications of past uses and conditions that may indicate the presence of RECs. The Property reconnaissance was conducted on foot and Stantec utilized the following methodology to observe the Property:

- Traverse the outer Property boundary.
- Traverse transects across the Property.
- Traverse the periphery of all structures on the Property.
- Visually observe accessible interior areas expected to be used by occupants or the public, maintenance and repair areas, utility areas, and a representative sample of occupied spaces.

Weather conditions during the visit to the Property were clear and sunny. There were no weather related property access restrictions encountered during the reconnaissance visit.

#### 5.2 GENERAL DESCRIPTION

<b>Property and Area Description:</b>	The Property consists of one assessor's parcel (AIN: 8546-031-090). This parcel is currently developed and operated as an industrial warehouse for food storage and distribution. The Property is located in the City of Irwindale in an area of predominately industrial use.
<b>Property Operations.</b>	The majority of the Property is operated as an industrial warehouse for food storage and distribution by Jacmar Foodservice Distribution.
<b>Structures, Roads, Other Improvements:</b>	The Property is bordered to the north by a gravel pit, to the west by Interstate 605, and to the southeast by Schabarum Avenue. It was developed with one dry warehouse (52, 800 square feet), one cooler (7,889 square feet), one freezer (11,291), a two-story office building, parking lots, and landscaping. Additional features include: 12 loading positions with hydraulic leveling and one ramp.
<b>Property Size (square footage):</b>	Approximately 175,982 square feet.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE RECONNAISSANCE

January 29, 2015

<b>Estimated % of Property Covered by Buildings and/or Pavement:</b>	Approximately 90%
<b>Observed Current Property Use/Operations:</b>	Food service and distribution warehouse and offices
<b>Observed Evidence of Past Property Use(s):</b>	None
<b>Sewage Disposal Method (and age):</b>	LA County Sanitation District
<b>Potable Water Sources:</b>	Azusa Light and Water, Golden State Water Company, Monrovia Water Division, San Gabriel Valley Water Company, Valley County Water District
<b>Electric Utility:</b>	Southern California Edison

### 5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Property reconnaissance.

<b>Observations</b>	<b>Description/Location</b>
<b>Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14):</b>	Materials related to refrigeration processes were noted on the Property in designated areas (PURGE Water Treatment Microbiocide and CT-100 Cooling Tower Treatment are stored in the cooling tower; 507 Freon is utilized in the cooling system, this material is reportedly not stored at the Property). Eight compressors are associated with the refrigeration process at the facility, all compressors are located in the cooling tower, no staining was observed during the site visit.
<b>Drums (≥ 5 gallons):</b>	Two labeled drums (PURGE Water Treatment Microbiocide and CT-100 Cooling Tower Treatment) were located within the area underneath the cooling tower, both liquids are utilized in the refrigeration process.
<b>Strong, Pungent, or Noxious Odors:</b>	None detected.
<b>Pools of Liquid:</b>	None observed.
<b>Unidentified Substance Containers:</b>	None observed.
<b>Polychlorinated Biphenyl (PCB)-Containing Equipment:</b>	One pad-mounted Los Angeles Department of Water and Power high-voltage transformer (labeled as P5480420) was identified on the eastern edge of the Property building exterior. The transformer appeared to be in good condition with no observed stains.
<b>Other Observed Evidence of Hazardous Substances or Petroleum Products:</b>	None observed.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE RECONNAISSANCE  
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### 5.4 INTERIOR OBSERVATIONS

Stantec made the following observations during the Property reconnaissance of the building interiors at the Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
<b>Heating/Cooling Method:</b>	Heating and cooling methods appeared to be provided by heating, ventilation, and air conditioning units for the office portion of the building. A water tower is utilized for refrigeration of select areas of the warehouse, containing eight compressors (four for low and four for medium temperature storage).
<b>Surface Stains or Corrosion:</b>	None observed.
<b>Floor Drains and Sumps:</b>	Floor drains within the Property building appeared to discharge to the city's sanitary sewer. A 2-stage clarifier is located to the east of the building, this clarifier collects drained water from the "protein room", condensate from the cooling tower, and the mop sink, the clarifier is emptied in 16-month intervals. No hazardous substances appeared to be discharged into floor drains.
<b>Other Interior Observations:</b>	None observed.

### 5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
<b>On-site Pits, Ponds, or Lagoons:</b>	None observed.
<b>Stained Soil or Pavement:</b>	None observed.
<b>Stressed Vegetation:</b>	None observed.
<b>Waste Streams and Waste Collection Areas:</b>	Two large hydraulic trash compactors were observed near the southwestern corner of the Property building. The compactors appeared to be in good condition, no staining was observed. One large bin containing food-grade liquids is located within the trash enclosure.
<b>Solid Waste Disposal:</b>	No areas indicative of solid waste disposal were observed.
<b>Potential Areas of Fill Placement:</b>	No mounds, piles or depressions suggesting the placement of fill material were observed on the Property.
<b>Wastewater:</b>	No exterior wastewater discharge was observed.
<b>Stormwater:</b>	Stormwater appeared to discharge towards the south into the city storm drains, and there did not appear to be potential off-site sources of contamination flowing onto the Property via stormwater.
<b>Wells:</b>	No wells were observed.
<b>Septic Systems:</b>	No visible evidence of the existence of a septic system was observed.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE RECONNAISSANCE

January 29, 2015

Observations	Description
<b>Other Exterior Observations:</b>	12 hydraulic pit-style dock levelers are located along the southern side of the Property; these docks are all approximately 2.5 feet deep, concrete-lined and flush with the ground surface. In each pit is a hydraulic ram and motor, minor staining was observed at the dock area. 2 hydraulic trash compactors are utilized at the Property, no staining was observed around these units during Stantec's visit.

### 5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

<b>Existing USTs:</b>	No USTs were observed on the Property.
<b>Former USTs:</b>	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA.
<b>Other Underground Structures:</b>	A 2-stage clarifier is located to the east of the building, the cooling tower and three aforementioned floor drains drain to this clarifier. No staining was observed in the area around the clarifier or associated floor drains.

### 5.7 ABOVEGROUND STORAGE TANKS (AST)

<b>Existing ASTs:</b>	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), which would indicate the presence of ASTs, was discovered during the site reconnaissance.
<b>Former ASTs:</b>	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA.

### 5.8 ADJOINING PROPERTIES

#### 5.8.1 Current Uses of Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining properties:

<b>NORTH</b>	The adjacent site to the north appears to be developed as a water reservoir/gravel pit (Vulcan Durbin Gravel Pit).
<b>SOUTH</b>	The adjacent site to the south appears to be developed with a storage warehouse and office areas, housing Mission Paving & Sealing Inc.
<b>EAST</b>	The adjacent site to the east appears to be developed as an office building, housing WIC, Gibraltar Construction Co. Inc., and Public Health Foundation Enterprises.
<b>WEST</b>	Interstate 605 is located immediately to the west of the Property .

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE RECONNAISSANCE  
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### 5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining properties providing indications of past use and activities, if any, are described below.

<b>NORTH</b>	Mining activities have created a large pit on the property locate to the north.
<b>SOUTH</b>	None observed.
<b>EAST</b>	None observed.
<b>WEST</b>	None observed.

### 5.8.3 Pits, Ponds or Lagoons on Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds and lagoons on adjoining properties:

<b>NORTH</b>	A gravel pit immediately to the north of the Property is used as a water reservoir.
<b>SOUTH</b>	None observed.
<b>EAST</b>	None observed.
<b>WEST</b>	The San Gabriel River is located immediately to the west of the Interstate 605 (approximately 580 feet to the west of the Property).

## 5.9 OBSERVED PHYSICAL SETTING

<b>Topography of the Property and Surrounding Area:</b>	The Property and surrounding areas have a very low topographic gradient of west/southwest.
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# PHASE I ENVIRONMENTAL SITE ASSESSMENT

INTERVIEWS  
January 29, 2015

## 6.0 INTERVIEWS

Stantec conducted interviews with the following individuals:

<b>Name and contact information</b>	<b>Relationship to Property</b>	<b>Key findings:</b>
James A. Dal Pozzo	Chairman and CEO of The Jacmar Companies	A Phase1 investigation was conducted and an update to this investigation was provided approximately 10 years ago. Neither document was available for review during the site visit conducted on January 20 <sup>th</sup> , 2015.

Copies of interview notes are provided in Appendix F.

### 6.1 FINDINGS FROM INTERVIEWS WITH MAJOR OCCUPANTS/OTHERS

Stantec personnel were able to interview James A. Dal Pozzo the Chairman and CEO of The Jacmar Companies and Michael Martinez the Operations Manager as representatives of the owner. Both Mr. Dal Pozzo and Mr. Martinez provided information pertaining to the Property and provided access to all areas of the Property. According to Mr. Dal Pozzo a Phase 1 investigation was conducted and an update was provided for the according report – neither document was available for review during the site visit. Mr. Martinez reported that the current Jacmar facility is the first occupant of the Property, no previous uses of this land are known.

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

EVALUATION  
January 29, 2015

## 7.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

### 7.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data review, and a property inspection was evaluated to determine if RECs are present in connection with the Property. Based on this information, Stantec made the following findings and developed the following opinions.

- Finding 1: Stantec observed a two stage clarifier, 12 pit-style dock levelers, a pad mounted transformer, two hydraulic trash compactors, a cooling tower and eight associated compressors during site reconnaissance.
- Opinion 1: The clarifier was initially installed as a 3-stage clarifier; one of the chambers reportedly was subsequently filled with concrete and the clarifier now has two chambers. The covers of the clarifier are easily accessible and were opened for inspection. The clarifier holds run off from the 31 degree "protein room", condensate from the refrigeration system/cooling tower bleed off, and drainage from the mop sink (floor drain) in the dry storage area. The clarifier is emptied in approximately 16-month intervals. Although no staining was observed on the concrete pad around the transformer, the hydraulic trash compactors, the cooling tower and associated compressors, and only slight staining was observed in the vicinity of the hydraulic dock levelers, and the concrete pads were all in good condition and had no visible cracks or other potential pathways to soil and groundwater observed, the presence of these features is considered a REC.
- Finding 2: Stantec observed a total of 20 electric charging stations for cherry pickers, fork lifts, and similar equipment utilized at the facility.
- Opinion 2: All areas were clean and well maintained, no visible cracks or stains or signs of excessive wear were observed. The electric panel for distribution of electricity throughout the Property is located to the eastern side of the building on a concrete pad within the planter area.
- Finding 3: The Property is located is located in proximity to the SGV Area 2 AOC.
- Opinion 3: The Property is located outside the SGV Area 2 AOC. According to the EDR Radius Map the Property is located approximately 2,000 feet to the northwest of the AOC boundary. The chemicals used at the Property differ from the reported SGV Area 2 COCs. Inasmuch as the Property is located outside the SGV Area 2 AOC proximity to the SGV Area 2 AOC is not considered a REC.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

EVALUATION  
January 29, 2015

### 7.2 DATA GAPS

The federal All Appropriate Inquiry (AAI) rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a “data gap” as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the EP or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

<b>Gap</b>	<b>Discussion</b>
<b>Deletions or Exceptions From Scope of Work Referenced in Section 1.4:</b>	None
<b>Weather-Related Restrictions To Site Reconnaissance:</b>	None
<b>Facility Access Restrictions to Site Reconnaissance:</b>	None
<b>Other Site Reconnaissance Restrictions:</b>	None
<b>Data Gaps From Environmental Records Review:</b>	None
<b>Data Gaps From Historical Records Review:</b>	James A. Dal Pozzo reported that a Phase 1 investigation was conducted at the Property and that an updated version of the report was provided approximately 10 years ago. Neither report was available for review during the site visit.
<b>Data Gaps From Interviews:</b>	None
<b>Other Data Gaps:</b>	None

### 7.3 CONCLUSIONS

Stantec has completed a Phase I ESA report of the property located at 12761 Schabarum Avenue (AIN: 8546-031-090) in Irwindale, California (the Property), on behalf of Kaiser Foundation Health Plan, Inc. (the “Client”). The work was performed according to Stantec’s proposal and terms and conditions dated December 19, 2014 and accepted by the Client on December 19, 2014. Kaiser Foundation Health Plan, Inc. has been designated as the User of this report.

The Phase I ESA was conducted in conformance with the requirements of American Society for Testing and Materials (ASTM) Designation E 1527-13, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM practice are described in Section 2.3.

The Property consists of one assessor’s parcel; this parcel was undeveloped until 1999. It is currently developed and operated as an industrial warehouse for food storage and distribution by Jacmar Foodservice Distribution®. Development at the Property consists of one main multi-story storage building

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

### EVALUATION

January 29, 2015

(including a cooling and freezing area), an attached office building, 12 loading positions, parking, and landscaping. The Property is located at the northwestern corner of Schabarum Avenue in a predominately industrial area. The natural topography of the Property slopes generally to the west/southwest. A Property location map is provided as Figure 1. A Property map illustrating the main features of the Property is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

The following items of note were identified during this ESA:

- Based on information provided by EDR and verified through the US Environmental Protection Agency's (EPA) website, the Property is located outside the San Gabriel Valley (SGV) Area 2 – Baldwin Park Area of Concern (AOC). According to the EDR Radius Map and confirmed via the the USEPA San Gabriel Valley Area 2 website, the Property is located approximately 2,000 feet to the northwest of the AOC boundary. The US EPA lists the most prevalent contaminants of concern (COCs) for the SGV Area 2 AOC as trichloroethene (TCE), perchloroethylene (PCE), carbon tetrachloride, perchlorate, and N-nitrosodimethylamine (NDMA), which are solvents used for degreasing and cleaning, except perchlorate and NDMA, which are commonly associated with rocket fuels. On-site chemical use appeared to be generally limited to biocides and acids; two chemical storage drums, one labeled Purge water treatment microbiocide and the other labeled CT-100 Cooling Tower Treatment were observed at the Property in association with operation of the Property's cooling tower. The active ingredient in Purge water treatment microbiocide is Didecyl dimethyl ammonium chloride, and the active ingredients in CT-100 Cooling Tower Treatment are Polymaleic acid, Hydroxyethylidene disphosphonic acid, and Phosphonobutane tricarboxylic acid. The chemicals used at the Property differ from the reported SGV Area 2 COCs. Inasmuch as the Property is located outside the SGV Area 2 AOC proximity to the SGV Area 2 AOC is not considered a REC.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 12761 Schabarum Avenue, Irwindale, California (AIN: 8546-031-090). Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This assessment has revealed no evidence of RECs in connection with the property except for the following:

Current operations at the facility utilize 12 pit-style hydraulic dock levelers, a pad mounted transformer, two hydraulic trash compactors, a cooling tower, 2 stage clarifier, and eight associated compressors during site reconnaissance. Minor staining was observed in the area around the dock levelers, no spills or improper chemical handling was observed during Stantec's site visit. The entire facility (warehouse areas and offices) is constructed on a concrete slab (no cracks observed during Stantec's visit). Stantec observed two chemical storage drums, labeled Purge water treatment microbiocide and CT-100 Cooling Tower Treatment, at the Property in association with cooling tower operation. The storage and use of petroleum hydrocarbon and other chemicals at the Property is considered a REC. However, Stantec did not observe significant staining or find evidence of releases at the Property. Chemical use onsite was limited and the concrete where chemicals were stored appeared intact.

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

NON-SCOPE CONSIDERATIONS

January 29, 2015

## 8.0 NON-SCOPE CONSIDERATIONS

The scope of work completed was limited solely to those items in the ASTM 1527-13 standard. No ASTM 1527-13 non-scope services were performed as part of this Phase I ESA.

### 8.1 LEAD-BASED PAINT

Concern for lead-based paint (LBP) is primarily related to residential structures. The Environmental Protection Agency's (EPA's) Final Rule on Disclosure of Lead-Based Paint in Housing (40 CFR Part 745) defines LBP as paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

The risk of lead toxicity in LBP varies based upon the condition of the paint and the year of its application. The U.S. Department of Housing and Urban Development (HUD) has identified the following risk factors:

The age of the dwelling as follows: maximum risk is from paint applied before 1950.

There is severe risk from paint applied before 1960.

There is moderate risk from deteriorated paint applied before 1970.

There is slight risk from the paint that is intact but applied before 1977.

The condition of the painted surfaces.

The presence of children and certain types of households in the building.

Previously reported cases of lead poisoning in the building or area.

<b>Construction Date</b>	<b>Residential (Yes/No)</b>	<b>Observed Condition of Painted Surfaces</b>
1999	No	Based on the non-residential use of the Property, and because the interior painted surfaces in routinely inhabited areas (e.g., offices, food preparation and eating, and process areas) appeared to be in good condition, with no visual evidence of cracking or peeling.

The presence or absence of lead paint can only be confirmed with the implementation of a sampling and analytical testing program. No sampling for lead paint was conducted by as part of this assessment. However, based on the reported construction date (1999) LBP is not anticipated to occur at the Property.

### 8.2 ASBESTOS

Asbestos can be found in many applications, including sprayed-on or blanket-type insulation, pipe wraps, mastics, floor and ceiling tiles, wallboard, mortar, roofing materials, and a variety of other materials

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

### NON-SCOPE CONSIDERATIONS

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commonly used in construction. The greatest asbestos-related human health risks are associated with friable asbestos, which is asbestos containing material (ACM) that can be reduced to powder by hand pressure. Friable asbestos can become airborne and be inhaled, and has been associated with specific types of respiratory disease. While the use of ACMs in the manufacture of most building materials has not been fully prohibited by federal law, the use of asbestos was curtailed during the late 1970s. However, the presence or absence of ACMs can only be confirmed with the implementation of a sampling and analytical testing program. Samples of suspect ACM should be collected for laboratory analysis of asbestos prior to any renovation or building demolition, in order to determine the need for compliance with EPA National Emission Standard for Hazardous Air Pollutants regulations.

### 8.3 WATER INTRUSION / MICROBIOLOGICAL

A limited visual assessment for evidence of mold-like substances or conditions conducive to mold growth was completed by Stantec as part of the Phase I ESA. Stantec's assessment was limited to visual assessment of readily visible and accessible areas for evidence of water damage or persistent moisture. Any observations made were within the limits of Stantec's typical site reconnaissance. Unless otherwise specified, no specific efforts beyond that routine inspection were made to identify areas or conditions at high risk for having mold present.

No areas of persistent moisture or water damage were observed within the property building.

### 8.4 INDOOR AIR QUALITY

No issues regarding air quality were noted.

### 8.5 RADON

Radon is a colorless, tasteless radioactive gas with an EPA-specified action level of 4.0 PicoCuries per liter of air (pCi/L) for residential properties. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is primarily associated with its rate of accumulation within confined areas near or in the ground, such as basements, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure. The radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction (EPA, 1993).

Stantec reviewed regional data published by the EPA (<http://www.epa.gov/radon/zonemap.html>) on average indoor radon concentrations in the vicinity of the Property.

<b>EPA Radon Zones (w/Average Measured Indoor Radon concentrations)</b>		
Zone 1 – High (>4.0 pCi/L)	Zone 2 – Moderate (2 to 4 pCi/L)	Zone 3 – Low (<2 pCi/L)
<b>Normally-occupied sub grade areas (i.e. basement apartments, offices, stores, etc.)?</b>		
No subgrade areas occupied by personnel were observed during the site visit		

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

NON-SCOPE CONSIDERATIONS

January 29, 2015

The property is located in Zone 2 and is considered to have moderate potential for radon. To determine Property-specific radon levels, a radon survey would have to be conducted.

### 8.6 FLOOD ZONES

According to the Physical Setting summary portion of the EDR report, the Property is not located within a 500-year or 100-year flood plain. Stantec also searched the Federal Emergency Management Act (FEMA) flood plain map service at [www.msc.fema.gov](http://www.msc.fema.gov) and could not find active links to maps showing the flood plain designations in Los Angeles County. The nearest surface water is the San Gabriel River (intermittently flowing) and associated reservoirs and quarries, the river is located approximately 0.1 miles to the west of the Property and the closest reservoir/quarry is located immediately adjacent to the Property towards the north.

### 8.7 WETLANDS

Wetlands cannot be definitively identified through visual observation alone. Defensible wetland delineations require taxonomic classification of property vegetation, an investigation into the surface and subsurface hydrology of the property, and identification of hydric soils. This level of delineation is outside of the scope or work for this assessment. However, the EDR Report revealed that there are areas classified as National Wetland Inventory within 0.25 miles of the Property (these areas are associated with the San Gabriel River and its reservoirs). Stantec reviewed online US Fish and Wildlife Service National Wetland Inventory maps (<http://www.fws.gov/wetlands/data/mapper.HTML>). The online resource USDA Soil Survey reports (<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>) stated that no data is available for the Property. Information from these sources is summarized below.

<b>Potential Wetlands Observed on Property:</b>	None Observed
<b>Potential Wetlands Observed near Property:</b>	Three Observed
<b>New Development Planned for Property:</b>	Unknown

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

NON-SCOPE CONSIDERATIONS

January 29, 2015

### Wetland Inventory Maps

<b>Map Quadrangle Name</b>	Baldwin Park
<b>Wetlands Depicted on Property:</b>	None depicted on the Property
<b>Wetlands Depicted on Adjoining Properties</b>	Immediately to the north of the Property is a freshwater pond (Classification Code: Palustrine, unconsolidated bottom, permanently flooded, excavated). To the west of the Property are two wetland types – a freshwater pond and riverine area (Classification Codes: palustrine, unconsolidated shore, seasonally flooded, excavated; and riverine, intermittent, streambed, temporary flooded, excavated )

### Soil Survey Data

<b>Soil Survey Report Name and Date:</b>	STATSGO/SSURGO Databases
<b>Hydric Soils Depicted in Property Vicinity:</b>	According to the EDR physical settings summary the soil in the vicinity of the site does not meet the requirements for hydric soil.

Based on the above documents and the field observations, wetlands do not appear to be present at the Property, but in the close vicinity (within 0.25 miles).

## 8.8 ENDANGERED SPECIES

Stantec personnel researched threatened and endangered species using the online searchable California Natural Diversity Database at <http://www.dfg.ca.gov/bdb/html/cnddb.html>. The California Natural Diversity Database (CNDDDB) is a program that inventories the status and locations of rare plants and animals in California. According to the information listed for the Baldwin Park 7.5 Minute topographic quadrangle, the following rare plants and animals and their status were identified:

### CNDDDB Listing

SCINAME	COMNAME	CALSTATUS	FEDSTATUS	RAREPLANTRANK
Accipiter cooperii	Cooper's hawk	None	None	WL
Aquila chrysaetos	golden eagle	None	None	FP, WL
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Threatened	Endangered	-
Falco peregrinus anatum	American peregrine falcon	Delisted	Delisted	FP
Riparia riparia	bank swallow	None	Threatened	-
Lanius ludovicianus	loggerhead shrike	None	None	SSC
Icteria virens	yellow-breasted chat	None	None	SSC

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

### NON-SCOPE CONSIDERATIONS

January 29, 2015

<b>SCINAME</b>	<b>COMNAME</b>	<b>CALSTATUS</b>	<b>FEDSTATUS</b>	<b>RAREPLANTRANK</b>
Setophaga petechia	yellow warbler	None	None	SSC
Poliptila californica californica	coastal California gnatcatcher	Threatened	None	SSC
Vireo bellii pusillus	least Bell's vireo	Endangered	Endangered	-
Catostomus santaanae	Santa Ana sucker	Threatened	None	SSC
Gila orcuttii	arroyo chub	None	None	SSC
Rhinichthys osculus ssp. 3	Santa Ana speckled dace	None	None	SSC
Lepus californicus bennettii	San Diego black-tailed jackrabbit	None	None	SSC
Eumops perotis californicus	western mastiff bat	None	None	SSC
Nyctinomops femorosaccus	pocketed free-tailed bat	None	None	SSC
Nyctinomops macrotis	big free-tailed bat	None	None	SSC
Neotoma lepida intermedia	San Diego desert woodrat	None	None	SSC
Taxidea taxus	American badger	None	None	SSC
Antrozous pallidus	pallid bat	None	None	SSC
Lasiurus cinereus	hoary bat	None	None	-
Lasiurus xanthinus	western yellow bat	None	None	SSC
Diadophis punctatus modestus	San Bernardino ringneck snake	None	None	-
Phrynosoma blainvillii	coast horned lizard	None	None	SSC
Aspidoscelis tigris stejnegeri	coastal whiptail	None	None	-
California Walnut Woodland	California Walnut Woodland	None	None	-
Riversidian Alluvial Fan Sage Scrub	Riversidian Alluvial Fan Sage Scrub	None	None	-
Walnut Forest	Walnut Forest	None	None	-
Symphytotrichum defoliatum	San Bernardino aster	None	None	-
Phacelia stellaris	Brand's star phacelia	None	None	-
Dudleya multicaulis	many-stemmed dudleya	None	None	-

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

### NON-SCOPE CONSIDERATIONS

January 29, 2015

SCINAME	COMNAME	CALSTATUS	FEDSTATUS	RAREPLANTRANK
Juglans californica	southern California black walnut	None	None	-
Calochortus plummerae	Plummer's mariposa-lily	None	None	-
Horkelia cuneata var. puberula	mesa horkelia	None	None	-

SCINAME = *Scientific Name*

COMNAME = *Common Name*

FEDSTATUS = *Federal Listing Status*: United States legal status under the Federal Endangered Species Act.

CALSTATUS = *California State listing status*: State of California legal status

RAREPLANTRANK = Generally, 1B = Plants rare, threatened, or endangered in California and elsewhere

- = not available

Inasmuch as the Project and Project area are generally developed, endangered species are not anticipated to be an issue for use of the Project.

## 8.9 PESTICIDES

No documentation of commercial on-site use of agricultural chemicals (e.g., pesticides, insecticides, fertilizers or herbicides) was discovered during this ESA. Stantec did not identify any apparent agricultural chemical processing areas, such as crop dusting airfields, bulk mixing areas; or repacking, transfer, or agricultural chemical storage areas in the aerial photographs that were reviewed during this ESA.

## 8.10 KAISER TRACKED MATERIALS

The following table is a summary of observations regarding Kaiser tracked materials

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

### NON-SCOPE CONSIDERATIONS

January 29, 2015

Currently Tracked Materials	On-Site Risk	Comment
Asbestos	Unknown	The presence or absence of asbestos can only be confirmed with the implementation of a sampling and analytical testing program. No asbestos sampling was conducted as part of this assessment.
Chromium	Unknown	None reported or observed.
Freon	Potential	Refrigerators/cooling areas and freezers were observed within of the buildings on Property.
Lead Paint	Unknown	The presence or absence of lead paint can only be confirmed with the implementation of a sampling and analytical testing program. No sampling for lead paint was conducted by as part of this assessment. However, based on the reported construction date (1999) Lead Paint is not anticipated to occur at the Property.
Lead Shielding	Potential	None reported or observed.
Mercury	Yes	Several thermostats and fluorescent lighting features were observed throughout the Property.
PCB Lighting Ballasts	Yes	Several fluorescent lighting ballasts are present throughout the Property.
Soil Remediation (i.e., lead and other non-tank related materials)	No	None reported or observed.
Underground Storage Tanks	Yes	None reported or observed.
Above-Ground Storage Tanks	No	None reported or observed.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

FIGURES

January 29, 2015

### 9.0 REFERENCES

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-13, November 2013.

American Society for Testing and Materials (ASTM), 2010, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, Designation E 2600-10, June 1.

California Department of Conservation Division of Mines and Geology (CDCDMG), 1986, Geomorphic Provinces and Some Principal Faults of California, May.

California Department of Health Services (DHS), 1990, California Statewide Radon Survey, May.

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U. S. Environmental Protection Agency (EPA), 1993, USEPA Map of Radon Zones Throughout United States, Document No. EPA-402-R-93-071.

Websites:

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<http://GeoTracker.swrcb.ca.gov/>

[http://hwts.dtsc.ca.gov/report\\_list.cfm](http://hwts.dtsc.ca.gov/report_list.cfm)

<http://www.dfg.ca.gov/bdb/html/cnddb.html>

<http://maps.assessor.lacounty.gov/mapping/viewer.asp>

<http://www.dtsc.ca.gov/HazardousWaste/Deeds/Shipleys.cfm>

<http://www.epa.gov/enviro/>

<http://www.nrc.uscg.mil/pls/htmldb/f?p=109:1:587700253356660>

<http://www.cdph.ca.gov/healthinfo/environhealth/Documents/Radon/CaliforniaRadonDatabase.pdf>

[www.ladbs.org](http://www.ladbs.org)

<http://maps.conservation.ca.gov/doms/doms-app.html>

<http://www.ladpw.org/wrd/>



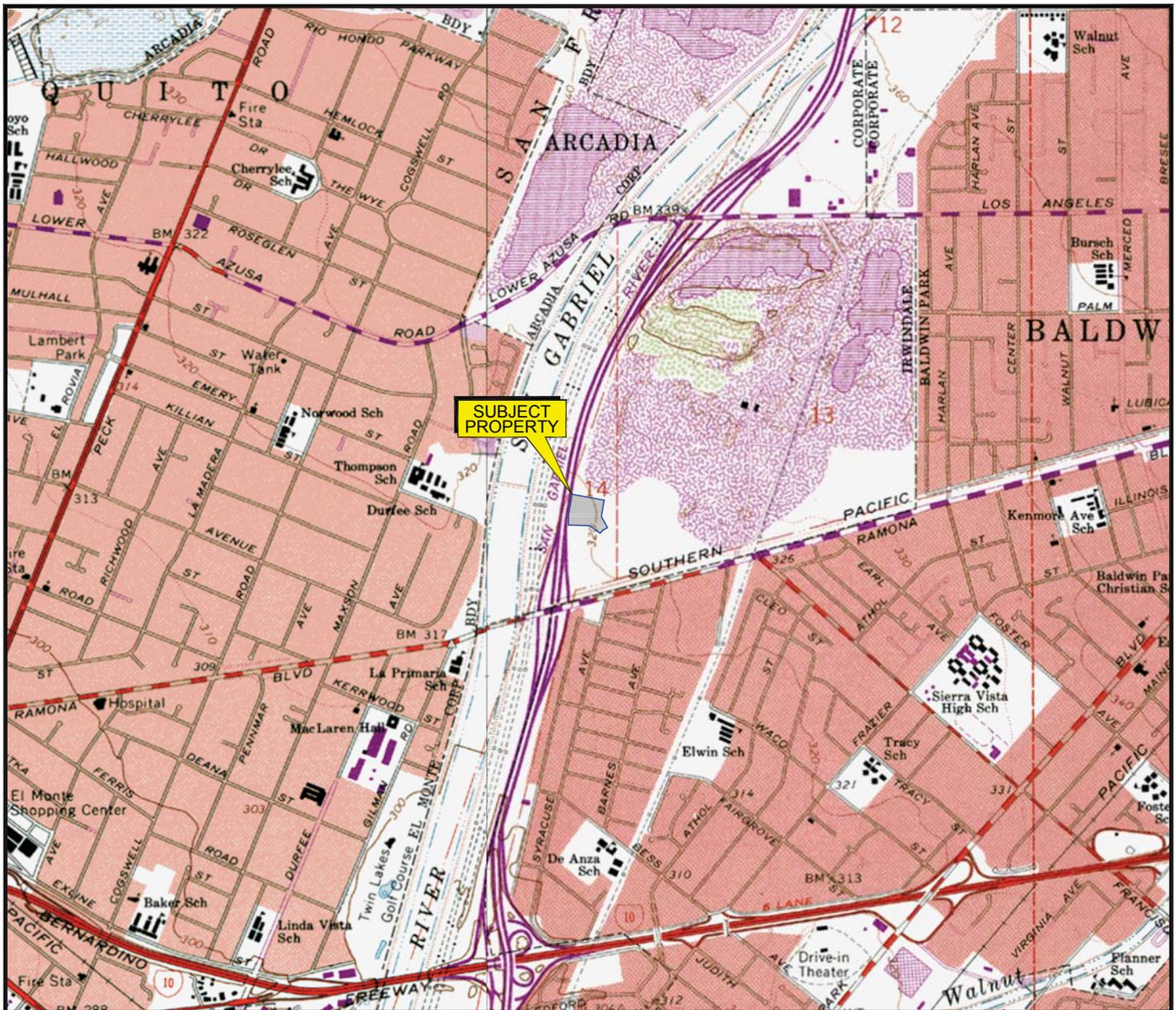
Project No.: 185803384.200.0001

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

FIGURES

January 29, 2015

## Figure 1 Site Map



SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC MAPS, BALDWIN PARK QUADRANGLE, 1966  
 PHOTOREVISED, 1981  
 EL MONTE QUADRANGLE, 1966  
 PHOTOREVISED, 1994



0 2000 4000



APPROXIMATE SCALE (FEET)

 290 Conejo Ridge Avenue Thousand Oaks, CA 91361 PHONE: (805) 230-1266 FAX: (805) 230-1277	FOR: Kaiser Foundation Health Plan, Inc. Phase 1 ESA 12761 Schabarum Avenue Irwindale, CA 91706		SITE LOCATION MAP		FIGURE: <b>1</b>
	JOB NUMBER: 185803384.200	DRAWN BY: R. Roman	CHECKED BY: K. Pavel	APPROVED BY: S. C. Brady	DATE: 01/21/15

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

FIGURES

January 29, 2015

## Figure 2 Site Vicinity Map

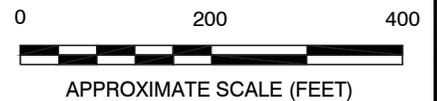


**LEGEND**

- APPROXIMATE SUBJECT PROPERTY BOUNDARY
- VULCAN DURBIN GRAVEL PIT
- MISSION PAVING & SEALING INC.: 12747 SCHABARUM AVE., IRWINDALE, CA. 91706  
APN: 8546031047
- WIC, GIBRALTAR CONSTRUCTION CO. INC., AND PUBLIC HEALTH FOUNDATION  
ENTERPRISES: 12781 SCHABARUM AVE., IRWINDALE, CA. 91706  
APN: 8546031091

**NOTES:**

1. MAP REFERENCES; GOOGLE EARTH PRO AERIAL IMAGE, DATED APRIL 23, 2014.
2. COORDINATE SYSTEM; NAD 83 CALIFORNIA STATE PLANES, ZONE 5 (FT.). SITE FEATURES AND LOCATIONS ARE APPROXIMATE.



<p style="font-size: 10px; margin-top: 5px;">290 Conejo Ridge Avenue Thousand Oaks, CA 91361 PHONE: (805) 230-1266 FAX: (805) 230-1277</p>	FOR:  Kaiser Foundation Health Plan, Inc. Phase 1 ESA 12761 Schabarum Avenue Irwindale, CA 91706	SITE VICINITY MAP		FIGURE:  <span style="font-size: 24px; font-weight: bold;">2</span>
	JOB NUMBER: 185803384.200	DRAWN BY: R. Roman	CHECKED BY: K. Pavel	APPROVED BY: S. C. Brady

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Appendix A  
PHOTOGRAPHS OF THE PROPERTY AND VICINITY  
January 29, 2015

## **Appendix A PHOTOGRAPHS OF THE PROPERTY AND VICINITY**

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 1**



Driveway of the Property, view from Schabarum Avenue looking northwest.

**Photograph No. 2**



Eastern side of the Property, looking north towards the Fire Department turn around.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 3**



Looking west, along the southern side of the Property building towards the Interstate 605.

**Photograph No. 4**



Looking southeast toward Schabarum Ave. from the loading dock area on the southern side of the Property building.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 5**



Looking to the north from the south side of the Property, view into the trash area focusing on the hydraulic compactor.

**Photograph No. 6**



View into the trash area, focusing on the bin containing food-grade liquid waste.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 7**



View along the western edge of the Property looking to the north, focusing on the cooling tower.

**Photograph No. 8**



View along the western edge of the Property looking to the east, focusing on the pallet storage area.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 9**



View inside of the cooling tower, looking south.

**Photograph No. 10**



View inside of the cooling tower, focusing on two drums containing chemicals used in the refrigeration process (CT-100 and Microbiocide).

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 11**



View inside of the cooling tower, looking up.

**Photograph No. 12**



View inside of the cooling tower, looking north.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 13**



View along the western edge of the building looking to the east, focusing on the cooling tower.

**Photograph No. 14**



View of hydraulic trash compacter (inside building) and propane tank storage.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 15**



View from inside the dry storage area towards the 12 pit-style dock levelers.

**Photograph No. 16**



View of pit-style dock leveler #3 from the outside.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 17**



View into the pit of hydraulic loading dock #3.

**Photograph No. 18**



View of dry storage ware house area.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 19**



View of electric charging station docks for equipment used at the Property.

**Photograph No. 20**



Close up of electric charging station docks for equipment used at the Property.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 21**



Utility room in office area of the building.

**Photograph No. 22**



Closet with water heater and electrical panels, also used for storage.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 23**



Offices in the building.

**Photograph No. 24**



Hallway in office area of the building.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 25**



View of air conditioning units on the roof of the building.

**Photograph No. 26**



Crawl space between roof and ceiling of the building (fire sprinkler lines and ducting).

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 27**



Floor drain in "protein room", 31 degrees storage area.

**Photograph No. 28**



View towards the south from eastern side of building, focusing on the clarifier lids.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 29**



View into 2-stage clarifier, located on eastern side of building in the planter area.

**Photograph No. 30**



View of electrical distribution panel located on eastern side of building on a concrete slab.

**STANTEC CONSULTING  
PHOTOGRAPHIC RECORD**

<b>Client:</b> Kaiser Foundation Health Plan, Inc.	<b>Job Number:</b> 185803384.200.0001
<b>Subject Name:</b> AIN: 8546-031-090	<b>Location:</b> 12761 Schabarum Avenue Irwindale, CA 91706
<b>Photographer:</b> K. Pavel	<b>Date:</b> 20-Jan-2015

**Photograph No. 31**



Transformer located along the eastern side of the building.

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

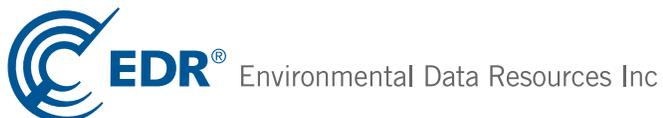
Appendix B  
January 29, 2015

## Appendix B ENVIRONMENTAL AGENCY DATABASE SEARCH REPORT

**12761 Schabarum Avenue**  
12761 Schabarum Avenue  
Baldwin Park, CA 91706

Inquiry Number: 4167879.2s  
December 23, 2014

## The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

12761 SCHABARUM AVENUE  
LOS ANGELES County, CA 91706

#### COORDINATES

Latitude (North): 34.0815000 - 34° 4' 53.40"  
Longitude (West): 117.9966000 - 117° 59' 47.76"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 408050.3  
UTM Y (Meters): 3771446.0  
Elevation: 321 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 34117-A8 BALDWIN PARK, CA  
Most Recent Revision: 1981  
  
West Map: 34118-A1 EL MONTE, CA  
Most Recent Revision: 1994

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120505  
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:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
JACMAR FOODSERVICE 12761 SCHABARUM AVE IRWINDALE, CA	LOS ANGELES CO. HMS	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***

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

## EXECUTIVE SUMMARY

### **State and tribal leaking storage tank lists**

SLIC..... Statewide SLIC Cases  
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### **State and tribal registered storage tank lists**

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  
SWRCY..... Recycler Database  
HAULERS..... Registered Waste Tire Haulers Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands  
WMUDS/SWAT..... Waste Management Unit Database

#### **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  
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  
SPILLS 90..... SPILLS 90 data from FirstSearch

#### **Other Ascertainable Records**

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated

## EXECUTIVE SUMMARY

DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
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
FINDS.....	Facility Index System/Facility Registry System
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
LA Co. Site Mitigation.....	Site Mitigation List
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
ENF.....	Enforcement Action Listing
HAZNET.....	Facility and Manifest Data
EML.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
COAL ASH DOE.....	Steam-Electric Plant Operation Data
PRP.....	Potentially Responsible Parties
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
LEAD SMELTERS.....	Lead Smelter Sites
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
PROC.....	Certified Processors Database
EPA WATCH LIST.....	EPA WATCH LIST
US FIN ASSUR.....	Financial Assurance Information
PCB TRANSFORMER.....	PCB Transformer Registration Database
2020 COR ACTION.....	2020 Corrective Action Program List
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
MWMP.....	Medical Waste Management Program Listing
WDS.....	Waste Discharge System
Financial Assurance.....	Financial Assurance Information Listing

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP..... EDR Proprietary Manufactured Gas Plants

# EXECUTIVE SUMMARY

## EDR RECOVERED GOVERNMENT ARCHIVES

### ***Exclusive Recovered Govt. Archives***

RGA LF..... Recovered Government Archive Solid Waste Facilities List  
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

## SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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 NPL site list***

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 09/29/2014 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>SAN GABRIEL VALLEY (AREA 2)</i></b>	<b><i>SUNSET &amp; SAN BERNARDINOSE 1/2 - 1 (0.564 mi.)</i></b>		<b><i>0</i></b>	<b><i>8</i></b>

### ***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 06/10/2014 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>INGERSOLL RAND CO</i></b>	<b><i>12747 SCHABARUM AVE</i></b>	<b><i>SSE 0 - 1/8 (0.111 mi.)</i></b>	<b><i>A2</i></b>	<b><i>34</i></b>

## EXECUTIVE SUMMARY

### **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 identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 11/03/2014 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>SIERRA VISTA HIGH SCHOOL</b> Status: No Further Action	<b>3600 NORTH FRAZIER STRE</b>	<b>ESE 1/2 - 1 (0.976 mi.)</b>	<b>14</b>	<b>59</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>VALLE LINDO CONTINUATION HIGH</b> Status: Inactive - Action Required Status: Certified	<b>12347 RAMONA BOULEVARD SW</b>	<b>1/4 - 1/2 (0.466 mi.)</b>	<b>13</b>	<b>49</b>

### **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 10/28/2014 has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MOBIL #11-E1A</b> Status: Completed - Case Closed	<b>12670 RAMONA BLVD E</b>	<b>S 1/8 - 1/4 (0.245 mi.)</b>	<b>B7</b>	<b>41</b>
<b>ARCO #5210</b> Status: Completed - Case Closed	<b>13001 FRANCISQUITO</b>	<b>ESE 1/4 - 1/2 (0.454 mi.)</b>	<b>C11</b>	<b>44</b>
<b>ARCO #5210</b>	<b>13001 FRANCISQUITO AVE</b>	<b>ESE 1/4 - 1/2 (0.454 mi.)</b>	<b>C12</b>	<b>47</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>VALLE LINDO CONTINUATION HIGH</b> Status: Completed - Case Closed	<b>12347 RAMONA BOULEVARD SW</b>	<b>1/4 - 1/2 (0.466 mi.)</b>	<b>13</b>	<b>49</b>

## EXECUTIVE SUMMARY

### ***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 09/17/2014 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ABU LASHIN MOBIL SERVICE	12670 RAMONA BLVD	S 1/8 - 1/4 (0.245 mi.)	B10	44

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, and dated 08/01/2009 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	12747 SCHABARUM AVE	SSE 0 - 1/8 (0.111 mi.)	A3	37

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Lists of Hazardous waste / Contaminated Sites***

AOCONCERN: San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

A review of the AOCONCERN list, as provided by EDR, and dated 03/30/2009 has revealed that there is 1 AOCONCERN site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY		SE 1/4 - 1/2 (0.385 mi.)	0	8

#### ***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 is 1 CA FID UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL OIL CORP SS 11E1A	12670 RAMONA BLVD	S 1/8 - 1/4 (0.245 mi.)	B5	38

## EXECUTIVE SUMMARY

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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GHASSAN ABU LASHIN	12670 RAMONA BLVD	S 1/8 - 1/4 (0.245 mi.)	B9	43

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL OIL CORP SS 11E1A	12670 RAMONA BLVD	S 1/8 - 1/4 (0.245 mi.)	B5	38

### ***Other Ascertainable Records***

ROD: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, and dated 11/25/2013 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY (AREA 2)	SUNSET & SAN BERNARDINOSE 1/2 - 1 (0.564 mi.)		0	8

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 2 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL #11-E1A	12670 RAMONA	S 1/8 - 1/4 (0.245 mi.)	B8	43
ARCO #5210	13001 FRANCISQUITO	ESE 1/4 - 1/2 (0.454 mi.)	C11	44

### **EDR HIGH RISK HISTORICAL RECORDS**

#### ***EDR Exclusive Records***

## EXECUTIVE SUMMARY

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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	12670 RAMONA BLVD	S 1/8 - 1/4 (0.245 mi.)	B6	40

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.

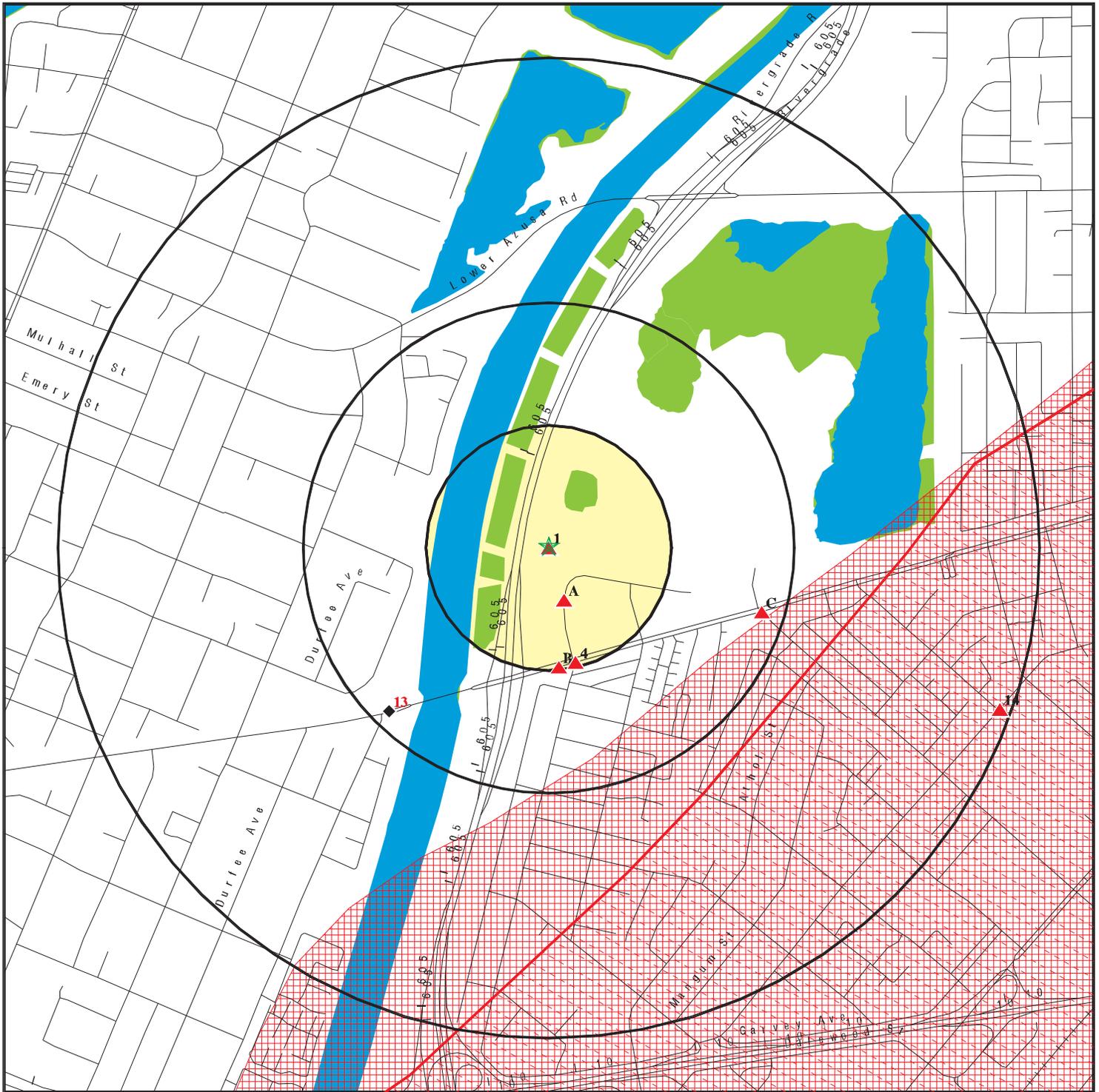
A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	12700 RAMONA BLVD	SSE 1/8 - 1/4 (0.240 mi.)	4	37

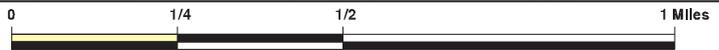
## EXECUTIVE SUMMARY

There were no unmapped sites in this report.

# OVERVIEW MAP - 4167879.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚡ Manufactured Gas Plants
- 🚧 National Priority List Sites
- 🏠 Dept. Defense Sites
- 🏠 Indian Reservations BIA
- 🔴 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: 12761 Schabarum Avenue  
 ADDRESS: 12761 Schabarum Avenue  
 Baldwin Park CA 91706  
 LAT/LONG: 34.0815 / 117.9966

CLIENT: Stantec  
 CONTACT: Kai Pavel  
 INQUIRY #: 4167879.2s  
 DATE: December 23, 2014 10:42 am

# DETAIL MAP - 4167879.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🏠 National Priority List Sites
- 🏠 Dept. Defense Sites

- 🏠 Indian Reservations BIA
- 📡 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: 12761 Schabarum Avenue  
 ADDRESS: 12761 Schabarum Avenue  
 Baldwin Park CA 91706  
 LAT/LONG: 34.0815 / 117.9966

CLIENT: Stantec  
 CONTACT: Kai Pavel  
 INQUIRY #: 4167879.2s  
 DATE: December 23, 2014 10:43 am

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	1	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	0	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
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
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL RESPONSE</i></b>								
RESPONSE	1.000		0	0	0	0	NR	0
<b><i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i></b>								
ENVIROSTOR	1.000		0	0	1	1	NR	2
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		0	1	3	NR	NR	4

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b>State and tribal registered storage tank lists</b>								
UST	0.250		0	1	NR	NR	NR	1
AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	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
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
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
AOCONCERN	1.000		0	0	1	0	NR	1
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Lists of Registered Storage Tanks</b>								
CA FID UST	0.250		0	1	NR	NR	NR	1
HIST UST	0.250		0	1	NR	NR	NR	1
SWEEPS UST	0.250		0	1	NR	NR	NR	1
<b>Local Land Records</b>								
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
<b>Records of Emergency Release Reports</b>								
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
SPILLS 90	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
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	1	NR	1
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		NR	NR	NR	NR	NR	0
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	1	1	NR	NR	2
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
LOS ANGELES CO. HMS	TP	1	NR	NR	NR	NR	NR	1
WIP	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	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
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	1	NR	NR	NR	1
EDR US Hist Cleaners	0.250		0	1	NR	NR	NR	1

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**1**  
**Target**  
**Property**

**JACMAR FOODSERVICE**  
**12761 SCHABARUM AVE**  
**IRWINDALE, CA**

**LOS ANGELES CO. HMS**

**S103944763**  
**N/A**

**Actual:**  
**321 ft.**

LOS ANGELES CO. HMS:  
Region: LA  
Facility Id: 018952-027207  
Facility Type: I01  
Facility Status: Permit  
Area: 3S  
Permit Number: 000302577  
Permit Status: Permit

**Areas of**  
**Concern**  
**SE**  
**1/4-1/2**  
**2034 ft.**

**SAN GABRIEL VALLEY**  
**LOS ANGELES (County), CA**

**AOCONCERN**

**CCA0000001**  
**N/A**

AOCONCERN:  
area where VOC contamination is at or above the MCL as designated by region 9 EPA office

**NPL**  
**Region**  
**SE**  
**1/2-1**  
**2978 ft.**

**SAN GABRIEL VALLEY (AREA 2)**  
**SUNSET & SAN BERNARDINO FREEWAY**  
**BALDWIN PARK, CA 91706**

**NPL**  
**CERCLIS**  
**US ENG CONTROLS**  
**ROD**  
**PRP**

**1000114961**  
**CAD980818512**

NPL:  
EPA ID: CAD980818512  
EPA Region: 09  
Federal: N  
Final Date: 1984-05-08 00:00:00

Category Details:  
NPL Status: Currently on the Final NPL  
Category Description: Depth To Aquifer-<= 10 Feet  
Category Value: 1  
  
NPL Status: Currently on the Final NPL  
Category Description: Distance To Nearest Population-> 0 And <= 1/4 Mile  
Category Value: 10

Site Details:  
Site Name: SAN GABRIEL VALLEY (AREA 2)  
Site Status: Final  
Site Zip: 91706  
Site City: BALDWIN PARK  
Site State: CA  
Federal Site: No  
Site County: LOS ANGELES  
EPA Region: 09  
Date Proposed: 09/08/83  
Date Deleted: Not reported  
Date Finalized: 05/08/84

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Substance Details:

NPL Status: Currently on the Final NPL  
Substance ID: Not reported  
Substance: Not reported  
CAS #: Not reported  
Pathway: Not reported  
Scoring: Not reported

NPL Status: Currently on the Final NPL  
Substance ID: U210  
Substance: TETRACHLOROETHENE  
CAS #: 127-18-4  
Pathway: GROUND WATER PATHWAY  
Scoring: 2

NPL Status: Currently on the Final NPL  
Substance ID: U211  
Substance: CARBON TETRACHLORIDE  
CAS #: 56-23-5  
Pathway: GROUND WATER PATHWAY  
Scoring: 4

NPL Status: Currently on the Final NPL  
Substance ID: U228  
Substance: TRICHLOROETHYLENE (TCE)  
CAS #: 79-01-6  
Pathway: GROUND WATER PATHWAY  
Scoring: 2

Summary Details:

Conditions at listing September 1983): San Gabriel Valley Area 2) is a ground water plume that parallels the San Gabriel River to the west in the San Gabriel ground water basin in the Baldwin Park area of Los Angeles County, California. The plume is about 7.5 miles long and 1.5 miles wide. Ground water is contaminated with trichloroethylene (TCE), perchloroethylene (PCE), and carbon tetrachloride, according to analyses by State agencies and local water companies. Many public wells in the area exceed the EPA Suggested No Adverse Response Levels (SNARL) for TCE and PCE. Approximately 100,000 people are affected. Cities and public water companies in the area have tested to ensure that their water supplies contain less than 5 parts per billion (ppb) of TCE, a level considered safe for human consumption. When alternative methods of reducing the TCE level below 5 ppb are not effective, wells are removed from service. Status June 1984): A supplemental sampling program of contaminated wells will begin soon to get a snapshot view of the degree of contamination. The State Department of Health Services and EPA are preparing to initiate a remedial investigation/ feasibility study to determine the aerial and vertical extent of contamination and to develop alternatives for treatment and management of the problem. EPA continues its investigation to identify sources of the contamination. This site, along with the three other San Gabriel Valley sites, was added to the NPL in May 1984 because it involves a serious problem that required taking immediate remedial action.

Site Status Details:

NPL Status: Final  
Proposed Date: 09/08/1983  
Final Date: 05/08/1984

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Deleted Date: Not reported

Narratives Details:

NPL Name: SAN GABRIEL VALLEY (AREA 2)  
City: BALDWIN PARK  
State: CA

CERCLIS:

Site ID: 0902092  
EPA ID: CAD980818512  
Facility County: LOS ANGELES  
Short Name: SAN GABRIEL VALLEY (AREA  
Congressional District: 32  
IFMS ID: 09M5  
SMSA Number: 4480  
USGC Hydro Unit: 18070106  
Federal Facility: Not a Federal Facility  
DMNSN Number: 12.25000  
Site Orphan Flag: N  
RCRA ID: Not reported  
USGS Quadrangle: Not reported  
Site Init By Prog: Not reported  
NFRAP Flag: Not reported  
Parent ID: Not reported  
RST Code: Not reported  
EPA Region: 09  
Classification: Groundwater  
Site Settings Code: SU  
NPL Status: Currently on the Final NPL  
DMNSN Unit Code: SQMI  
RBRAC Code: Not reported  
RResp Fed Agency Code: Not reported  
Non NPL Status: Not reported  
Non NPL Status Date: / /  
Site Fips Code: 06037  
CC Concurrence Date: / /  
CC Concurrence FY: Not reported  
Alias EPA ID: Not reported  
Site FUDS Flag: Not reported

CERCLIS Site Contact Name(s):

Contact ID: 9000127.00000  
Contact Name: Wayne Praskins  
Contact Tel: (415) 972-3181  
Contact Title: Remedial Project Manager (RPM)  
Contact Email: Not reported

Contact ID: 13003854.00000  
Contact Name: Leslie Ramirez  
Contact Tel: (415) 972-3978  
Contact Title: Site Assessment Manager (SAM)  
Contact Email: Not reported

Contact ID: 13003858.00000  
Contact Name: Sharon Murray

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Contact Tel: (415) 972-4250  
Contact Title: Site Assessment Manager (SAM)  
Contact Email: Not reported

Contact ID: 13004003.00000  
Contact Name: Carl Brickner  
Contact Tel: Not reported  
Contact Title: Site Assessment Manager (SAM)  
Contact Email: Not reported

CERCLIS Site Alias Name(s):

Alias ID: 101  
Alias Name: BALDWIN PARK  
Alias Address: Not reported  
Not reported

Alias ID: 102  
Alias Name: SAN GABRIEL VALLEY (AREA 2)  
Alias Address: SUNSET & SN BERNARDINO FRWY  
BALDWIN PARK, CA 91706

Alias ID: 103  
Alias Name: SAN GABRIEL VALLEY (AREA 2)  
Alias Address: SUNSET & SAN BERNARDINO FREEWAY  
BALDWIN PARK AREA, CA 91706

Alias Comments: Not reported

Site Description: Four areas of groundwater contamination are listed on the National Priorities List: San Gabriel Valley Area 1, San Gabriel Valley Area 2, San Gabriel Valley 3, and San Gabriel Valley 4. The four areas represent a significant portion of the 170 square mile San Gabriel Valley in Los Angeles County, California. More than one million residents live in the San Gabriel Valley alongside a variety of commercial and industrial operations. The San Gabriel Aquifer, which underlies most of the San Gabriel Valley Basin, stores an estimated three trillion gallons of water and is the primary source of water for most of the Basin's residents. Major surface water features in the San Gabriel Valley include the San Gabriel River, tributaries to the San Gabriel River system, and spreading basins located in or adjacent to the river channels. The approximate location of the San Gabriel Valley Area 2 Site is west of highway 39, south of the San Gabriel Mountains, east of the San Gabriel River, and north of Walnut Creek. Nearly all of the Baldwin Park area is fully developed for residential, commercial, and industrial use. The largest parcels of open land are active and inactive gravel pits and the Santa Fe flood Control Basin. Water purveyors in the site area include: the City of Azusa, California Domestic Water Company, City of Glendora, La Puente Valley County Water District, San Gabriel Valley Water Company, Suburban Water Systems, and Valley County Water District. Volatile Organic Compounds (VOCs), major contaminants of concern at the San Gabriel Valley Sites, were used in large quantities at industrial facilities as early as the 1940's. From the 1940's through the 1980's, carbon tetrachloride, tetrachloroethane, trichloroethene, and other chlorinated solvents were used by hundreds of businesses for degreasing, as raw materials for automotive products, by a solvent recycler, for chemical extractions, and for other purposes. VOCs have been released by a combination of intentional disposal, careless handling during loading and unloading, leaking tanks and pipes, and other means. VOCs were not detected in ground water until 1979 during environmental monitoring activities conducted by Aerojet Electrosystems near its facility in Azusa. In May 1984, EPA listed four areas of contamination were listed as San Gabriel Valley Area 1 through 4. EPA began its enforcement efforts in the site area in 1985 with searches for and evaluations of historical Federal, State, and local records on chemical

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

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**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

usage, handling, and disposal. In 1985, the California Regional Water Quality Board began its Well Investigation Program (WIP) to identify the sources of ground water contamination detected in water supply wells. In 1989, EPA entered into a cooperative agreement to expand the WIP program to determine the nature and extent of contamination in the San Gabriel Valley. The RI/FS for the Baldwin Park OU was conducted concurrently with source identification efforts, as a fund-lead project. In March 1994, the Record of Decision (ROD) document was signed.

CERCLIS Assessment History:

Action Code: 001  
Action: DISCOVERY  
Date Started: / /  
Date Completed: 04/01/80  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: State, No Fund Money  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: ISSUE REQUEST LETTERS (104E)  
Date Started: / /  
Date Completed: 08/01/83  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: SITE INSPECTION  
Date Started: 03/01/83  
Date Completed: 09/01/83  
Priority Level: Higher priority for further assessment  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: PRELIMINARY ASSESSMENT  
Date Started: / /  
Date Completed: 09/01/83  
Priority Level: Higher priority for further assessment  
Operable Unit: SITEWIDE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: HAZARD RANKING SYSTEM PACKAGE  
Date Started: / /  
Date Completed: 09/01/83  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: PROPOSAL TO NATIONAL PRIORITIES LIST  
Date Started: / /  
Date Completed: 09/08/83  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002  
Action: ISSUE REQUEST LETTERS (104E)  
Date Started: / /  
Date Completed: 01/01/84  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: COMMUNITY INVOLVEMENT  
Date Started: 05/01/84  
Date Completed: 05/01/84  
Priority Level: Not reported  
Operable Unit: BALDWIN PARK  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Primary  
Urgency Indicator: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

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Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: FINAL LISTING ON NATIONAL PRIORITIES LIST  
Date Started: / /  
Date Completed: 05/08/84  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003  
Action: ISSUE REQUEST LETTERS (104E)  
Date Started: / /  
Date Completed: 12/30/88  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 006  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 05/07/90  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 007  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 06/07/90  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Action Code: 004  
Action: ISSUE REQUEST LETTERS (104E)  
Date Started: / /  
Date Completed: 06/08/90  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 008  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 07/09/90  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 014  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 09/20/90  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 016  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 10/12/90  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 017  
Action: Notice Letters Issued  
Date Started: / /

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Date Completed: 12/05/90  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 018  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 12/06/90  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 019  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 12/07/90  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 02/07/91  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 03/06/91  
Priority Level: Not reported  
Operable Unit: SITEWIDE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 009  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 07/09/91  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 015  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 09/26/91  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: ADMINISTRATIVE/VOLUNTARY COST RECOVERY  
Date Started: / /  
Date Completed: 09/30/91  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: REMOVAL ASSESSMENT  
Date Started: 12/27/91  
Date Completed: 12/27/91  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Primary  
Urgency Indicator: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: RISK/HEALTH ASSESSMENT  
Date Started: / /  
Date Completed: 09/16/92  
Priority Level: Not reported  
Operable Unit: BALDWIN PARK  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: ECOLOGICAL RISK ASSESSMENT  
Date Started: / /  
Date Completed: 09/16/92  
Priority Level: Not reported  
Operable Unit: BALDWIN PARK  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002  
Action: Special Notice Issued  
Date Started: / /  
Date Completed: 05/26/93  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 010  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 08/04/93  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Action Code: 013  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 08/27/93  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: Special Notice Issued  
Date Started: / /  
Date Completed: 02/03/94  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: COMBINED REMEDIAL INVESTIGATION/FEASIBILITY STUDY  
Date Started: 08/01/87  
Date Completed: 03/31/94  
Priority Level: Not reported  
Operable Unit: BALDWIN PARK  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: RECORD OF DECISION  
Date Started: / /  
Date Completed: 03/31/94  
Priority Level: Not reported  
Operable Unit: BALDWIN PARK  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH  
Date Started: 09/30/84  
Date Completed: 07/01/94

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002  
Action: NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH  
Date Started: 01/30/89  
Date Completed: 07/01/94  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 011  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 08/09/94  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 04/13/95  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 04/20/95  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 005  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 05/05/95  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 012  
Action: Notice Letters Issued  
Date Started: / /  
Date Completed: 08/18/95  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: ADMINISTRATIVE ORDER ON CONSENT  
Date Started: / /  
Date Completed: 05/13/96  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS  
Date Started: 05/15/97  
Date Completed: 06/30/00  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Action Code: 001  
Action: UNILATERAL ADMIN ORDER  
Date Started: / /  
Date Completed: 06/30/00  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: PROSPECTIVE PURCHASER AGREEMENT ASSESSMENT  
Date Started: 06/05/01  
Date Completed: 09/25/01  
Priority Level: PPA Signed  
Operable Unit: BALDWIN PARK  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002  
Action: ADMINISTRATIVE ORDER ON CONSENT  
Date Started: / /  
Date Completed: 09/25/01  
Priority Level: Not reported  
Operable Unit: BALDWIN PARK  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: Lodged By DOJ  
Date Started: / /  
Date Completed: 04/11/02  
Priority Level: Not reported  
Operable Unit: BALDWIN PARK  
Primary Responsibility: Not reported  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: ALTERNATIVE DISPUTE RESOLUTION  
Date Started: 07/01/00  
Date Completed: 05/31/02

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Priority Level: Not reported  
Operable Unit: BALDWIN PARK  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: CONSENT DECREE  
Date Started: 01/01/02  
Date Completed: 08/27/02  
Priority Level: Not reported  
Operable Unit: BALDWIN PARK  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002  
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN  
Date Started: 07/21/00  
Date Completed: 09/26/02  
Priority Level: Not reported  
Operable Unit: LPVCWD SUBPROJECT  
Primary Responsibility: Responsible Party  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003  
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN  
Date Started: 07/21/00  
Date Completed: 03/31/03  
Priority Level: Not reported  
Operable Unit: VCWD SUBPROJECT  
Primary Responsibility: Responsible Party  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004  
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN  
Date Started: 07/21/00  
Date Completed: 08/08/03  
Priority Level: Not reported  
Operable Unit: SGVWC B6 SUBPROJECT  
Primary Responsibility: Responsible Party  
Planning Status: Primary

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002  
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION  
Date Started: 09/26/02  
Date Completed: 09/30/03  
Priority Level: Interim RA Report  
Operable Unit: LPVCWD SUBPROJECT  
Primary Responsibility: Responsible Party  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 005  
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN  
Date Started: 07/21/00  
Date Completed: 09/29/04  
Priority Level: Not reported  
Operable Unit: SGVWC B5 SUBPROJECT  
Primary Responsibility: Responsible Party  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003  
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION  
Date Started: 03/31/03  
Date Completed: 09/30/04  
Priority Level: Interim RA Report  
Operable Unit: VCWD SUBPROJECT  
Primary Responsibility: Responsible Party  
Planning Status: Primary  
Urgency Indicator: Long Term Action  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: CLAIM IN BANKRUPTCY PROCEEDING  
Date Started: 03/14/05  
Date Completed: 03/14/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004  
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION  
Date Started: 08/08/03  
Date Completed: 03/31/05  
Priority Level: Interim RA Report  
Operable Unit: SGVWC B6 SUBPROJECT  
Primary Responsibility: Responsible Party  
Planning Status: Primary  
Urgency Indicator: Long Term Action  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 010  
Action: Lodged By DOJ  
Date Started: / /  
Date Completed: 09/20/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 012  
Action: Lodged By DOJ  
Date Started: / /  
Date Completed: 10/26/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 011  
Action: Lodged By DOJ  
Date Started: / /  
Date Completed: 10/26/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Action Code: 013  
Action: Lodged By DOJ  
Date Started: / /  
Date Completed: 10/26/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 009  
Action: Lodged By DOJ  
Date Started: / /  
Date Completed: 10/26/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 008  
Action: Lodged By DOJ  
Date Started: / /  
Date Completed: 10/26/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 007  
Action: Lodged By DOJ  
Date Started: / /  
Date Completed: 10/26/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 006  
Action: Lodged By DOJ  
Date Started: / /

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Date Completed: 10/26/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: SETTLEMENT (GENERIC)  
Date Started: / /  
Date Completed: 11/01/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 005  
Action: CONSENT DECREE  
Date Started: 09/28/05  
Date Completed: 12/12/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 006  
Action: CONSENT DECREE  
Date Started: 09/28/05  
Date Completed: 12/13/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002  
Action: CONSENT DECREE  
Date Started: 09/28/05  
Date Completed: 12/13/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Primary Responsibility: Federal Enforcement  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003  
Action: CONSENT DECREE  
Date Started: 09/28/05  
Date Completed: 12/13/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004  
Action: CONSENT DECREE  
Date Started: 09/28/05  
Date Completed: 12/13/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 007  
Action: CONSENT DECREE  
Date Started: 09/28/05  
Date Completed: 12/14/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 008  
Action: CONSENT DECREE  
Date Started: 09/28/05  
Date Completed: 12/16/05  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 005  
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION  
Date Started: 09/29/04  
Date Completed: 09/28/06  
Priority Level: Interim RA Report  
Operable Unit: SGVWC B5 SUBPROJECT  
Primary Responsibility: Responsible Party  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 009  
Action: CONSENT DECREE  
Date Started: 03/26/07  
Date Completed: 03/26/07  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 014  
Action: Lodged By DOJ  
Date Started: / /  
Date Completed: 06/21/07  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: Federal Enforcement  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: FIVE-YEAR REVIEW  
Date Started: 05/01/07  
Date Completed: 09/27/07  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Action Code: 002  
Action: FIVE-YEAR REVIEW  
Date Started: / /  
Date Completed: 09/24/12  
Priority Level: Not reported  
Operable Unit: SITEWIDE  
Primary Responsibility: EPA Fund-Financed  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN  
Date Started: 07/21/00  
Date Completed: / /  
Priority Level: Not reported  
Operable Unit: BALDWIN PARK  
Primary Responsibility: Responsible Party  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Other Start and Completion Anomaly

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION  
Date Started: 09/26/02  
Date Completed: / /  
Priority Level: Not reported  
Operable Unit: BALDWIN PARK  
Primary Responsibility: Responsible Party  
Planning Status: Primary  
Urgency Indicator: Not reported  
Action Anomaly: Other Start and Completion Anomaly

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: POTENTIALLY RESPONSIBLE PARTY LONG-TERM RESPONSE ACTION  
Date Started: 09/30/03  
Date Completed: / /  
Priority Level: Not reported  
Operable Unit: BALDWIN PARK  
Primary Responsibility: Responsible Party  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001  
Action: OPERATIONS AND MAINTENANCE  
Date Started: 09/30/03  
Date Completed: / /  
Priority Level: Not reported  
Operable Unit: BALDWIN PARK

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Primary Responsibility: Responsible Party  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002  
Action: OPERATIONS AND MAINTENANCE  
Date Started: 09/30/03  
Date Completed: / /  
Priority Level: Not reported  
Operable Unit: LPVCWD SUBPROJECT  
Primary Responsibility: Responsible Party  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003  
Action: OPERATIONS AND MAINTENANCE  
Date Started: 09/30/04  
Date Completed: / /  
Priority Level: Not reported  
Operable Unit: VCWD SUBPROJECT  
Primary Responsibility: Responsible Party  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004  
Action: OPERATIONS AND MAINTENANCE  
Date Started: 03/31/05  
Date Completed: / /  
Priority Level: Not reported  
Operable Unit: SGVWC B6 SUBPROJECT  
Primary Responsibility: Responsible Party  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 005  
Action: OPERATIONS AND MAINTENANCE  
Date Started: 09/28/06  
Date Completed: / /  
Priority Level: Not reported  
Operable Unit: SGVWC B5 SUBPROJECT  
Primary Responsibility: Responsible Party  
Planning Status: Not reported  
Urgency Indicator: Not reported  
Action Anomaly: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

For detailed financial records, contact EDR for a Site Report.:

Federal Register Details:

Fed Register Date: 05/08/84  
Fed Register Volume: 49  
Page Number: 19480

Fed Register Date: 09/08/83  
Fed Register Volume: 48  
Page Number: 40674

[Click this hyperlink](#) while viewing on your computer to access  
1492 additional US CERCLIS Financial: record(s) in the EDR Site Report.

US ENG CONTROLS:

EPA ID: CAD980818512  
Site ID: 0902092  
Name: SAN GABRIEL VALLEY (AREA 2)  
Address: SUNSET & SAN BERNARDINO FREEWAY  
BALDWIN PARK, CA 91706  
EPA Region: 09  
County: LOS ANGELES  
Event Code: Not reported  
Actual Date: 03/31/1994

Action ID: 001  
Action Name: RECORD OF DECISION  
Action Completion date: 03/31/1994  
Operable Unit: 01  
Contaminated Media : Groundwater  
Engineering Control: Air Stripping

Action ID: 001  
Action Name: RECORD OF DECISION  
Action Completion date: 03/31/1994  
Operable Unit: 01  
Contaminated Media : Groundwater  
Engineering Control: Discharge

Action ID: 001  
Action Name: RECORD OF DECISION  
Action Completion date: 03/31/1994  
Operable Unit: 01  
Contaminated Media : Groundwater  
Engineering Control: Liquid Phase Carbon Adsorption

Action ID: 001  
Action Name: RECORD OF DECISION  
Action Completion date: 03/31/1994  
Operable Unit: 01  
Contaminated Media : Groundwater  
Engineering Control: Monitoring

Action ID: 001  
Action Name: RECORD OF DECISION

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

Action Completion date: 03/31/1994  
Operable Unit: 01  
Contaminated Media : Groundwater  
Engineering Control: Pump And Treat

ROD:

Full-text of USEPA Record of Decision(s) is available from EDR.

PRP:

PRP name: A & J SYSTEMS  
A&E PLASTICS CO.  
A-1 ORNAMENTAL IRON  
ACORN ENGINEERING CO.  
ACROMIL  
ADAMS AND COLTRIN, INC.  
ADAMS CAMPBELL CO., LTD.  
ADVANCED HEAT TECHNOLOGY CORP.  
AEROJET ELECTROSYSTEMS  
AEROJET ELECTROSYSTEMS  
AEROJET-GENERAL CORP.  
AEROJET-GENERAL CORP.  
AEROJET-GENERAL CORP.  
AEROSOL SERVICES COMPANY  
AIR DISTRIBUTION PRODUCTS, INC.  
ALLEGIANCE HEALTHCARE CORPORATION  
ALLEGIANCE HEALTHCARE CORPORATION  
ALLFAST FASTENING SYSTEMS, INC.  
ALLIED PHOTO PRODUCTS INC.  
ALLSTATE INSURANCE CO.  
AMERICAN SHEDS INC.  
ARCADIA MACHINE AND TOOL  
AREMAC ASSOCIATES  
AREMAC HEAT TREATING, INC.  
ARMY CORPS OF ENGINEERS  
ARTHUR B. SCHULTZ AND JOSEPH POLTORAK  
ARTISTIC POLISHING AND PLATING  
ASSOCIATED ASPHALT PAVING MATERIALS  
ASTRO SEAL, INC.  
ASTRO SEAL, INC.  
ASTRONAUTIC ENAMELERS  
AZUSA GAS SYSTEMS  
AZUSA LAND RECLAMATION  
AZUSA LAND RECLAMATION  
AZUSA PIPE AND TUBE BENDING  
AZUSA PIPE AND TUBE BENDING  
AZUSA ROCK INC.  
B&B RED-I-MIX-CONCRETE INC.  
BALL-ICON, BALL GLASS DIV.  
BAXTER HEALTHCARE CORPORATION  
BDP CO.  
BENCHMARK HOLDING GROUP  
BENCHMARK TECHNOLOGY  
BIRTCHER  
BRENT FAMILY TRUST  
BROWN JORDEN CO.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAN GABRIEL VALLEY (AREA 2) (Continued)**

**1000114961**

C&H DISTRIBUTING  
CAL MAT CO.  
CALIFORNIA HYDROFORMING CO., INC.  
CALIFORNIA STEEL AND TUBE  
CALTRANS  
CARDINAL INDUSTRIES FINISHERS  
CHAMPION PARTS, INC.  
CHARLES HOFGAARDEN  
CHEM ARROW CORPORATION  
CHEMICAL WASTE MANAGEMENT  
CHEMLAWN SERVICE CORP.  
CHEVRON CORPORATION  
CHEVRON USA, INC.  
CLAUDEAN MULLINS KAWIE

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193 additional PRP: record(s) in the EDR Site Report.

**A2**  
**SSE**  
**< 1/8**  
**0.111 mi.**  
**586 ft.**

**INGERSOLL RAND CO**  
**12747 SCHABARUM AVE**  
**IRWINDALE, CA 91706**

**Site 1 of 2 in cluster A**

**RCRA-SQG 1000985131**  
**FINDS CAR000002428**  
**LOS ANGELES CO. HMS**  
**HAZNET**

**Relative:**  
**Higher**

RCRA-SQG:

**Actual:**  
**323 ft.**

Date form received by agency: 09/13/1995  
Facility name: INGERSOLL RAND CO  
Facility address: 12747 SCHABARUM AVE  
IRWINDALE, CA 91706  
EPA ID: CAR000002428  
Mailing address: SCHABARUM AVE  
IRWINDALE, CA 91706  
Contact: RON SIESS  
Contact address: 12747 SCHABARUM AVE  
IRWINDALE, CA 91706  
Contact country: US  
Contact telephone: (201) 573-0123  
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: INGERSOLL RAND CO  
Owner/operator address: 200 CHESTNUT RIDGE RD  
WOODCLIFF LAKE, NJ 07675  
Owner/operator country: Not reported  
Owner/operator telephone: (201) 573-0123  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**INGERSOLL RAND CO (Continued)**

**1000985131**

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: 110002905786

Environmental Interest/Information System

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.

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.

LOS ANGELES CO. HMS:

Region: LA  
Facility Id: 016435-050680  
Facility Type: I09  
Facility Status: Closed  
Area: 3S  
Permit Number: 000563233  
Permit Status: Closed

Region: LA  
Facility Id: 016435-055714  
Facility Type: I09  
Facility Status: Permit  
Area: 3S  
Permit Number: 000686454  
Permit Status: Permit

HAZNET:

Year: 2008

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**INGERSOLL RAND CO (Continued)**

**1000985131**

Gepaid: CAR000002428  
Contact: BILL LAING  
Telephone: 6263374545  
Mailing Name: Not reported  
Mailing Address: 12747 SCHABARUM AVE  
Mailing City,St,Zip: IRWINDALE, CA 917066802  
Gen County: Not reported  
TSD EPA ID: CAD097030993  
TSD County: Not reported  
Waste Category: Other organic solids  
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)  
Tons: 0.3  
Facility County: Los Angeles

Year: 2007  
Gepaid: CAR000002428  
Contact: BILL LAING  
Telephone: 6263374545  
Mailing Name: Not reported  
Mailing Address: 12747 SCHABARUM AVE  
Mailing City,St,Zip: IRWINDALE, CA 917066802  
Gen County: Not reported  
TSD EPA ID: CAD008252405  
TSD County: Not reported  
Waste Category: Off-specification, aged or surplus organics  
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site  
Tons: 0  
Facility County: Los Angeles

Year: 2007  
Gepaid: CAR000002428  
Contact: BILL LAING  
Telephone: 6263374545  
Mailing Name: Not reported  
Mailing Address: 12747 SCHABARUM AVE  
Mailing City,St,Zip: IRWINDALE, CA 917066802  
Gen County: Not reported  
TSD EPA ID: CAT080013352  
TSD County: Not reported  
Waste Category: Unspecified oil-containing waste  
Disposal Method: Sludge Treatment And/Or Dewatering  
Tons: 0.5  
Facility County: Los Angeles

Year: 2007  
Gepaid: CAR000002428  
Contact: BILL LAING  
Telephone: 6263374545  
Mailing Name: Not reported  
Mailing Address: 12747 SCHABARUM AVE  
Mailing City,St,Zip: IRWINDALE, CA 917066802  
Gen County: Not reported  
TSD EPA ID: CAD097030993  
TSD County: Not reported  
Waste Category: Other organic solids  
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**INGERSOLL RAND CO (Continued)**

**1000985131**

(H010-H129) Or (H131-H135)  
 Tons: 0.81  
 Facility County: Los Angeles

Year: 2007  
 Gepaid: CAR000002428  
 Contact: BILL LAING  
 Telephone: 6263374545  
 Mailing Name: Not reported  
 Mailing Address: 12747 SCHABARUM AVE  
 Mailing City,St,Zip: IRWINDALE, CA 917066802  
 Gen County: Not reported  
 TSD EPA ID: CAD097030993  
 TSD County: Not reported  
 Waste Category: Off-specification, aged or surplus inorganics  
 Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery  
 (H010-H129) Or (H131-H135)  
 Tons: 0.25  
 Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access  
 23 additional CA\_HAZNET: record(s) in the EDR Site Report.

**A3**  
**SSE**  
**< 1/8**  
**0.111 mi.**  
**586 ft.**

**12747 SCHABARUM AVE**  
**IRWINDALE, CA 91706**  
**Site 2 of 2 in cluster A**

**AST A100344462**  
**N/A**

**Relative:**  
**Higher**  
**Actual:**  
**323 ft.**

AST:  
 Certified Unified Program Agencies: Los Angeles County  
 Owner: VOLVO CONSTRUCTION EQUIPMENT & SERV  
 Total Gallons: 3701

**4**  
**SSE**  
**1/8-1/4**  
**0.240 mi.**  
**1267 ft.**

**12700 RAMONA BLVD**  
**BALDWIN PARK, CA 91706**

**EDR US Hist Cleaners 1014985678**  
**N/A**

**Relative:**  
**Higher**  
**Actual:**  
**322 ft.**

EDR Historical Cleaners:  
 Name: TOMS WP INC COIN LAUNDRY  
 Year: 2005  
 Address: 12700 RAMONA BLVD

Name: TOMS WP INC COIN LAUNDRY  
 Year: 2008  
 Address: 12700 RAMONA BLVD

Name: TOMS WO INC COIN LAUNDRY  
 Year: 2009  
 Address: 12700 RAMONA BLVD

MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Site

Database(s)

EDR ID Number  
 EPA ID Number

**B5**  
**South**  
**1/8-1/4**  
**0.245 mi.**  
**1291 ft.**

**MOBIL OIL CORP SS 11E1A**  
**12670 RAMONA BLVD**  
**BALDWIN PARK, CA**

**CA FID UST** **S101582751**  
**SWEEPS UST** **N/A**

**Site 1 of 6 in cluster B**

**Relative:**  
**Higher**

CA FID UST:  
 Facility ID: 19001299  
 Regulated By: UTNKA  
 Regulated ID: 00040014  
 Cortese Code: Not reported  
 SIC Code: Not reported  
 Facility Phone: 8180000000  
 Mail To: Not reported  
 Mailing Address: 3800 W ALAMEDA AVE  
 Mailing Address 2: Not reported  
 Mailing City,St,Zip: BALDWIN PARK  
 Contact: Not reported  
 Contact Phone: Not reported  
 DUNS Number: Not reported  
 NPDES Number: Not reported  
 EPA ID: Not reported  
 Comments: Not reported  
 Status: Active

**Actual:**  
**321 ft.**

SWEEPS UST:  
 Status: Active  
 Comp Number: 11149  
 Number: 9  
 Board Of Equalization: 44-000400  
 Referral Date: 06-30-89  
 Action Date: Not reported  
 Created Date: 06-30-89  
 Owner Tank Id: Not reported  
 SWRCB Tank Id: 19-000-011149-000001  
 Tank Status: A  
 Capacity: Not reported  
 Active Date: 06-30-89  
 Tank Use: UNKNOWN  
 STG: W  
 Content: Not reported  
 Number Of Tanks: 5

Status: Active  
 Comp Number: 11149  
 Number: 9  
 Board Of Equalization: 44-000400  
 Referral Date: 06-30-89  
 Action Date: Not reported  
 Created Date: 06-30-89  
 Owner Tank Id: Not reported  
 SWRCB Tank Id: 19-000-011149-000002  
 Tank Status: A  
 Capacity: Not reported  
 Active Date: 06-30-89  
 Tank Use: UNKNOWN  
 STG: W  
 Content: Not reported  
 Number Of Tanks: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MOBIL OIL CORP SS 11E1A (Continued)**

**S101582751**

Status: Active  
Comp Number: 11149  
Number: 9  
Board Of Equalization: 44-000400  
Referral Date: 06-30-89  
Action Date: Not reported  
Created Date: 06-30-89  
Owner Tank Id: Not reported  
SWRCB Tank Id: 19-000-011149-000003  
Tank Status: A  
Capacity: Not reported  
Active Date: 06-30-89  
Tank Use: UNKNOWN  
STG: W  
Content: Not reported  
Number Of Tanks: Not reported

Status: Active  
Comp Number: 11149  
Number: 9  
Board Of Equalization: 44-000400  
Referral Date: 06-30-89  
Action Date: Not reported  
Created Date: 06-30-89  
Owner Tank Id: Not reported  
SWRCB Tank Id: 19-000-011149-000004  
Tank Status: A  
Capacity: Not reported  
Active Date: 06-30-89  
Tank Use: UNKNOWN  
STG: W  
Content: Not reported  
Number Of Tanks: Not reported

Status: Active  
Comp Number: 11149  
Number: 9  
Board Of Equalization: 44-000400  
Referral Date: 06-30-89  
Action Date: Not reported  
Created Date: 06-30-89  
Owner Tank Id: Not reported  
SWRCB Tank Id: 19-000-011149-000005  
Tank Status: A  
Capacity: Not reported  
Active Date: 06-30-89  
Tank Use: UNKNOWN  
STG: W  
Content: Not reported  
Number Of Tanks: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**B6**  
**South**  
**1/8-1/4**  
**0.245 mi.**  
**1291 ft.**

**12670 RAMONA BLVD**  
**BALDWIN PARK, CA 91706**

**EDR US Hist Auto Stat** **1015195713**  
**N/A**

**Site 2 of 6 in cluster B**

**Relative:**  
**Higher**

EDR Historical Auto Stations:

**Actual:**  
**321 ft.**

- Name: ABULASHIN MOBIL SERVICE  
Year: 1999  
Address: 12670 RAMONA BLVD
- Name: ABULASHIN MOBIL SERVICE  
Year: 2001  
Address: 12670 RAMONA BLVD
- Name: ABULASHIN MOBIL SERVICE  
Year: 2002  
Address: 12670 RAMONA BLVD
- Name: ABULASHIN MOBIL SERVICE  
Year: 2003  
Address: 12670 RAMONA BLVD
- Name: LASHIN MOBIL SERVICE  
Year: 2004  
Address: 12670 RAMONA BLVD
- Name: ABULASHIN MOBIL SERVICE  
Year: 2005  
Address: 12670 RAMONA BLVD
- Name: ABULASHIN MOBIL SERVICE  
Year: 2006  
Address: 12670 RAMONA BLVD
- Name: ABULASHIN MOBIL SERVICE  
Year: 2007  
Address: 12670 RAMONA BLVD
- Name: ABULASHIN MOBIL SERVICE  
Year: 2008  
Address: 12670 RAMONA BLVD
- Name: ABULASHIN MOBIL SERVICE  
Year: 2009  
Address: 12670 RAMONA BLVD
- Name: LASHIN MOBIL  
Year: 2010  
Address: 12670 RAMONA BLVD
- Name: ABULASHIN MOBIL SERVICE  
Year: 2011  
Address: 12670 RAMONA BLVD
- Name: ABULASHIN MOBIL SERVICE  
Year: 2012  
Address: 12670 RAMONA BLVD

MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Site

Database(s)

EDR ID Number  
 EPA ID Number

**B7**            **MOBIL #11-E1A**  
**South**        **12670 RAMONA BLVD E**  
**1/8-1/4**        **BALDWIN PARK, CA 91706**  
**0.245 mi.**  
**1291 ft.**        **Site 3 of 6 in cluster B**

**LUST**    **S101295600**  
              **N/A**

**Relative:**  
**Higher**

LUST:

**Actual:**  
**321 ft.**

Region:                    STATE  
 Global Id:                T0603703753  
 Latitude:                34.077604  
 Longitude:              -117.996982  
 Case Type:              LUST Cleanup Site  
 Status:                  Completed - Case Closed  
 Status Date:            03/25/1991  
 Lead Agency:          LOS ANGELES COUNTY  
 Case Worker:          JOA  
 Local Agency:         LOS ANGELES COUNTY  
 RB Case Number:      I-11149  
 LOC Case Number:     Not reported  
 File Location:         Not reported  
 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:                T0603703753  
 Contact Type:          Regional Board Caseworker  
 Contact Name:         YUE RONG  
 Organization Name:    LOS ANGELES RWQCB (REGION 4)  
 Address:                320 W. 4TH ST., SUITE 200  
 City:                    Los Angeles  
 Email:                  yrong@waterboards.ca.gov  
 Phone Number:        Not reported

Global Id:                T0603703753  
 Contact Type:          Local Agency Caseworker  
 Contact Name:         JOHN AWUJO  
 Organization Name:    LOS ANGELES COUNTY  
 Address:                900 S FREMONT AVE  
 City:                    ALHAMBRA  
 Email:                  jawujo@dpw.lacounty.gov  
 Phone Number:        6264583507

Status History:

Global Id:                T0603703753  
 Status:                  Open - Case Begin Date  
 Status Date:            06/05/1987

Global Id:                T0603703753  
 Status:                  Completed - Case Closed  
 Status Date:            03/25/1991

Regulatory Activities:

Global Id:                T0603703753  
 Action Type:            Other  
 Date:                    06/05/1987  
 Action:                  Leak Stopped

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MOBIL #11-E1A (Continued)**

**S101295600**

Global Id: T0603703753  
Action Type: Other  
Date: 06/05/1987  
Action: Leak Discovery

Global Id: T0603703753  
Action Type: Other  
Date: 06/10/1987  
Action: Leak Reported

**LUST REG 4:**

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: I-11149  
Status: Case Closed  
Substance: Gasoline  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: Not reported  
Global ID: T0603703753  
W Global ID: Not reported  
Staff: UNK  
Local Agency: 19000  
Cross Street: I-605  
Enforcement Type: Not reported  
Date Leak Discovered: 6/5/1987  
Date Leak First Reported: 6/10/1987  
Date Leak Record Entered: 8/12/1987  
Date Confirmation Began: Not reported  
Date Leak Stopped: 6/5/1987  
Date Case Last Changed on Database: 9/27/1990  
Date the Case was Closed: 3/25/1991  
How Leak Discovered: Tank Closure  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: UNK  
Operator: UISHIN, GHASSAN ABU  
Water System: Not reported  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 4468.0809017647628667934974552  
Source of Cleanup Funding: UNK  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: Not reported  
Hist Max MTBE Conc in Groundwater: Not reported  
Hist Max MTBE Conc in Soil: Not reported  
Significant Interim Remedial Action Taken: Not reported  
GW Qualifier: Not reported  
Soil Qualifier: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**MOBIL #11-E1A (Continued)**

**S101295600**

Organization: Not reported  
 Owner Contact: Not reported  
 Responsible Party: MOBIL OIL CORP  
 RP Address: 3800 W ALAMEDA, #700, BURBANK, CA 91505  
 Program: LUST  
 Lat/Long: 34.0779281 / -1  
 Local Agency Staff: Not reported  
 Beneficial Use: Not reported  
 Priority: Not reported  
 Cleanup Fund Id: Not reported  
 Suspended: Not reported  
 Assigned Name: Not reported  
 Summary: OLD CASE #004056

**B8**  
 South  
 1/8-1/4  
 0.245 mi.  
 1291 ft.

**MOBIL #11-E1A**  
**12670 RAMONA**  
**BALDWIN PARK, CA 91706**

**HIST CORTESE** **S100721417**  
 N/A

**Site 4 of 6 in cluster B**

**Relative:**  
**Higher**

HIST CORTESE:  
 Region: CORTESE  
 Facility County Code: 19  
 Reg By: LTNKA  
 Reg Id: I-11149

**Actual:**  
**321 ft.**

**B9**  
 South  
 1/8-1/4  
 0.245 mi.  
 1291 ft.

**GHASSAN ABU LASHIN**  
**12670 RAMONA BLVD**  
**BALDWIN PARK, CA 91706**

**HIST UST** **U001568758**  
 N/A

**Site 5 of 6 in cluster B**

**Relative:**  
**Higher**

HIST UST:  
 Region: STATE  
 Facility ID: 00000040014  
 Facility Type: Gas Station  
 Other Type: Not reported  
 Total Tanks: 0004  
 Contact Name: Not reported  
 Telephone: 8189601181  
 Owner Name: MOBIL OIL CORPORATION  
 Owner Address: 612 SOUTH FLOWER STREET  
 Owner City,St,Zip: LOS ANGELES, CA 90017

**Actual:**  
**321 ft.**

Tank Num: 001  
 Container Num: 0472  
 Year Installed: 1972  
 Tank Capacity: 00000550  
 Tank Used for: WASTE  
 Type of Fuel: WASTE OIL  
 Tank Construction: Not reported  
 Leak Detection: Stock Inventor

Tank Num: 002  
 Container Num: 0473  
 Year Installed: 1972

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**GHASSAN ABU LASHIN (Continued)**

**U001568758**

Tank Capacity: 00004000  
Tank Used for: PRODUCT  
Type of Fuel: PREMIUM  
Tank Construction: Not reported  
Leak Detection: Stock Inventor

Tank Num: 003  
Container Num: 0474  
Year Installed: 1972  
Tank Capacity: 00006000  
Tank Used for: PRODUCT  
Type of Fuel: REGULAR  
Tank Construction: Not reported  
Leak Detection: Stock Inventor

Tank Num: 004  
Container Num: 0475  
Year Installed: 1972  
Tank Capacity: 00008000  
Tank Used for: PRODUCT  
Type of Fuel: UNLEADED  
Tank Construction: Not reported  
Leak Detection: Stock Inventor

**B10**  
**South**  
**1/8-1/4**  
**0.245 mi.**  
**1291 ft.**

**ABU LASHIN MOBIL SERVICE**  
**12670 RAMONA BLVD**  
**BALDWIN PARK, CA 91706**

**UST U004049363**  
**N/A**

**Site 6 of 6 in cluster B**

**Relative:**  
**Higher**

UST:  
Facility ID: 24120  
Latitude: 34.0788746  
Longitude: -117.9957682  
Permitting Agency: LOS ANGELES COUNTY

**Actual:**  
**321 ft.**

**C11**  
**ESE**  
**1/4-1/2**  
**0.454 mi.**  
**2395 ft.**

**ARCO #5210**  
**13001 FRANCISQUITO**  
**BALDWIN PARK, CA 91706**

**HIST CORTESE S100222887**  
**LUST N/A**  
**CHMIRS**

**Site 1 of 2 in cluster C**

**Relative:**  
**Higher**

HIST CORTESE:  
Region: CORTESE  
Facility County Code: 19  
Reg By: LTNKA  
Reg Id: I-12080

**Actual:**  
**332 ft.**

LUST:  
Region: STATE  
Global Id: T0603703920  
Latitude: 34.079485  
Longitude: -117.988474  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 05/15/2001

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ARCO #5210 (Continued)**

**S100222887**

Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: NB  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: I-12080  
LOC Case Number: Not reported  
File Location: Not reported  
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: T0603703920  
Contact Type: Regional Board Caseworker  
Contact Name: NHAN BAO  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 WEST 4TH STREET, SUITE 200  
City: LOS ANGELES  
Email: nbao@waterboards.ca.gov  
Phone Number: 2135766703

Global Id: T0603703920  
Contact Type: Local Agency Caseworker  
Contact Name: JOHN AWUJO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

**Status History:**

Global Id: T0603703920  
Status: Open - Case Begin Date  
Status Date: 10/19/1991

Global Id: T0603703920  
Status: Completed - Case Closed  
Status Date: 05/15/2001

Global Id: T0603703920  
Status: Open - Site Assessment  
Status Date: 05/27/1992

Global Id: T0603703920  
Status: Open - Site Assessment  
Status Date: 08/22/2000

**Regulatory Activities:**

Global Id: T0603703920  
Action Type: Other  
Date: 10/19/1991  
Action: Leak Stopped

Global Id: T0603703920  
Action Type: Other  
Date: 10/19/1991

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

ARCO #5210 (Continued)

S100222887

Action: Leak Discovery  
  
Global Id: T0603703920  
Action Type: Other  
Date: 12/19/1995  
Action: Leak Reported

CHMIRS:

OES Incident Number: 9991793  
OES notification: Not reported  
OES Date: Not reported  
OES Time: Not reported  
Incident Date: 02-DEC-88  
**Date Completed: 02-DEC-88**  
Property Use: 500  
Agency Id Number: 19110  
Agency Incident Number: 0V-16  
Time Notified: Not reported  
Time Completed: Not reported  
Surrounding Area: 400  
Estimated Temperature: 60  
Property Management: C  
More Than Two Substances Involved?: N  
Resp Agncy Personel # Of Decontaminated: Not reported  
Responding Agency Personel # Of Injuries: Not reported  
Responding Agency Personel # Of Fatalities: Not reported  
Others Number Of Decontaminated: Not reported  
Others Number Of Injuries: Not reported  
Others Number Of Fatalities: Not reported  
Vehicle Make/year: Not reported  
Vehicle License Number: Not reported  
Vehicle State: Not reported  
Vehicle Id Number: Not reported  
CA DOT PUC/ICC Number: Not reported  
Company Name: Not reported  
Reporting Officer Name/ID: M CONTI  
Report Date: 05-DEC-88  
Facility Telephone: 213 267-2485  
Waterway Involved: Not reported  
Waterway: Not reported  
Spill Site: Not reported  
Cleanup By: Not reported  
Containment: Not reported  
What Happened: Not reported  
Type: Not reported  
Measure: Not reported  
Other: Not reported  
Date/Time: Not reported  
Year: 88-92  
Agency: Not reported  
Incident Date: Not reported  
Admin Agency: Not reported  
Amount: Not reported  
Contained: Not reported  
Site Type: Not reported  
E Date: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**ARCO #5210 (Continued)**

**S100222887**

Substance: Not reported  
 Unknown: Not reported  
 Substance #2: Not reported  
 Substance #3: Not reported  
 Evacuations: Not reported  
 Number of Injuries: Not reported  
 Number of Fatalities: Not reported  
 #1 Pipeline: Not reported  
 #2 Pipeline: Not reported  
 #3 Pipeline: Not reported  
 #1 Vessel >= 300 Tons: Not reported  
 #2 Vessel >= 300 Tons: Not reported  
 #3 Vessel >= 300 Tons: Not reported  
 Evacs: Not reported  
 Injuries: Not reported  
 Fataals: Not reported  
 Comments: N  
 Description: Not reported

**C12**  
**ESE**  
**1/4-1/2**  
**0.454 mi.**  
**2395 ft.**

**ARCO #5210**  
**13001 FRANCISQUITO AVE**  
**BALDWIN PARK, CA 91706**

**LUST** **S102424272**  
**SWEEPS UST** **N/A**

**Site 2 of 2 in cluster C**

**Relative:**  
**Higher**

**LUST REG 4:**

Region: 4  
 Regional Board: 04  
 County: Los Angeles  
 Facility Id: I-12080  
 Status: Case Closed  
 Substance: Gasoline  
 Substance Quantity: Not reported  
 Local Case No: Not reported  
 Case Type: Soil  
 Abatement Method Used at the Site: Not reported  
 Global ID: T0603703920  
 W Global ID: Not reported  
 Staff: NB  
 Local Agency: 19000  
 Cross Street: RAMONA BLVD  
 Enforcement Type: Not reported  
 Date Leak Discovered: 10/19/1991  
 Date Leak First Reported: 12/19/1995  
 Date Leak Record Entered: 12/19/1995  
 Date Confirmation Began: Not reported  
 Date Leak Stopped: 10/19/1991  
 Date Case Last Changed on Database: 4/13/2001  
 Date the Case was Closed: 5/15/2001  
 How Leak Discovered: OM  
 How Leak Stopped: Not reported  
 Cause of Leak: UNK  
 Leak Source: Piping  
 Operator: HOWARD QUACH  
 Water System: Not reported  
 Well Name: Not reported  
 Approx. Dist To Production Well (ft): 2114.4064535871030046601203413  
 Source of Cleanup Funding: Piping

**Actual:**  
**332 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ARCO #5210 (Continued)**

**S102424272**

Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: 5/27/1992  
Pollution Characterization Began: 8/22/2000  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: Not reported  
Hist Max MTBE Conc in Groundwater: Not reported  
Hist Max MTBE Conc in Soil: 6200  
Significant Interim Remedial Action Taken: Not reported  
GW Qualifier: Not reported  
Soil Qualifier: Not reported  
Organization: Not reported  
Owner Contact: Not reported  
Responsible Party: TONY BROWN  
RP Address: 17315 STUDEBAKER RD  
Program: LUST  
Lat/Long: 34.0797701 / -1  
Local Agency Staff: Not reported  
Beneficial Use: Not reported  
Priority: 2A4  
Cleanup Fund Id: Not reported  
Suspended: Not reported  
Assigned Name: Not reported  
Summary: C-10-C15 ABANDONED FOR TANK REPLACEMENT; 01/06/99 - WELL ABANDONMENT REPORT; 10/15/99 3RD QTR STATUS RPT; 4/14/00 QTRLY SITE STATUS RPT; 8/22/00 WP FOR SOIL BORINGS; 1/31/01 SOIL ASSESSMENT RPT

**SWEEPS UST:**

Status: Active  
Comp Number: 12080  
Number: 9  
Board Of Equalization: 44-000506  
Referral Date: 06-30-89  
Action Date: Not reported  
Created Date: 06-30-89  
Owner Tank Id: Not reported  
SWRCB Tank Id: 19-000-012080-000001  
Tank Status: A  
Capacity: Not reported  
Active Date: 06-30-89  
Tank Use: UNKNOWN  
STG: W  
Content: Not reported  
Number Of Tanks: 3

Status: Active  
Comp Number: 12080  
Number: 9  
Board Of Equalization: 44-000506  
Referral Date: 06-30-89  
Action Date: Not reported  
Created Date: 06-30-89  
Owner Tank Id: Not reported  
SWRCB Tank Id: 19-000-012080-000002  
Tank Status: A

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ARCO #5210 (Continued)**

**S102424272**

Capacity: Not reported  
Active Date: 06-30-89  
Tank Use: UNKNOWN  
STG: W  
Content: Not reported  
Number Of Tanks: Not reported  
  
Status: Active  
Comp Number: 12080  
Number: 9  
Board Of Equalization: 44-000506  
Referral Date: 06-30-89  
Action Date: Not reported  
Created Date: 06-30-89  
Owner Tank Id: Not reported  
SWRCB Tank Id: 19-000-012080-000003  
Tank Status: A  
Capacity: Not reported  
Active Date: 06-30-89  
Tank Use: UNKNOWN  
STG: W  
Content: Not reported  
Number Of Tanks: Not reported

13  
SW  
1/4-1/2  
0.466 mi.  
2459 ft.

**VALLE LINDO CONTINUATION HIGH SCHOOL**  
**12347 RAMONA BOULEVARD**  
**EL MONTE, CA 91732**

**SCH S106717129**  
**LUST N/A**  
**ENVIROSTOR**

**Relative:**  
**Lower**

SCH:

**Actual:**  
**313 ft.**

Facility ID: 19590001  
Site Type: School Cleanup  
Site Type Detail: School  
Site Mgmt. Req.: NONE SPECIFIED  
Acres: 6.7  
National Priorities List: NO  
Cleanup Oversight Agencies: SMBRP  
Lead Agency: SMBRP  
Lead Agency Description: DTSC - Site Cleanup Program  
Project Manager: Not reported  
Supervisor: Javier Hinojosa  
Division Branch: Southern California Schools & Brownfields Outreach  
Site Code: 304093  
Assembly: 49  
Senate: 24  
Special Program Status: Not reported  
Status: Certified  
Status Date: 08/31/2001  
Restricted Use: NO  
Funding: School District  
Latitude: 34.07716  
Longitude: -118.0020  
APN: 8545025902  
Past Use: \* RETIAL - MISC.  
Potential COC: Arsenic, Arsenic, Dioxin (as 2,3,7,8-TCDD TEQ)  
Confirmed COC: NONE SPECIFIED

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VALLE LINDO CONTINUATION HIGH SCHOOL (Continued)**

**S106717129**

Potential Description: SOIL  
Alias Name: EL MONTE UNION HI SD-VALLE LINDO CONT HI  
Alias Type: Alternate Name  
Alias Name: EL MONTE UNION HIGH SCHOOL DISTRICT  
Alias Type: Alternate Name  
Alias Name: EL MONTE UNION HSD-VALLEY LINDO HS/VCA  
Alias Type: Alternate Name  
Alias Name: VALLE LINDO CONTINUATION HIGH SCHOOL  
Alias Type: Alternate Name  
Alias Name: VALLE LINDO HIGH SCHOOL  
Alias Type: Alternate Name  
Alias Name: VALLE LINDO HIGH SCHOOL (PROPOSED)  
Alias Type: Alternate Name  
Alias Name: 8545025902  
Alias Type: APN  
Alias Name: 110022021792  
Alias Type: EPA (FRS #)  
Alias Name: T0603739137  
Alias Type: GeoTracker Global ID  
Alias Name: 304017  
Alias Type: Project Code (Site Code)  
Alias Name: 304093  
Alias Type: Project Code (Site Code)  
Alias Name: 19590001  
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: 08/31/2001  
Comments: CRU Memo submitted.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: CEQA - Initial Study/ Neg. Declaration  
Completed Date: 03/13/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Voluntary Cleanup Agreement  
Completed Date: 05/07/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 03/02/2000  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 08/13/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VALLE LINDO CONTINUATION HIGH SCHOOL (Continued)**

**S106717129**

Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 01/27/2000  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Removal Action Completion Report  
Completed Date: 07/27/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \*Action Memorandum (if <\$1M)  
Completed Date: 03/14/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Certification  
Completed Date: 08/31/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 05/18/2000  
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

Facility ID: 19820117  
Site Type: School Cleanup  
Site Type Detail: School  
Site Mgmt. Req.: NONE SPECIFIED  
Acres: 1  
National Priorities List: NO  
Cleanup Oversight Agencies: SMBRP  
Lead Agency: SMBRP  
Lead Agency Description: DTSC - Site Cleanup Program  
Project Manager: Angela Garcia  
Supervisor: Shahir Haddad  
Division Branch: Southern California Schools & Brownfields Outreach  
Site Code: 304442  
Assembly: 49  
Senate: 24  
Special Program Status: Not reported  
Status: Inactive - Action Required

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VALLE LINDO CONTINUATION HIGH SCHOOL (Continued)**

**S106717129**

Status Date: 07/27/2012  
Restricted Use: NO  
Funding: School District  
Latitude: 34.077  
Longitude: -118.0028  
APN: 8545025902  
Past Use: \* EDUCATIONAL SERVICES  
Potential COC: Arsenic, Benzene, 1,2-Dichloroethane (EDC, 2,3,7,8-TCDD (dioxin  
Confirmed COC: 2,3,7,8-TCDD (dioxin, 1,2-Dichloroethane (EDC, Arsenic, Benzene  
Potential Description: SOIL, SV  
Alias Name: EL MONTE USD-VALLE LINDO HS-2  
Alias Type: Alternate Name  
Alias Name: 8545025902  
Alias Type: APN  
Alias Name: 110033613267  
Alias Type: EPA (FRS #)  
Alias Name: 304442  
Alias Type: Project Code (Site Code)  
Alias Name: 19820117  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Inactive Status Letter  
Completed Date: 10/24/2006  
Comments: Issued Removal Action Delay letter.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Correspondence  
Completed Date: 04/28/2011  
Comments: sent collection letter to district

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Removal Action Workplan  
Completed Date: 01/13/2005  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Supplemental Site Investigation Report  
Completed Date: 07/23/2004  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Supplemental Site Investigation Workplan  
Completed Date: 06/03/2004  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 05/24/2011  
Comments: RP Closure to Site Letter

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VALLE LINDO CONTINUATION HIGH SCHOOL (Continued)**

**S106717129**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 07/27/2012  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: CEQA - Notice of Exemption  
Completed Date: 01/13/2005  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Voluntary Cleanup Agreement  
Completed Date: 05/07/2001  
Comments: On May 7, 2001, DTSC entered into a Voluntary Cleanup Agreement with the El Monte Union High School District to provide oversight for the development and implementation of a Removal Action Workplan for the Valle Lindo Continuation High School (Site #304093). The RAW was implemented and that portion of the Site was certified by DTSC on August 31, 2001. The VCA is being used to address another portion of the Site, which is the Valle Lindo Continuation HS No. 2 site (Site #304442).

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Public Participation  
Completed Date: 12/15/2004  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Inactive Status Letter  
Completed Date: 11/22/2005  
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

**LUST:**

Region: STATE  
Global Id: T0603739137  
Latitude: 34.076661  
Longitude: -118.002271  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 08/31/2001  
Lead Agency: DEPARTMENT OF TOXIC SUBSTANCES CONTROL  
Case Worker: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VALLE LINDO CONTINUATION HIGH SCHOOL (Continued)**

**S106717129**

Local Agency: LOS ANGELES COUNTY  
RB Case Number: Not reported  
LOC Case Number: 36304  
File Location: Not reported  
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: T0603739137  
Contact Type: Local Agency Caseworker  
Contact Name: ANDREW NGUMBA  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S. FREMONT AVE.  
City: ALHAMBRA  
Email: Not reported  
Phone Number: 6264583513

Global Id: T0603739137  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

**Status History:**

Global Id: T0603739137  
Status: Open - Case Begin Date  
Status Date: 04/18/2001

Global Id: T0603739137  
Status: Completed - Case Closed  
Status Date: 08/31/2001

**Regulatory Activities:**

Global Id: T0603739137  
Action Type: Other  
Date: 04/18/2001  
Action: Leak Discovery

Global Id: T0603739137  
Action Type: Other  
Date: 07/11/2001  
Action: Leak Reported

**ENVIROSTOR:**

Facility ID: 19820117  
Status: Inactive - Action Required  
Status Date: 07/27/2012  
Site Code: 304442  
Site Type: School Cleanup

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VALLE LINDO CONTINUATION HIGH SCHOOL (Continued)**

**S106717129**

Site Type Detailed: School  
Acres: 1  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Angela Garcia  
Supervisor: Shahir Haddad  
Division Branch: Southern California Schools & Brownfields Outreach  
Assembly: 49  
Senate: 24  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: School District  
Latitude: 34.077  
Longitude: -118.0028  
APN: 8545025902  
Past Use: \* EDUCATIONAL SERVICES  
Potential COC: Arsenic Benzene 1,2-Dichloroethane (EDC 2,3,7,8-TCDD (dioxin  
Confirmed COC: 2,3,7,8-TCDD (dioxin 1,2-Dichloroethane (EDC Arsenic Benzene  
Potential Description: SOIL, SV  
Alias Name: EL MONTE USD-VALLE LINDO HS-2  
Alias Type: Alternate Name  
Alias Name: 8545025902  
Alias Type: APN  
Alias Name: 110033613267  
Alias Type: EPA (FRS #)  
Alias Name: 304442  
Alias Type: Project Code (Site Code)  
Alias Name: 19820117  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Inactive Status Letter  
Completed Date: 10/24/2006  
Comments: Issued Removal Action Delay letter.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Correspondence  
Completed Date: 04/28/2011  
Comments: sent collection letter to district

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Removal Action Workplan  
Completed Date: 01/13/2005  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Supplemental Site Investigation Report  
Completed Date: 07/23/2004  
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VALLE LINDO CONTINUATION HIGH SCHOOL (Continued)**

**S106717129**

Completed Sub Area Name: Not reported  
Completed Document Type: Supplemental Site Investigation Workplan  
Completed Date: 06/03/2004  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 05/24/2011  
Comments: RP Closure to Site Letter

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 07/27/2012  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: CEQA - Notice of Exemption  
Completed Date: 01/13/2005  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Voluntary Cleanup Agreement  
Completed Date: 05/07/2001  
Comments: On May 7, 2001, DTSC entered into a Voluntary Cleanup Agreement with the El Monte Union High School District to provide oversight for the development and implementation of a Removal Action Workplan for the Valle Lindo Continuation High School (Site #304093). The RAW was implemented and that portion of the Site was certified by DTSC on August 31, 2001. The VCA is being used to address another portion of the Site, which is the Valle Lindo Continuation HS No. 2 site (Site #304442).

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Public Participation  
Completed Date: 12/15/2004  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Inactive Status Letter  
Completed Date: 11/22/2005  
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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

VALLE LINDO CONTINUATION HIGH SCHOOL (Continued)

S106717129

Facility ID: 19590001  
Status: Certified  
Status Date: 08/31/2001  
Site Code: 304093  
Site Type: School Cleanup  
Site Type Detailed: School  
Acres: 6.7  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Not reported  
Supervisor: Javier Hinojosa  
Division Branch: Southern California Schools & Brownfields Outreach  
Assembly: 49  
Senate: 24  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: School District  
Latitude: 34.07716  
Longitude: -118.0020  
APN: 8545025902  
Past Use: \* RETIAL - MISC.  
Potential COC: Arsenic Dioxin (as 2,3,7,8-TCDD TEQ)  
Confirmed COC: NONE SPECIFIED  
Potential Description: SOIL  
Alias Name: EL MONTE UNION HI SD-VALLE LINDO CONT HI  
Alias Type: Alternate Name  
Alias Name: EL MONTE UNION HIGH SCHOOL DISTRICT  
Alias Type: Alternate Name  
Alias Name: EL MONTE UNION HSD-VALLEY LINDO HS/VCA  
Alias Type: Alternate Name  
Alias Name: VALLE LINDO CONTINUATION HIGH SCHOOL  
Alias Type: Alternate Name  
Alias Name: VALLE LINDO HIGH SCHOOL  
Alias Type: Alternate Name  
Alias Name: VALLE LINDO HIGH SCHOOL (PROPOSED)  
Alias Type: Alternate Name  
Alias Name: 8545025902  
Alias Type: APN  
Alias Name: 110022021792  
Alias Type: EPA (FRS #)  
Alias Name: T0603739137  
Alias Type: GeoTracker Global ID  
Alias Name: 304017  
Alias Type: Project Code (Site Code)  
Alias Name: 304093  
Alias Type: Project Code (Site Code)  
Alias Name: 19590001  
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: 08/31/2001  
Comments: CRU Memo submitted.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VALLE LINDO CONTINUATION HIGH SCHOOL (Continued)**

**S106717129**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: CEQA - Initial Study/ Neg. Declaration  
Completed Date: 03/13/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Voluntary Cleanup Agreement  
Completed Date: 05/07/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 03/02/2000  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 08/13/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 01/27/2000  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Removal Action Completion Report  
Completed Date: 07/27/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \*Action Memorandum (if <\$1M)  
Completed Date: 03/14/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Certification  
Completed Date: 08/31/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 05/18/2000  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VALLE LINDO CONTINUATION HIGH SCHOOL (Continued)**

**S106717129**

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

**14**  
**ESE**  
**1/2-1**  
**0.976 mi.**  
**5155 ft.**

**SIERRA VISTA HIGH SCHOOL**  
**3600 NORTH FRAZIER STREET**  
**BALDWIN PARK, CA 91706**

**SCH S103655301**  
**ENVIROSTOR N/A**

**Relative:**  
**Higher**

SCH:

**Actual:**  
**331 ft.**

Facility ID: 19820088  
Site Type: School Investigation  
Site Type Detail: School  
Site Mgmt. Req.: NONE SPECIFIED  
Acres: 3  
National Priorities List: NO  
Cleanup Oversight Agencies: SMBRP  
Lead Agency: SMBRP  
Lead Agency Description: DTSC - Site Cleanup Program  
Project Manager: Not reported  
Supervisor: Javier Hinojosa  
Division Branch: Southern California Schools & Brownfields Outreach  
Site Code: 304396  
Assembly: 48  
Senate: 24  
Special Program Status: Not reported  
Status: No Further Action  
Status Date: 05/20/2003  
Restricted Use: NO  
Funding: School District  
Latitude: 34.07490  
Longitude: -117.9792  
APN: 8552-011-902, 8552011902  
Past Use: \* EDUCATIONAL SERVICES  
Potential COC: Chromium VI, Chromium VI, Selenium, Benzene, Nickel (soluble salts, Copper and compounds, DDD, Toluene, DDT, Vanadium and compounds, Cobalt, DDE  
Confirmed COC: NONE SPECIFIED  
Potential Description: SOIL  
Alias Name: BALDWIN PARK UNIFIED SCHOOL DISTRICT  
Alias Type: Alternate Name  
Alias Name: BALDWIN PARK USD-SIERRA VISTA HIGH SCHL  
Alias Type: Alternate Name  
Alias Name: SIERRA VISTA HIGH SCHOOL  
Alias Type: Alternate Name  
Alias Name: 8552-011-902  
Alias Type: APN  
Alias Name: 8552011902  
Alias Type: APN  
Alias Name: 304396  
Alias Type: Project Code (Site Code)  
Alias Name: 19820088  
Alias Type: Envirostor ID Number

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SIERRA VISTA HIGH SCHOOL (Continued)**

**S103655301**

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 05/20/2003  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Workplan  
Completed Date: 12/23/2002  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 10/04/2002  
Comments: Phase 1

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 01/02/2003  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 06/18/2003  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 12/10/2002  
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

ENVIROSTOR:

Facility ID: 19820088  
Status: No Further Action  
Status Date: 05/20/2003  
Site Code: 304396  
Site Type: School Investigation  
Site Type Detailed: School  
Acres: 3  
NPL: NO

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SIERRA VISTA HIGH SCHOOL (Continued)**

**S103655301**

Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Not reported  
Supervisor: Javier Hinojosa  
Division Branch: Southern California Schools & Brownfields Outreach  
Assembly: 48  
Senate: 24  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: School District  
Latitude: 34.07490  
Longitude: -117.9792  
APN: 8552-011-902, 8552011902  
Past Use: \* EDUCATIONAL SERVICES  
Potential COC: Chromium VI Selenium Benzene Nickel (soluble salts Copper and compounds DDD Toluene DDT Vanadium and compounds Cobalt DDE  
Confirmed COC: NONE SPECIFIED  
Potential Description: SOIL  
Alias Name: BALDWIN PARK UNIFIED SCHOOL DISTRICT  
Alias Type: Alternate Name  
Alias Name: BALDWIN PARK USD-SIERRA VISTA HIGH SCHL  
Alias Type: Alternate Name  
Alias Name: SIERRA VISTA HIGH SCHOOL  
Alias Type: Alternate Name  
Alias Name: 8552-011-902  
Alias Type: APN  
Alias Name: 8552011902  
Alias Type: APN  
Alias Name: 304396  
Alias Type: Project Code (Site Code)  
Alias Name: 19820088  
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: 05/20/2003  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Workplan  
Completed Date: 12/23/2002  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 10/04/2002  
Comments: Phase 1

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 01/02/2003  
Comments: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SIERRA VISTA HIGH SCHOOL (Continued)**

**S103655301**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Cost Recovery Closeout Memo  
Completed Date: 06/18/2003  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Environmental Oversight Agreement  
Completed Date: 12/10/2002  
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: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
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NO SITES FOUND

# 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: 09/29/2014	Source: EPA
Date Data Arrived at EDR: 10/08/2014	Telephone: N/A
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 10/08/2014
Number of Days to Update: 40	Next Scheduled EDR Contact: 01/19/2015
	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: 09/29/2014	Source: EPA
Date Data Arrived at EDR: 10/08/2014	Telephone: N/A
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 10/08/2014
Number of Days to Update: 40	Next Scheduled EDR Contact: 01/19/2015
	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	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	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: 09/29/2014	Source: EPA
Date Data Arrived at EDR: 10/08/2014	Telephone: N/A
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 10/08/2014
Number of Days to Update: 40	Next Scheduled EDR Contact: 01/19/2015
	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: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 11/24/2014
Number of Days to Update: 94	Next Scheduled EDR Contact: 03/09/2015
	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: 07/21/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/07/2014	Telephone: 703-603-8704
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 10/07/2014
Number of Days to Update: 13	Next Scheduled EDR Contact: 01/19/2015
	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: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 11/24/2014
Number of Days to Update: 94	Next Scheduled EDR Contact: 03/09/2015
	Data Release Frequency: Quarterly

## ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/10/2014  
Date Data Arrived at EDR: 07/02/2014  
Date Made Active in Reports: 09/18/2014  
Number of Days to Update: 78

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 11/07/2014  
Next Scheduled EDR Contact: 01/12/2015  
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: 06/10/2014  
Date Data Arrived at EDR: 07/02/2014  
Date Made Active in Reports: 09/18/2014  
Number of Days to Update: 78

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 11/07/2014  
Next Scheduled EDR Contact: 01/12/2015  
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: 06/10/2014  
Date Data Arrived at EDR: 07/02/2014  
Date Made Active in Reports: 09/18/2014  
Number of Days to Update: 78

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 11/07/2014  
Next Scheduled EDR Contact: 01/12/2015  
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: 06/10/2014  
Date Data Arrived at EDR: 07/02/2014  
Date Made Active in Reports: 09/18/2014  
Number of Days to Update: 78

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 11/07/2014  
Next Scheduled EDR Contact: 01/12/2015  
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: 06/10/2014  
Date Data Arrived at EDR: 07/02/2014  
Date Made Active in Reports: 09/18/2014  
Number of Days to Update: 78

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 11/07/2014  
Next Scheduled EDR Contact: 01/12/2015  
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: 09/18/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/19/2014	Telephone: 703-603-0695
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 12/03/2014
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/16/2015
	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: 09/18/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/19/2014	Telephone: 703-603-0695
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 12/03/2014
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/16/2015
	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: 08/29/2014	Source: Department of the Navy
Date Data Arrived at EDR: 10/09/2014	Telephone: 843-820-7326
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 11/17/2014
Number of Days to Update: 11	Next Scheduled EDR Contact: 03/02/2015
	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: 09/29/2014	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 09/30/2014	Telephone: 202-267-2180
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 09/30/2014
Number of Days to Update: 37	Next Scheduled EDR Contact: 01/12/2015
	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: 11/03/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/04/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/04/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 02/16/2015
	Data Release Frequency: Quarterly

## ***State- and tribal - equivalent CERCLIS***

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 11/03/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/04/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/04/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 02/16/2015
	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 inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/18/2014	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 08/18/2014	Telephone: 916-341-6320
Date Made Active in Reports: 10/03/2014	Last EDR Contact: 11/19/2014
Number of Days to Update: 46	Next Scheduled EDR Contact: 03/02/2015
	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	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

### LUST REG 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	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	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	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	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	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

## LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

## LUST REG 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	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

## 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: 10/28/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 10/30/2014	Telephone: see region list
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 12/15/2014
Number of Days to Update: 43	Next Scheduled EDR Contact: 03/30/2015
	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	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001  
Date Data Arrived at EDR: 04/23/2001  
Date Made Active in Reports: 05/21/2001  
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)  
Telephone: 858-637-5595  
Last EDR Contact: 09/26/2011  
Next Scheduled EDR Contact: 01/09/2012  
Data Release Frequency: No Update Planned

## LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005  
Date Data Arrived at EDR: 02/15/2005  
Date Made Active in Reports: 03/28/2005  
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)  
Telephone: 909-782-4496  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: 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: 10/28/2014  
Date Data Arrived at EDR: 10/30/2014  
Date Made Active in Reports: 12/15/2014  
Number of Days to Update: 46

Source: State Water Resources Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 12/15/2014  
Next Scheduled EDR Contact: 03/30/2015  
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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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: 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: 10/27/2014  
Next Scheduled EDR Contact: 02/09/2015  
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: 05/20/2014  
Date Data Arrived at EDR: 06/10/2014  
Date Made Active in Reports: 08/22/2014  
Number of Days to Update: 73

Source: EPA Region 10  
Telephone: 206-553-2857  
Last EDR Contact: 10/27/2014  
Next Scheduled EDR Contact: 02/09/2015  
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: 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: 10/31/2014  
Next Scheduled EDR Contact: 02/09/2015  
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: 07/30/2014  
Date Data Arrived at EDR: 08/12/2014  
Date Made Active in Reports: 08/22/2014  
Number of Days to Update: 10

Source: EPA Region 4  
Telephone: 404-562-8677  
Last EDR Contact: 10/27/2014  
Next Scheduled EDR Contact: 02/09/2015  
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: 10/06/2014  
Date Data Arrived at EDR: 10/29/2014  
Date Made Active in Reports: 11/17/2014  
Number of Days to Update: 19

Source: EPA Region 6  
Telephone: 214-665-6597  
Last EDR Contact: 10/27/2014  
Next Scheduled EDR Contact: 02/09/2015  
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: 11/03/2014  
Date Data Arrived at EDR: 11/05/2014  
Date Made Active in Reports: 11/17/2014  
Number of Days to Update: 12

Source: EPA, Region 5  
Telephone: 312-886-7439  
Last EDR Contact: 10/27/2014  
Next Scheduled EDR Contact: 02/09/2015  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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: 11/04/2014	Source: EPA Region 8
Date Data Arrived at EDR: 11/07/2014	Telephone: 303-312-6271
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 10	Next Scheduled EDR Contact: 02/09/2015
	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: 05/22/2014	Source: EPA Region 7
Date Data Arrived at EDR: 08/22/2014	Telephone: 913-551-7003
Date Made Active in Reports: 09/18/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 27	Next Scheduled EDR Contact: 02/09/2015
	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: 09/17/2014	Source: SWRCB
Date Data Arrived at EDR: 09/17/2014	Telephone: 916-341-5851
Date Made Active in Reports: 10/24/2014	Last EDR Contact: 12/15/2014
Number of Days to Update: 37	Next Scheduled EDR Contact: 03/30/2015
	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	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2009	Telephone: 916-327-5092
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 10/03/2014
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/12/2015
	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: 02/01/2013	Source: EPA, Region 1
Date Data Arrived at EDR: 05/01/2013	Telephone: 617-918-1313
Date Made Active in Reports: 01/27/2014	Last EDR Contact: 10/31/2014
Number of Days to Update: 271	Next Scheduled EDR Contact: 02/09/2015
	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: 07/30/2014	Source: EPA Region 4
Date Data Arrived at EDR: 08/12/2014	Telephone: 404-562-9424
Date Made Active in Reports: 08/22/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 10	Next Scheduled EDR Contact: 02/09/2015
	Data Release Frequency: Semi-Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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: 11/03/2014	Source: EPA Region 5
Date Data Arrived at EDR: 11/05/2014	Telephone: 312-886-6136
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 12	Next Scheduled EDR Contact: 02/09/2015
	Data Release Frequency: Varies

## INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/06/2014	Source: EPA Region 6
Date Data Arrived at EDR: 10/29/2014	Telephone: 214-665-7591
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 8	Next Scheduled EDR Contact: 02/09/2015
	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: 08/20/2014	Source: EPA Region 7
Date Data Arrived at EDR: 08/22/2014	Telephone: 913-551-7003
Date Made Active in Reports: 09/18/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 27	Next Scheduled EDR Contact: 02/09/2015
	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: 11/04/2014	Source: EPA Region 8
Date Data Arrived at EDR: 11/07/2014	Telephone: 303-312-6137
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 10	Next Scheduled EDR Contact: 02/09/2015
	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: 05/20/2014	Source: EPA Region 10
Date Data Arrived at EDR: 06/10/2014	Telephone: 206-553-2857
Date Made Active in Reports: 08/15/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 66	Next Scheduled EDR Contact: 02/09/2015
	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: 08/14/2014	Source: EPA Region 9
Date Data Arrived at EDR: 08/15/2014	Telephone: 415-972-3368
Date Made Active in Reports: 08/22/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 7	Next Scheduled EDR Contact: 02/09/2015
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 10/10/2014
Number of Days to Update: 55	Next Scheduled EDR Contact: 01/26/2015
	Data Release Frequency: Varies

## ***State and tribal voluntary cleanup sites***

### INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

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

### 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: 09/29/2014	Source: EPA, Region 1
Date Data Arrived at EDR: 10/01/2014	Telephone: 617-918-1102
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 10/01/2014
Number of Days to Update: 36	Next Scheduled EDR Contact: 01/12/2015
	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: 11/03/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/04/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/04/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 02/16/2015
	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: 09/22/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/23/2014	Telephone: 202-566-2777
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 12/22/2014
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/06/2015
	Data Release Frequency: Semi-Annually

### ***Local Lists of Landfill / Solid Waste Disposal Sites***

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 10/24/2014  
Next Scheduled EDR Contact: 02/09/2015  
Data Release Frequency: No Update Planned

## SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/16/2014  
Date Data Arrived at EDR: 09/17/2014  
Date Made Active in Reports: 10/23/2014  
Number of Days to Update: 36

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 12/15/2014  
Next Scheduled EDR Contact: 03/30/2015  
Data Release Frequency: Quarterly

## HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/08/2014  
Date Data Arrived at EDR: 09/09/2014  
Date Made Active in Reports: 10/22/2014  
Number of Days to Update: 43

Source: Integrated Waste Management Board  
Telephone: 916-341-6422  
Last EDR Contact: 11/12/2014  
Next Scheduled EDR Contact: 03/02/2015  
Data Release Frequency: Varies

## INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998  
Date Data Arrived at EDR: 12/03/2007  
Date Made Active in Reports: 01/24/2008  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 10/29/2014  
Next Scheduled EDR Contact: 02/16/2015  
Data Release Frequency: Varies

## 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: 11/05/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## **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: 07/25/2014	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 09/09/2014	Telephone: 202-307-1000
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 11/25/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 03/16/2015
	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	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/25/2009
	Data Release Frequency: No Update Planned

### **SCH: School Property Evaluation Program**

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 11/03/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/04/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/04/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 02/16/2015
	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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/1995	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/1995	Last EDR Contact: 01/26/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/27/2009
	Data Release Frequency: No Update Planned

### **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: 06/30/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 09/02/2014	Telephone: 916-255-6504
Date Made Active in Reports: 09/24/2014	Last EDR Contact: 10/10/2014
Number of Days to Update: 22	Next Scheduled EDR Contact: 01/19/2015
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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: 07/25/2014	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 09/09/2014	Telephone: 202-307-1000
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 11/25/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 03/16/2015
	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	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009	Source: Department of Public Health
Date Data Arrived at EDR: 09/23/2009	Telephone: 707-463-4466
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 12/11/2014
Number of Days to Update: 8	Next Scheduled EDR Contact: 03/16/2015
	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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/18/2014  
Date Data Arrived at EDR: 03/18/2014  
Date Made Active in Reports: 04/24/2014  
Number of Days to Update: 37

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 10/27/2014  
Next Scheduled EDR Contact: 02/09/2015  
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: 10/02/2014  
Date Data Arrived at EDR: 10/03/2014  
Date Made Active in Reports: 11/20/2014  
Number of Days to Update: 48

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 12/05/2014  
Next Scheduled EDR Contact: 03/23/2015  
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: 09/08/2014  
Date Data Arrived at EDR: 09/10/2014  
Date Made Active in Reports: 10/22/2014  
Number of Days to Update: 42

Source: DTSC and SWRCB  
Telephone: 916-323-3400  
Last EDR Contact: 12/09/2014  
Next Scheduled EDR Contact: 03/23/2015  
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: 09/30/2014  
Date Data Arrived at EDR: 10/01/2014  
Date Made Active in Reports: 11/06/2014  
Number of Days to Update: 36

Source: U.S. Department of Transportation  
Telephone: 202-366-4555  
Last EDR Contact: 10/01/2014  
Next Scheduled EDR Contact: 01/12/2015  
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: 10/27/2014  
Date Data Arrived at EDR: 10/29/2014  
Date Made Active in Reports: 12/10/2014  
Number of Days to Update: 42

Source: Office of Emergency Services  
Telephone: 916-845-8400  
Last EDR Contact: 10/29/2014  
Next Scheduled EDR Contact: 02/09/2015  
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: 10/28/2014  
Date Data Arrived at EDR: 10/30/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 43

Source: State Water Quality Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 12/15/2014  
Next Scheduled EDR Contact: 03/30/2015  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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: 10/28/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 10/30/2014	Telephone: 866-480-1028
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 12/15/2014
Number of Days to Update: 43	Next Scheduled EDR Contact: 03/30/2015
	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	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## **Other Ascertainable Records**

### RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/10/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/02/2014	Telephone: (415) 495-8895
Date Made Active in Reports: 09/18/2014	Last EDR Contact: 11/07/2014
Number of Days to Update: 78	Next Scheduled EDR Contact: 01/12/2015
	Data Release Frequency: Varies

### DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012	Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 11/04/2014
Number of Days to Update: 42	Next Scheduled EDR Contact: 02/16/2015
	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	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 11/07/2014
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/26/2015
	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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/06/2014  
Date Data Arrived at EDR: 09/10/2014  
Date Made Active in Reports: 09/18/2014  
Number of Days to Update: 8

Source: U.S. Army Corps of Engineers  
Telephone: 202-528-4285  
Last EDR Contact: 12/12/2014  
Next Scheduled EDR Contact: 03/23/2015  
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: 12/31/2013  
Date Data Arrived at EDR: 01/24/2014  
Date Made Active in Reports: 02/24/2014  
Number of Days to Update: 31

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 09/30/2014  
Next Scheduled EDR Contact: 01/12/2015  
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: 11/25/2013  
Date Data Arrived at EDR: 12/12/2013  
Date Made Active in Reports: 02/24/2014  
Number of Days to Update: 74

Source: EPA  
Telephone: 703-416-0223  
Last EDR Contact: 12/12/2014  
Next Scheduled EDR Contact: 03/23/2015  
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: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
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: 08/05/2014  
Date Data Arrived at EDR: 09/04/2014  
Date Made Active in Reports: 11/17/2014  
Number of Days to Update: 74

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 12/03/2014  
Next Scheduled EDR Contact: 03/16/2015  
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: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 12/22/2014  
Next Scheduled EDR Contact: 04/06/2015  
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: 11/19/2014  
Next Scheduled EDR Contact: 03/09/2015  
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: 11/19/2014  
Next Scheduled EDR Contact: 03/09/2015  
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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/27/2014  
Next Scheduled EDR Contact: 02/09/2015  
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: 07/31/2014  
Date Data Arrived at EDR: 10/29/2014  
Date Made Active in Reports: 11/06/2014  
Number of Days to Update: 8

Source: Environmental Protection Agency  
Telephone: 202-564-5088  
Last EDR Contact: 10/10/2014  
Next Scheduled EDR Contact: 01/26/2015  
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: 07/01/2014  
Date Data Arrived at EDR: 10/15/2014  
Date Made Active in Reports: 11/17/2014  
Number of Days to Update: 33

Source: EPA  
Telephone: 202-566-0500  
Last EDR Contact: 10/15/2014  
Next Scheduled EDR Contact: 01/26/2015  
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: 12/04/2014  
Next Scheduled EDR Contact: 03/23/2015  
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: 10/07/2014  
Date Data Arrived at EDR: 10/08/2014  
Date Made Active in Reports: 10/20/2014  
Number of Days to Update: 12

Source: Environmental Protection Agency  
Telephone: 202-343-9775  
Last EDR Contact: 10/08/2014  
Next Scheduled EDR Contact: 01/19/2015  
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: 08/16/2014  
Date Data Arrived at EDR: 09/10/2014  
Date Made Active in Reports: 10/20/2014  
Number of Days to Update: 40

Source: EPA  
Telephone: (415) 947-8000  
Last EDR Contact: 12/09/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### 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	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	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: 08/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/12/2014	Telephone: 202-564-8600
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 86	Next Scheduled EDR Contact: 02/09/2015
	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	Source: EPA/NTIS
Date Data Arrived at EDR: 02/26/2013	Telephone: 800-424-9346
Date Made Active in Reports: 04/19/2013	Last EDR Contact: 11/26/2014
Number of Days to Update: 52	Next Scheduled EDR Contact: 03/09/2015
	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	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/18/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/18/2014	Telephone: 916-445-9379
Date Made Active in Reports: 10/06/2014	Last EDR Contact: 11/19/2014
Number of Days to Update: 49	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 07/14/2014	Source: Department of Conservation
Date Data Arrived at EDR: 09/17/2014	Telephone: 916-445-2408
Date Made Active in Reports: 10/23/2014	Last EDR Contact: 12/15/2014
Number of Days to Update: 36	Next Scheduled EDR Contact: 03/30/2015
	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: 09/29/2014	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 09/30/2014	Telephone: 916-323-3400
Date Made Active in Reports: 11/19/2014	Last EDR Contact: 09/30/2014
Number of Days to Update: 50	Next Scheduled EDR Contact: 01/12/2015
	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 [CAL SITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/22/2009	Telephone: 916-323-3400
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 01/22/2009
Number of Days to Update: 76	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## 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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/01/1993	Telephone: 916-445-3846
Date Made Active in Reports: 11/19/1993	Last EDR Contact: 12/18/2014
Number of Days to Update: 18	Next Scheduled EDR Contact: 04/06/2015
	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: 06/28/2014	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 07/03/2014	Telephone: 916-327-4498
Date Made Active in Reports: 08/21/2014	Last EDR Contact: 12/22/2014
Number of Days to Update: 49	Next Scheduled EDR Contact: 03/23/2015
	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	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 09/29/2014
Number of Days to Update: 13	Next Scheduled EDR Contact: 01/12/2015
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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: 11/10/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/12/2014	Telephone: 916-445-9379
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/07/2014
Number of Days to Update: 30	Next Scheduled EDR Contact: 02/09/2015
	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: 12/31/2013	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 10/15/2014	Telephone: 916-255-1136
Date Made Active in Reports: 11/19/2014	Last EDR Contact: 10/15/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/26/2015
	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: 12/31/2012	Source: California Air Resources Board
Date Data Arrived at EDR: 03/25/2014	Telephone: 916-322-2990
Date Made Active in Reports: 04/28/2014	Last EDR Contact: 09/26/2014
Number of Days to Update: 34	Next Scheduled EDR Contact: 01/05/2015
	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	Source: USGS
Date Data Arrived at EDR: 12/08/2006	Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 11/07/2014
Number of Days to Update: 34	Next Scheduled EDR Contact: 01/26/2015
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011	Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 11/18/2014
Number of Days to Update: 54	Next Scheduled EDR Contact: 02/02/2015
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 10/31/2014
Number of Days to Update: 83	Next Scheduled EDR Contact: 02/09/2015
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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: 07/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2014	Telephone: N/A
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 12/12/2014
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/23/2015
	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: 08/20/2014	Source: Department of Public Health
Date Data Arrived at EDR: 09/10/2014	Telephone: 916-558-1784
Date Made Active in Reports: 10/23/2014	Last EDR Contact: 12/09/2014
Number of Days to Update: 43	Next Scheduled EDR Contact: 03/23/2015
	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	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 10/17/2014
Number of Days to Update: 76	Next Scheduled EDR Contact: 01/26/2015
	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: 10/14/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/15/2014	Telephone: 916-440-7145
Date Made Active in Reports: 11/19/2014	Last EDR Contact: 10/15/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/26/2015
	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: 08/26/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 08/26/2014	Telephone: 916-323-3400
Date Made Active in Reports: 10/06/2014	Last EDR Contact: 11/25/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 03/09/2015
	Data Release Frequency: Quarterly

## US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/04/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/04/2014	Telephone: 202-566-1917
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 11/11/2014
Number of Days to Update: 46	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/14/2014	Source: California Integrated Waste Management Board
Date Data Arrived at EDR: 08/18/2014	Telephone: 916-341-6066
Date Made Active in Reports: 10/06/2014	Last EDR Contact: 11/26/2014
Number of Days to Update: 49	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Varies

## PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/16/2014	Source: Department of Conservation
Date Data Arrived at EDR: 09/17/2014	Telephone: 916-323-3836
Date Made Active in Reports: 10/23/2014	Last EDR Contact: 12/15/2014
Number of Days to Update: 36	Next Scheduled EDR Contact: 03/30/2015
	Data Release Frequency: Quarterly

## EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 11/14/2014
Number of Days to Update: 88	Next Scheduled EDR Contact: 02/23/2015
	Data Release Frequency: Quarterly

## PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 10/17/2014	Telephone: 202-564-6023
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 09/30/2014
Number of Days to Update: 3	Next Scheduled EDR Contact: 01/12/2015
	Data Release Frequency: Quarterly

## Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 10/28/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/30/2014	Telephone: 916-255-3628
Date Made Active in Reports: 12/10/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 02/09/2015
	Data Release Frequency: Varies

## US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/16/2014	Source: EPA
Date Data Arrived at EDR: 10/31/2014	Telephone: 202-564-2496
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 09/29/2014
Number of Days to Update: 17	Next Scheduled EDR Contact: 01/12/2015
	Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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: 10/16/2014	Source: EPA
Date Data Arrived at EDR: 10/31/2014	Telephone: 202-564-2496
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 09/29/2014
Number of Days to Update: 17	Next Scheduled EDR Contact: 01/12/2015
	Data Release Frequency: Annually

## 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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/18/2012	Telephone: 703-308-4044
Date Made Active in Reports: 05/25/2012	Last EDR Contact: 11/14/2014
Number of Days to Update: 7	Next Scheduled EDR Contact: 02/23/2015
	Data Release Frequency: Varies

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 06/04/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/12/2014	Telephone: 703-603-8787
Date Made Active in Reports: 07/28/2014	Last EDR Contact: 10/06/2014
Number of Days to Update: 46	Next Scheduled EDR Contact: 01/19/2015
	Data Release Frequency: Varies

## LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## 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	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 11/07/2014
Number of Days to Update: 339	Next Scheduled EDR Contact: 01/26/2015
	Data Release Frequency: N/A

## WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/19/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Quarterly

## 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 RECOVERED GOVERNMENT ARCHIVES

### *Exclusive Recovered Govt. Archives*

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/30/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 182	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

## RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/13/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 196	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

## 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: 10/21/2014	Source: Alameda County Environmental Health Services
Date Data Arrived at EDR: 11/07/2014	Telephone: 510-567-6700
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 09/29/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/12/2015
	Data Release Frequency: Semi-Annually

#### Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/21/2014	Source: Alameda County Environmental Health Services
Date Data Arrived at EDR: 11/07/2014	Telephone: 510-567-6700
Date Made Active in Reports: 12/15/2014	Last EDR Contact: 09/29/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 01/12/2015
	Data Release Frequency: Semi-Annually

### AMADOR COUNTY:

#### CUPA Facility List

Cupa Facility List

Date of Government Version: 09/08/2014	Source: Amador County Environmental Health
Date Data Arrived at EDR: 09/09/2014	Telephone: 209-223-6439
Date Made Active in Reports: 09/24/2014	Last EDR Contact: 12/05/2014
Number of Days to Update: 15	Next Scheduled EDR Contact: 03/23/2015
	Data Release Frequency: Varies

### BUTTE COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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: 11/06/2014  
Next Scheduled EDR Contact: 01/26/2015  
Data Release Frequency: No Update Planned

## CALVERAS COUNTY:

### CUPA Facility Listing

Cupa Facility Listing

Date of Government Version: 10/06/2014  
Date Data Arrived at EDR: 10/07/2014  
Date Made Active in Reports: 11/19/2014  
Number of Days to Update: 43

Source: Calveras County Environmental Health  
Telephone: 209-754-6399  
Last EDR Contact: 09/29/2014  
Next Scheduled EDR Contact: 01/12/2015  
Data Release Frequency: Quarterly

## COLUSA COUNTY:

### CUPA Facility List

Cupa facility list.

Date of Government Version: 06/11/2014  
Date Data Arrived at EDR: 06/13/2014  
Date Made Active in Reports: 07/07/2014  
Number of Days to Update: 24

Source: Health & Human Services  
Telephone: 530-458-0396  
Last EDR Contact: 11/07/2014  
Next Scheduled EDR Contact: 02/23/2015  
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: 08/11/2014  
Date Data Arrived at EDR: 08/14/2014  
Date Made Active in Reports: 10/09/2014  
Number of Days to Update: 56

Source: Contra Costa Health Services Department  
Telephone: 925-646-2286  
Last EDR Contact: 11/03/2014  
Next Scheduled EDR Contact: 02/16/2015  
Data Release Frequency: Semi-Annually

## DEL NORTE COUNTY:

### CUPA Facility List

Cupa Facility list

Date of Government Version: 11/03/2014  
Date Data Arrived at EDR: 11/04/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 38

Source: Del Norte County Environmental Health Division  
Telephone: 707-465-0426  
Last EDR Contact: 11/03/2014  
Next Scheduled EDR Contact: 02/16/2015  
Data Release Frequency: Varies

## EL DORADO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

CUPA facility list.

Date of Government Version: 08/25/2014  
Date Data Arrived at EDR: 08/26/2014  
Date Made Active in Reports: 09/29/2014  
Number of Days to Update: 34

Source: El Dorado County Environmental Management Department  
Telephone: 530-621-6623  
Last EDR Contact: 11/03/2014  
Next Scheduled EDR Contact: 02/16/2015  
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: 09/30/2014  
Date Data Arrived at EDR: 10/14/2014  
Date Made Active in Reports: 11/19/2014  
Number of Days to Update: 36

Source: Dept. of Community Health  
Telephone: 559-445-3271  
Last EDR Contact: 10/10/2014  
Next Scheduled EDR Contact: 01/19/2015  
Data Release Frequency: Semi-Annually

## HUMBOLDT COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 09/10/2014  
Date Data Arrived at EDR: 09/11/2014  
Date Made Active in Reports: 09/25/2014  
Number of Days to Update: 14

Source: Humboldt County Environmental Health  
Telephone: N/A  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## IMPERIAL COUNTY:

### CUPA Facility List

Cupa facility list.

Date of Government Version: 11/03/2014  
Date Data Arrived at EDR: 11/04/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 38

Source: San Diego Border Field Office  
Telephone: 760-339-2777  
Last EDR Contact: 10/27/2014  
Next Scheduled EDR Contact: 02/09/2015  
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: 11/19/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## KERN COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 07/22/2014  
Date Data Arrived at EDR: 11/12/2014  
Date Made Active in Reports: 12/19/2014  
Number of Days to Update: 37

Source: Kern County Environment Health Services Department  
Telephone: 661-862-8700  
Last EDR Contact: 11/05/2014  
Next Scheduled EDR Contact: 02/23/2015  
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: 08/21/2014  
Date Data Arrived at EDR: 08/26/2014  
Date Made Active in Reports: 09/29/2014  
Number of Days to Update: 34

Source: Kings County Department of Public Health  
Telephone: 559-584-1411  
Last EDR Contact: 11/21/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## LAKE COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 07/23/2014  
Date Data Arrived at EDR: 07/25/2014  
Date Made Active in Reports: 08/22/2014  
Number of Days to Update: 28

Source: Lake County Environmental Health  
Telephone: 707-263-1164  
Last EDR Contact: 10/20/2014  
Next Scheduled EDR Contact: 02/02/2015  
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: 12/18/2014  
Next Scheduled EDR Contact: 04/06/2015  
Data Release Frequency: No Update Planned

### HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/31/2014  
Date Data Arrived at EDR: 06/06/2014  
Date Made Active in Reports: 07/17/2014  
Number of Days to Update: 41

Source: Department of Public Works  
Telephone: 626-458-3517  
Last EDR Contact: 10/14/2014  
Next Scheduled EDR Contact: 01/26/2015  
Data Release Frequency: Semi-Annually

### List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/20/2014  
Date Data Arrived at EDR: 10/22/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 51

Source: La County Department of Public Works  
Telephone: 818-458-5185  
Last EDR Contact: 10/22/2014  
Next Scheduled EDR Contact: 02/02/2015  
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: 10/17/2014  
Next Scheduled EDR Contact: 02/02/2015  
Data Release Frequency: Varies

## Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/07/2014  
Date Data Arrived at EDR: 02/25/2014  
Date Made Active in Reports: 03/25/2014  
Number of Days to Update: 28

Source: Community Health Services  
Telephone: 323-890-7806  
Last EDR Contact: 10/17/2014  
Next Scheduled EDR Contact: 02/02/2015  
Data Release Frequency: Annually

## City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 10/20/2014  
Date Data Arrived at EDR: 10/22/2014  
Date Made Active in Reports: 12/15/2014  
Number of Days to Update: 54

Source: City of El Segundo Fire Department  
Telephone: 310-524-2236  
Last EDR Contact: 10/20/2014  
Next Scheduled EDR Contact: 02/02/2015  
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: 07/28/2014  
Date Data Arrived at EDR: 07/28/2014  
Date Made Active in Reports: 08/20/2014  
Number of Days to Update: 23

Source: City of Long Beach Fire Department  
Telephone: 562-570-2563  
Last EDR Contact: 10/27/2014  
Next Scheduled EDR Contact: 02/09/2015  
Data Release Frequency: Annually

## City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/13/2014  
Date Data Arrived at EDR: 03/27/2014  
Date Made Active in Reports: 04/28/2014  
Number of Days to Update: 32

Source: City of Torrance Fire Department  
Telephone: 310-618-2973  
Last EDR Contact: 10/10/2014  
Next Scheduled EDR Contact: 01/26/2015  
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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/02/2014  
Date Data Arrived at EDR: 10/03/2014  
Date Made Active in Reports: 11/20/2014  
Number of Days to Update: 48

Source: Madera County Environmental Health  
Telephone: 559-675-7823  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## MARIN COUNTY:

### Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 10/08/2014  
Date Data Arrived at EDR: 10/22/2014  
Date Made Active in Reports: 12/15/2014  
Number of Days to Update: 54

Source: Public Works Department Waste Management  
Telephone: 415-499-6647  
Last EDR Contact: 10/20/2014  
Next Scheduled EDR Contact: 01/19/2015  
Data Release Frequency: Semi-Annually

## MERCED COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 08/20/2014  
Date Data Arrived at EDR: 08/26/2014  
Date Made Active in Reports: 09/30/2014  
Number of Days to Update: 35

Source: Merced County Environmental Health  
Telephone: 209-381-1094  
Last EDR Contact: 11/21/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## MONO COUNTY:

### CUPA Facility List

CUPA Facility List

Date of Government Version: 09/02/2014  
Date Data Arrived at EDR: 09/05/2014  
Date Made Active in Reports: 09/24/2014  
Number of Days to Update: 19

Source: Mono County Health Department  
Telephone: 760-932-5580  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/16/2015  
Data Release Frequency: Varies

## MONTEREY COUNTY:

### CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/09/2014  
Date Data Arrived at EDR: 06/11/2014  
Date Made Active in Reports: 07/09/2014  
Number of Days to Update: 28

Source: Monterey County Health Department  
Telephone: 831-796-1297  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## NAPA COUNTY:

### Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 11/25/2014  
Next Scheduled EDR Contact: 03/16/2015  
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: 11/25/2014  
Next Scheduled EDR Contact: 03/16/2015  
Data Release Frequency: No Update Planned

## NEVADA COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 09/16/2014  
Date Data Arrived at EDR: 09/18/2014  
Date Made Active in Reports: 09/25/2014  
Number of Days to Update: 7

Source: Community Development Agency  
Telephone: 530-265-1467  
Last EDR Contact: 12/15/2014  
Next Scheduled EDR Contact: 02/16/2015  
Data Release Frequency: Varies

## ORANGE COUNTY:

### List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 11/01/2014  
Date Data Arrived at EDR: 11/12/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 30

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 11/05/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Annually

### List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/01/2014  
Date Data Arrived at EDR: 11/12/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 30

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 11/05/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Quarterly

### List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/01/2014  
Date Data Arrived at EDR: 11/10/2014  
Date Made Active in Reports: 12/15/2014  
Number of Days to Update: 35

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 11/10/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Quarterly

## PLACER COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/22/2014  
Date Data Arrived at EDR: 09/23/2014  
Date Made Active in Reports: 11/21/2014  
Number of Days to Update: 59

Source: Placer County Health and Human Services  
Telephone: 530-745-2363  
Last EDR Contact: 12/05/2014  
Next Scheduled EDR Contact: 03/23/2015  
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: 10/08/2014  
Date Data Arrived at EDR: 10/10/2014  
Date Made Active in Reports: 11/20/2014  
Number of Days to Update: 41

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 12/22/2014  
Next Scheduled EDR Contact: 01/05/2015  
Data Release Frequency: Quarterly

### Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 10/08/2014  
Date Data Arrived at EDR: 10/10/2014  
Date Made Active in Reports: 11/25/2014  
Number of Days to Update: 46

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 12/22/2014  
Next Scheduled EDR Contact: 04/06/2015  
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: 02/06/2014  
Date Data Arrived at EDR: 04/08/2014  
Date Made Active in Reports: 04/29/2014  
Number of Days to Update: 21

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 10/06/2014  
Next Scheduled EDR Contact: 01/19/2015  
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: 10/21/2014  
Date Data Arrived at EDR: 10/28/2014  
Date Made Active in Reports: 12/15/2014  
Number of Days to Update: 48

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 10/21/2014  
Next Scheduled EDR Contact: 01/19/2015  
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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/06/2014  
Date Data Arrived at EDR: 08/07/2014  
Date Made Active in Reports: 09/30/2014  
Number of Days to Update: 54

Source: San Bernardino County Fire Department Hazardous Materials Division  
Telephone: 909-387-3041  
Last EDR Contact: 11/10/2014  
Next Scheduled EDR Contact: 02/23/2015  
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: 12/04/2014  
Next Scheduled EDR Contact: 03/23/2015  
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: 10/27/2014  
Next Scheduled EDR Contact: 02/09/2015  
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: 12/04/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: No Update Planned

## SAN FRANCISCO COUNTY:

### Local Oversight 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: 11/05/2014  
Next Scheduled EDR Contact: 02/23/2015  
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: 11/05/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Quarterly

## SAN JOAQUIN COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/20/2014  
Date Data Arrived at EDR: 06/23/2014  
Date Made Active in Reports: 07/11/2014  
Number of Days to Update: 18

Source: Environmental Health Department  
Telephone: N/A  
Last EDR Contact: 12/18/2014  
Next Scheduled EDR Contact: 04/06/2015  
Data Release Frequency: Semi-Annually

## SAN LUIS OBISPO COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 08/22/2014  
Date Data Arrived at EDR: 08/26/2014  
Date Made Active in Reports: 10/01/2014  
Number of Days to Update: 36

Source: San Luis Obispo County Public Health Department  
Telephone: 805-781-5596  
Last EDR Contact: 11/21/2014  
Next Scheduled EDR Contact: 03/09/2015  
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: 10/06/2014  
Date Data Arrived at EDR: 10/10/2014  
Date Made Active in Reports: 11/19/2014  
Number of Days to Update: 40

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 12/15/2014  
Next Scheduled EDR Contact: 03/30/2015  
Data Release Frequency: Annually

### Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/15/2014  
Date Data Arrived at EDR: 09/16/2014  
Date Made Active in Reports: 10/22/2014  
Number of Days to Update: 36

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 12/11/2014  
Next Scheduled EDR Contact: 03/30/2015  
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: 11/19/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## SANTA CLARA COUNTY:

### Cupa Facility List

Cupa facility list

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/22/2014  
Date Data Arrived at EDR: 08/26/2014  
Date Made Active in Reports: 10/03/2014  
Number of Days to Update: 38

Source: Department of Environmental Health  
Telephone: 408-918-1973  
Last EDR Contact: 11/21/2014  
Next Scheduled EDR Contact: 03/09/2015  
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: 03/03/2014  
Date Data Arrived at EDR: 03/05/2014  
Date Made Active in Reports: 03/18/2014  
Number of Days to Update: 13

Source: Department of Environmental Health  
Telephone: 408-918-3417  
Last EDR Contact: 11/25/2014  
Next Scheduled EDR Contact: 03/16/2015  
Data Release Frequency: Annually

## Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/10/2014  
Date Data Arrived at EDR: 11/10/2014  
Date Made Active in Reports: 12/15/2014  
Number of Days to Update: 35

Source: City of San Jose Fire Department  
Telephone: 408-535-7694  
Last EDR Contact: 11/07/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Annually

## SANTA CRUZ COUNTY:

### CUPA Facility List

CUPA facility listing.

Date of Government Version: 09/09/2014  
Date Data Arrived at EDR: 09/11/2014  
Date Made Active in Reports: 09/25/2014  
Number of Days to Update: 34

Source: Santa Cruz County Environmental Health  
Telephone: 831-464-2761  
Last EDR Contact: 11/21/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## SHASTA COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 09/16/2014  
Date Data Arrived at EDR: 09/18/2014  
Date Made Active in Reports: 10/22/2014  
Number of Days to Update: 34

Source: Shasta County Department of Resource Management  
Telephone: 530-225-5789  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## SOLANO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2014  
Date Data Arrived at EDR: 06/26/2014  
Date Made Active in Reports: 07/25/2014  
Number of Days to Update: 29

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 12/11/2014  
Next Scheduled EDR Contact: 03/30/2015  
Data Release Frequency: Quarterly

## Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2014  
Date Data Arrived at EDR: 06/26/2014  
Date Made Active in Reports: 07/25/2014  
Number of Days to Update: 29

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 12/11/2014  
Next Scheduled EDR Contact: 03/30/2015  
Data Release Frequency: Quarterly

## SONOMA COUNTY:

### Cupa Facility List

Cupa Facility list

Date of Government Version: 09/30/2014  
Date Data Arrived at EDR: 10/02/2014  
Date Made Active in Reports: 11/20/2014  
Number of Days to Update: 49

Source: County of Sonoma Fire & Emergency Services Department  
Telephone: 707-565-1174  
Last EDR Contact: 09/29/2014  
Next Scheduled EDR Contact: 01/12/2015  
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: 10/01/2014  
Date Data Arrived at EDR: 10/03/2014  
Date Made Active in Reports: 11/20/2014  
Number of Days to Update: 48

Source: Department of Health Services  
Telephone: 707-565-6565  
Last EDR Contact: 09/29/2014  
Next Scheduled EDR Contact: 01/12/2015  
Data Release Frequency: Quarterly

## SUTTER COUNTY:

### Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 09/08/2014  
Date Data Arrived at EDR: 09/09/2014  
Date Made Active in Reports: 10/24/2014  
Number of Days to Update: 45

Source: Sutter County Department of Agriculture  
Telephone: 530-822-7500  
Last EDR Contact: 12/05/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Semi-Annually

## TUOLUMNE COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 10/28/2014  
Date Data Arrived at EDR: 10/29/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 44

Source: Division of Environmental Health  
Telephone: 209-533-5633  
Last EDR Contact: 10/27/2014  
Next Scheduled EDR Contact: 02/09/2015  
Data Release Frequency: Varies

## VENTURA COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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: 07/28/2014	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 08/18/2014	Telephone: 805-654-2813
Date Made Active in Reports: 09/26/2014	Last EDR Contact: 11/17/2014
Number of Days to Update: 39	Next Scheduled EDR Contact: 03/02/2015
	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	Source: Environmental Health Division
Date Data Arrived at EDR: 12/01/2011	Telephone: 805-654-2813
Date Made Active in Reports: 01/19/2012	Last EDR Contact: 10/03/2014
Number of Days to Update: 49	Next Scheduled EDR Contact: 01/12/2015
	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	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 11/17/2014
Number of Days to Update: 37	Next Scheduled EDR Contact: 03/02/2015
	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: 09/26/2014	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 10/29/2014	Telephone: 805-654-2813
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 10/27/2014
Number of Days to Update: 44	Next Scheduled EDR Contact: 02/09/2015
	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: 08/26/2014	Source: Environmental Health Division
Date Data Arrived at EDR: 09/17/2014	Telephone: 805-654-2813
Date Made Active in Reports: 10/28/2014	Last EDR Contact: 12/15/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 03/30/2015
	Data Release Frequency: Quarterly

## YOLO COUNTY:

### Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 09/23/2014	Source: Yolo County Department of Health
Date Data Arrived at EDR: 09/30/2014	Telephone: 530-666-8646
Date Made Active in Reports: 11/25/2014	Last EDR Contact: 12/18/2014
Number of Days to Update: 56	Next Scheduled EDR Contact: 04/06/2015
	Data Release Frequency: Annually

## YUBA COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 08/05/2014  
Date Data Arrived at EDR: 08/07/2014  
Date Made Active in Reports: 10/06/2014  
Number of Days to Update: 60

Source: Yuba County Environmental Health Department  
Telephone: 530-749-7523  
Last EDR Contact: 11/17/2014  
Next Scheduled EDR Contact: 02/16/2015  
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: 11/17/2014  
Next Scheduled EDR Contact: 03/02/2015  
Data Release Frequency: No Update Planned

### 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: 10/10/2014  
Next Scheduled EDR Contact: 01/26/2015  
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: 11/01/2014  
Date Data Arrived at EDR: 11/05/2014  
Date Made Active in Reports: 11/24/2014  
Number of Days to Update: 19

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 11/05/2014  
Next Scheduled EDR Contact: 02/16/2015  
Data Release Frequency: Annually

### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 07/21/2014  
Date Made Active in Reports: 08/25/2014  
Number of Days to Update: 35

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 10/20/2014  
Next Scheduled EDR Contact: 02/02/2015  
Data Release Frequency: Annually

### RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 07/15/2014  
Date Made Active in Reports: 08/13/2014  
Number of Days to Update: 29

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013

Date Data Arrived at EDR: 06/20/2014

Date Made Active in Reports: 08/07/2014

Number of Days to Update: 48

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 12/12/2014

Next Scheduled EDR Contact: 03/30/2015

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.

**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, 2005 and 2010 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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## STREET AND ADDRESS INFORMATION

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## GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

12761 SCHABARUM AVENUE  
12761 SCHABARUM AVENUE  
BALDWIN PARK, CA 91706

### TARGET PROPERTY COORDINATES

Latitude (North):	34.0815 - 34° 4' 53.40"
Longitude (West):	117.9966 - 117° 59' 47.76"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	408050.3
UTM Y (Meters):	3771446.0
Elevation:	321 ft. above sea level

### USGS TOPOGRAPHIC MAP

Target Property Map:	34117-A8 BALDWIN PARK, CA
Most Recent Revision:	1981
West Map:	34118-A1 EL MONTE, CA
Most Recent Revision:	1994

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).

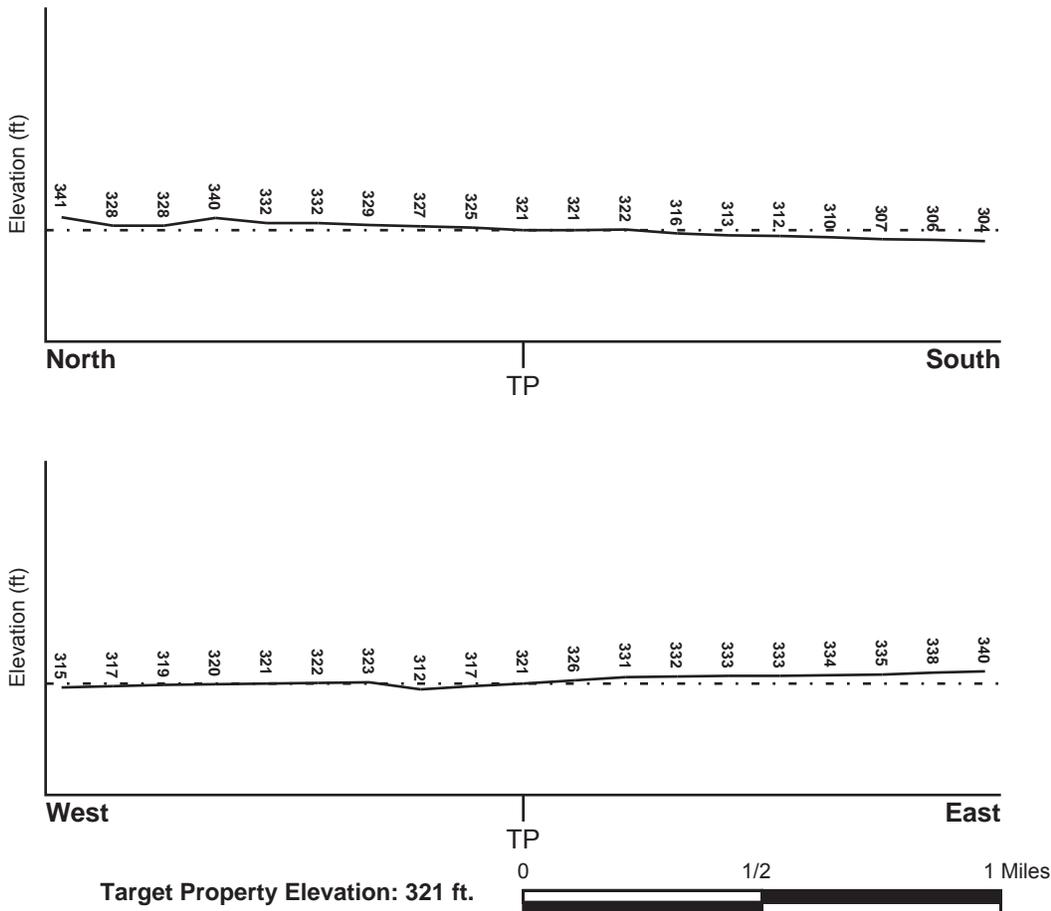
## TOPOGRAPHIC INFORMATION

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 WSW

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## FEMA FLOOD ZONE

<u>Target Property County</u> LOS ANGELES, CA	FEMA Flood <u>Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	06037C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

## NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> BALDWIN PARK	NWI Electronic <u>Data Coverage</u> YES - refer to the Overview Map and Detail Map
--	--

## HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### *Site-Specific Hydrogeological Data\*:*

Search Radius:	1.25 miles
Status:	Not found

## AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### ROCK STRATIGRAPHIC UNIT

Era: Cenozoic  
System: Quaternary  
Series: Quaternary  
Code: Q (*decoded above as Era, System & Series*)

#### GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### 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. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

### OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: loam  
 clay  
 silt loam  
 loamy sand  
 sandy loam  
 fine sand  
 clay loam  
 gravelly - sandy loam  
 coarse sand  
 gravelly - sand  
 sand

Surficial Soil Types: loam  
 clay  
 silt loam  
 loamy sand  
 sandy loam  
 fine sand  
 clay loam  
 gravelly - sandy loam  
 coarse sand  
 gravelly - sand  
 sand

Shallow Soil Types: fine sandy loam  
 gravelly - loam  
 sand  
 silty clay

Deeper Soil Types: stratified  
 clay loam  
 silty clay loam  
 gravelly - sandy loam  
 coarse sand  
 sand  
 weathered bedrock  
 very fine sandy loam

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

## WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

## FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
B6	USGS40000140864	1/2 - 1 Mile NW
B10	USGS40000140870	1/2 - 1 Mile NW
D13	USGS40000140822	1/2 - 1 Mile WNW
17	USGS40000140622	1/2 - 1 Mile WSW

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

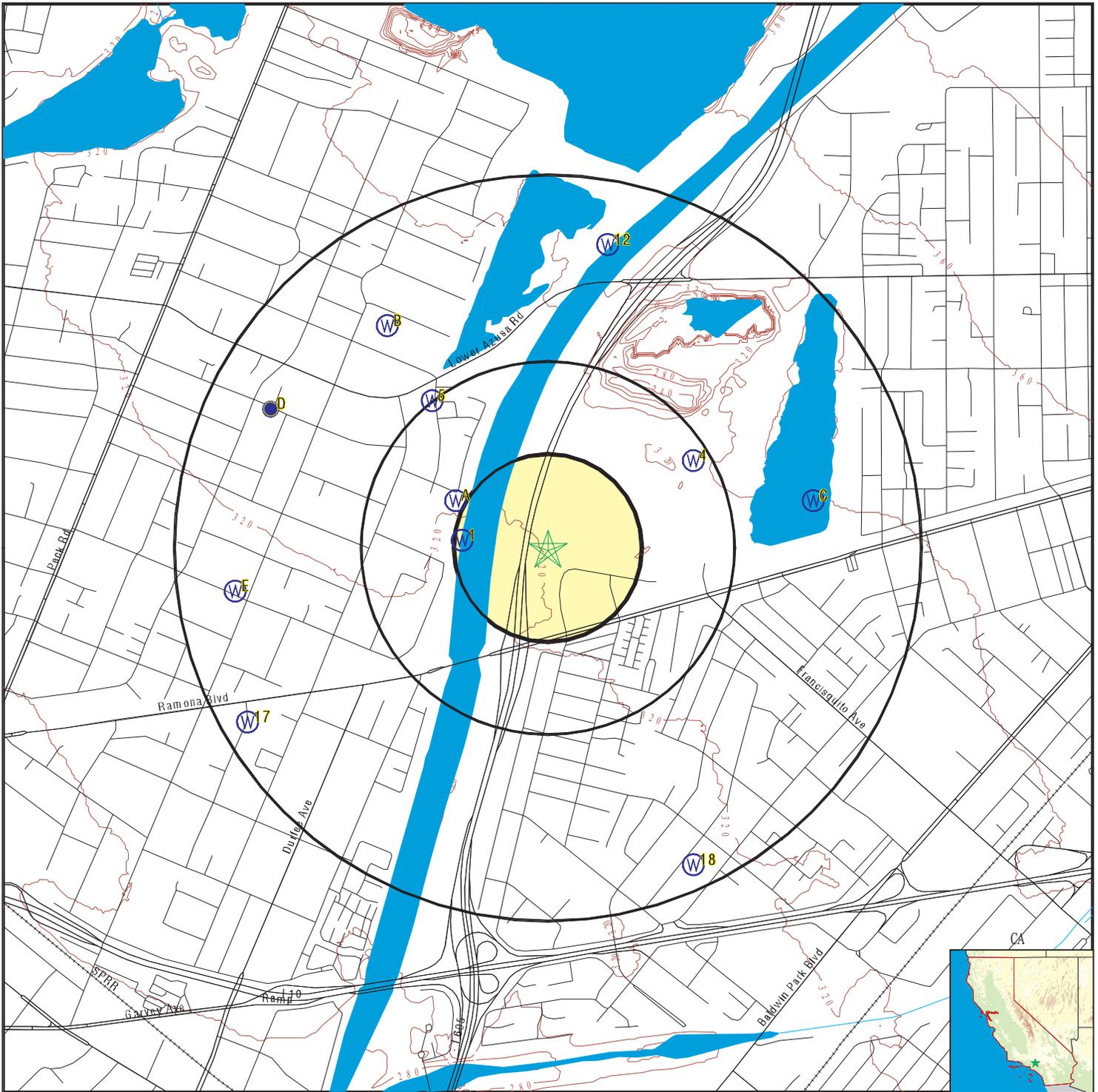
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

## STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CADW50000004243	1/8 - 1/4 Mile West
A2	1366	1/4 - 1/2 Mile WNW
A3	1367	1/4 - 1/2 Mile WNW
4	CADW50000004259	1/4 - 1/2 Mile ENE
5	1371	1/2 - 1 Mile NW
C7	1365	1/2 - 1 Mile East
C8	1364	1/2 - 1 Mile East
C9	1363	1/2 - 1 Mile East
D11	1370	1/2 - 1 Mile WNW
12	CADW50000004310	1/2 - 1 Mile North
E14	1373	1/2 - 1 Mile West
E15	1372	1/2 - 1 Mile West
E16	14366	1/2 - 1 Mile West
18	1324	1/2 - 1 Mile SSE

# PHYSICAL SETTING SOURCE MAP - 4167879.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: 12761 Schabarum Avenue  
 ADDRESS: 12761 Schabarum Avenue  
 Baldwin Park CA 91706  
 LAT/LONG: 34.0815 / 117.9966

CLIENT: Stantec  
 CONTACT: Kai Pavel  
 INQUIRY #: 4167879.2s  
 DATE: December 23, 2014 10:43 am

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Database      EDR ID Number

**1**  
**West**  
**1/8 - 1/4 Mile**  
**Lower**      **CA WELLS**      **CADW50000004243**

Latitude :	34.0818		
Longitude :	118.0006		
Site code:	340818N1180006W001	Casgem sta:	Not Reported
Local well:	USGVMWD-5	Casgem s 1:	Observation
County id:	19		
Basin cd:	4-13	Basin desc:	San Gabriel Valley
Org unit n:	Southern Region Office	Site id:	CADW50000004243

**A2**  
**WNW**  
**1/4 - 1/2 Mile**  
**Higher**      **CA WELLS**      **1366**

**Water System Information:**

Prime Station Code:	01S/11W-14C01 S	User ID:	4TH
FRDS Number:	1910141001	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340500.0 1180000.0	Precision:	Undefined
Source Name:	WELL 01		
System Number:	1910141		
System Name:	RURBAN HOMES MWC - EL MONTE		
Organization That Operates System:	5044 N COGSWELL DR EL MONTE 91732		
Pop Served:	1200	Connections:	307
Area Served:	EL MONTE		
Sample Collected:	28-NOV-11	Findings:	69. MG/L
Chemical:	CALCIUM		
Sample Collected:	28-NOV-11	Findings:	14. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	28-NOV-11	Findings:	23. MG/L
Chemical:	SODIUM		
Sample Collected:	28-NOV-11	Findings:	4.4 MG/L
Chemical:	POTASSIUM		
Sample Collected:	28-NOV-11	Findings:	35. MG/L
Chemical:	CHLORIDE		
Sample Collected:	28-NOV-11	Findings:	0.29 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	28-NOV-11	Findings:	330. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	28-NOV-11	Findings:	11. MG/L
Chemical:	NITRATE (AS NO3)		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	29-MAY-12	Findings:	570. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	29-MAY-12	Findings:	7.6
Chemical:	PH, LABORATORY		
Sample Collected:	29-MAY-12	Findings:	170. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO <sub>3</sub>		
Sample Collected:	29-MAY-12	Findings:	210. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	29-MAY-12	Findings:	230. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO <sub>3</sub>		
Sample Collected:	29-MAY-12	Findings:	69. MG/L
Chemical:	CALCIUM		
Sample Collected:	29-MAY-12	Findings:	14. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	29-MAY-12	Findings:	24. MG/L
Chemical:	SODIUM		
Sample Collected:	29-MAY-12	Findings:	4.4 MG/L
Chemical:	POTASSIUM		
Sample Collected:	29-MAY-12	Findings:	34. MG/L
Chemical:	CHLORIDE		
Sample Collected:	29-MAY-12	Findings:	0.3 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	29-MAY-12	Findings:	500. UG/L
Chemical:	IRON		
Sample Collected:	29-MAY-12	Findings:	350. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	29-MAY-12	Findings:	13. MG/L
Chemical:	NITRATE (AS NO <sub>3</sub> )		
Sample Collected:	29-MAY-12	Findings:	0.72 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	10-SEP-12	Findings:	0.26 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	10-SEP-12	Findings:	2.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	10-SEP-12	Findings:	170. UG/L
Chemical:	BARIUM		
Sample Collected:	10-SEP-12	Findings:	420. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	10-SEP-12	Findings:	20. MG/L
Chemical:	NITRATE (AS NO <sub>3</sub> )		
Sample Collected:	07-MAR-13	Findings:	12. UG/L
Chemical:	1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE		
Sample Collected:	12-SEP-13	Findings:	0.573 PCI/L
Chemical:	RADIUM 228 COUNTING ERROR		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	12-SEP-13	Findings:	0.2 PCI/L
Chemical:	RADIUM 228 MDA95		
Sample Collected:	12-SEP-13	Findings:	0.203 PCI/L
Chemical:	RA-226 FOR CWS OR TOTAL RA FOR NTNC BY 903.0		
Sample Collected:	12-SEP-13	Findings:	0.21 PCI/L
Chemical:	RA-226 OR TOTAL RA BY 903.0 C.E.		
Sample Collected:	12-SEP-13	Findings:	0.322 PCI/L
Chemical:	RADIUM, TOTAL, MDA95-NTNC ONLY, BY 903.0		
Sample Collected:	12-SEP-13	Findings:	0.215 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	12-SEP-13	Findings:	360. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	12-SEP-13	Findings:	16. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	12-SEP-13	Findings:	1.6e-002 PCI/L
Chemical:	GROSS ALPHA MDA95		
Sample Collected:	09-DEC-13	Findings:	11. UG/L
Chemical:	1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE		
Sample Collected:	06-SEP-11	Findings:	5.6 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	28-NOV-11	Findings:	470. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	28-NOV-11	Findings:	7.56
Chemical:	PH, LABORATORY		
Sample Collected:	28-NOV-11	Findings:	150. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO3		
Sample Collected:	28-NOV-11	Findings:	180. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	28-NOV-11	Findings:	230. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO3		

**A3**  
**WNW**  
**1/4 - 1/2 Mile**  
**Higher**

**CA WELLS 1367**

**Water System Information:**

Prime Station Code:	01S/11W-14C02 S	User ID:	4TH
FRDS Number:	1910141002	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340500.0 1180000.0	Precision:	Undefined
Source Name:	WELL 02		
System Number:	1910141		
System Name:	RURBAN HOMES MWC - EL MONTE		
Organization That Operates System:	5044 N COGSWELL DR EL MONTE 91732		
Pop Served:	1200	Connections:	307
Area Served:	EL MONTE		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	15-JUN-11	Findings:	1.8 PCI/L
Chemical:	URANIUM (PCI/L)		
Sample Collected:	15-JUN-11	Findings:	14. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	06-SEP-11	Findings:	17. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	28-NOV-11	Findings:	570. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	28-NOV-11	Findings:	7.51
Chemical:	PH, LABORATORY		
Sample Collected:	28-NOV-11	Findings:	180. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO3		
Sample Collected:	28-NOV-11	Findings:	220. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	28-NOV-11	Findings:	290. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO3		
Sample Collected:	28-NOV-11	Findings:	86. MG/L
Chemical:	CALCIUM		
Sample Collected:	28-NOV-11	Findings:	18. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	28-NOV-11	Findings:	25. MG/L
Chemical:	SODIUM		
Sample Collected:	28-NOV-11	Findings:	4.9 MG/L
Chemical:	POTASSIUM		
Sample Collected:	28-NOV-11	Findings:	45. MG/L
Chemical:	CHLORIDE		
Sample Collected:	28-NOV-11	Findings:	0.24 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	28-NOV-11	Findings:	360. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	28-NOV-11	Findings:	32. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	12-DEC-11	Findings:	26. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07-MAR-12	Findings:	33. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	29-MAY-12	Findings:	650. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	29-MAY-12	Findings:	7.43
Chemical:	PH, LABORATORY		
Sample Collected:	29-MAY-12	Findings:	200. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO3		
Sample Collected:	29-MAY-12	Findings:	250. MG/L
Chemical:	BICARBONATE ALKALINITY		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	29-MAY-12	Findings:	270. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO3		
Sample Collected:	29-MAY-12	Findings:	79. MG/L
Chemical:	CALCIUM		
Sample Collected:	29-MAY-12	Findings:	17. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	29-MAY-12	Findings:	25. MG/L
Chemical:	SODIUM		
Sample Collected:	29-MAY-12	Findings:	4.8 MG/L
Chemical:	POTASSIUM		
Sample Collected:	29-MAY-12	Findings:	39. MG/L
Chemical:	CHLORIDE		
Sample Collected:	29-MAY-12	Findings:	0.24 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	29-MAY-12	Findings:	400. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	29-MAY-12	Findings:	28. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	29-MAY-12	Findings:	0.22 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	13-JUN-12	Findings:	29. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	10-SEP-12	Findings:	0.24 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	10-SEP-12	Findings:	2.1 UG/L
Chemical:	ARSENIC		
Sample Collected:	10-SEP-12	Findings:	200. UG/L
Chemical:	BARIUM		
Sample Collected:	10-SEP-12	Findings:	420. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	10-SEP-12	Findings:	28. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	05-DEC-12	Findings:	21. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07-MAR-13	Findings:	21. MG/L
Chemical:	NITRATE (AS NO3)		

**4**  
**ENE**  
**1/4 - 1/2 Mile**  
**Higher**

**CA WELLS      CADW50000004259**

Latitude :	34.0849	Casgem sta:	Not Reported
Longitude :	117.9898	Casgem s 1:	Other
Site code:	340849N1179898W001		
Local well:	DUR W		
County id:	19		
Basin cd:	4-13	Basin desc:	San Gabriel Valley
Org unit n:	Southern Region Office	Site id:	CADW50000004259

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Database      EDR ID Number

**5**  
**NW**  
 1/2 - 1 Mile  
 Higher

**CA WELLS      1371**

**Water System Information:**

Prime Station Code:	01S/11W-14F03 S	User ID:	19C
FRDS Number:	1900706001	County:	Los Angeles
District Number:	49	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340514.0 1180004.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 01		
System Number:	1900706		
System Name:	CHAMPION MUTUAL		
Organization That Operates System:	Not Reported		
Pop Served:	Unknown, Small System	Connections:	Unknown, Small System
Area Served:	Not Reported		

**B6**  
**NW**  
 1/2 - 1 Mile  
 Higher

**FED USGS      USGS40000140864**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-340524118001001		
Monloc name:	001S011W14C002S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070105	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	34.0900087
Longitude:	-118.003677	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

**C7**  
**East**  
 1/2 - 1 Mile  
 Higher

**CA WELLS      1365**

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

### Water System Information:

Prime Station Code:	01S/11W-12J05 S	User ID:	4TH
FRDS Number:	1910165002	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340500.0 1175900.0	Precision:	Undefined
Source Name:	WELL 02		
System Number:	1910165		
System Name:	VALLEY VIEW MUTUAL WATER CO.		
Organization That Operates System:			
	13730 E LOS ANGELES ST BALDWIN PARK, CA 91706		
Pop Served:	8700	Connections:	1325
Area Served:	BALDWIN PARK		
Sample Collected:	08-SEP-11	Findings:	7.2 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	14-JUN-12	Findings:	2.2 PCI/L
Chemical:	URANIUM (PCI/L)		
Sample Collected:	13-SEP-12	Findings:	310. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	13-SEP-12	Findings:	6.7 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	14-MAY-13	Findings:	490. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	14-MAY-13	Findings:	7.5
Chemical:	PH, LABORATORY		
Sample Collected:	14-MAY-13	Findings:	5.8 MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO3		
Sample Collected:	14-MAY-13	Findings:	280. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	14-MAY-13	Findings:	250. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO3		
Sample Collected:	14-MAY-13	Findings:	75. MG/L
Chemical:	CALCIUM		
Sample Collected:	14-MAY-13	Findings:	15. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	14-MAY-13	Findings:	16. MG/L
Chemical:	SODIUM		
Sample Collected:	14-MAY-13	Findings:	4.3 MG/L
Chemical:	POTASSIUM		
Sample Collected:	14-MAY-13	Findings:	12. MG/L
Chemical:	CHLORIDE		
Sample Collected:	14-MAY-13	Findings:	0.27 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	14-MAY-13	Findings:	99. UG/L
Chemical:	ZINC		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	14-MAY-13	Findings:	290. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	14-MAY-13	Findings:	5.9 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	14-MAY-13	Findings:	0.1 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	12-SEP-13	Findings:	0.28 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	12-SEP-13	Findings:	150. UG/L
Chemical:	BARIUM		
Sample Collected:	12-SEP-13	Findings:	6.5 MG/L
Chemical:	NITRATE (AS NO3)		

**C8**  
**East**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS    1364**

**Water System Information:**

Prime Station Code:	01S/11W-12J04 S	User ID:	4TH
FRDS Number:	1910165001	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Inactive Raw
Source Lat/Long:	340500.0 1175900.0	Precision:	Undefined
Source Name:	WELL 01 - INACTIVE		
System Number:	1910165		
System Name:	VALLEY VIEW MUTUAL WATER CO.		
Organization That Operates System:	13730 E LOS ANGELES ST BALDWIN PARK, CA 91706		
Pop Served:	8700	Connections:	1325
Area Served:	BALDWIN PARK		
Sample Collected:	17-JAN-06	Findings:	20. C
Chemical:	SOURCE TEMPERATURE C		

**C9**  
**East**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS    1363**

**Water System Information:**

Prime Station Code:	01S/11W-12J03 S	User ID:	4TH
FRDS Number:	1910165003	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340500.0 1175900.0	Precision:	Undefined
Source Name:	WELL 03		
System Number:	1910165		
System Name:	VALLEY VIEW MUTUAL WATER CO.		
Organization That Operates System:	13730 E LOS ANGELES ST BALDWIN PARK, CA 91706		
Pop Served:	8700	Connections:	1325
Area Served:	BALDWIN PARK		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Database      EDR ID Number

**B10**  
**NW**  
**1/2 - 1 Mile**  
**Higher**

**FED USGS      USGS40000140870**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-340525118001301		
Monloc name:	001S011W14C001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070105	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	34.0902864
Longitude:	-118.0045104	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

**D11**  
**WNW**  
**1/2 - 1 Mile**  
**Higher**

**CA WELLS      1370**

**Water System Information:**

Prime Station Code:	01S/11W-14E04 S	User ID:	MET
FRDS Number:	1910039003	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340514.0 1180030.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 01D		
System Number:	1910039		
System Name:	SAN GABRIEL VALLEY WATER CO.-EL MONTE		
Organization That Operates System:	P O BOX 6010 EL MONTE, CA 91734		
Pop Served:	151064	Connections:	43161
Area Served:	EL MONTE/SAN GABRIEL BASIN		
Sample Collected:	07-NOV-11	Findings:	3.6 MG/L
Chemical:	NITRATE (AS NO3)		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	08-NOV-11	Findings:	14.4 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	08-NOV-11	Findings:	360. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	08-NOV-11	Findings:	7.57
Chemical:	PH, LABORATORY		
Sample Collected:	08-NOV-11	Findings:	170. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO <sub>3</sub>		
Sample Collected:	08-NOV-11	Findings:	200. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	08-NOV-11	Findings:	200. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO <sub>3</sub>		
Sample Collected:	08-NOV-11	Findings:	61. MG/L
Chemical:	CALCIUM		
Sample Collected:	08-NOV-11	Findings:	12. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	08-NOV-11	Findings:	11. MG/L
Chemical:	SODIUM		
Sample Collected:	08-NOV-11	Findings:	3.3 MG/L
Chemical:	POTASSIUM		
Sample Collected:	08-NOV-11	Findings:	18. MG/L
Chemical:	CHLORIDE		
Sample Collected:	08-NOV-11	Findings:	0.33 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	08-NOV-11	Findings:	110. UG/L
Chemical:	COPPER		
Sample Collected:	08-NOV-11	Findings:	130. UG/L
Chemical:	ZINC		
Sample Collected:	08-NOV-11	Findings:	250. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	08-NOV-11	Findings:	0.693
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	08-NOV-11	Findings:	8.9e-002
Chemical:	LANGELIER INDEX AT SOURCE TEMP.		
Sample Collected:	08-NOV-11	Findings:	3.8 MG/L
Chemical:	NITRATE (AS NO <sub>3</sub> )		
Sample Collected:	08-NOV-11	Findings:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	08-AUG-12	Findings:	330. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	15-NOV-12	Findings:	0.26 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	15-NOV-12	Findings:	120. UG/L
Chemical:	BARIUM		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	15-NOV-12	Findings:	2.2 PCI/L
Chemical:	URANIUM (PCI/L)		
Sample Collected:	15-NOV-12	Findings:	3.8 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	21-AUG-13	Findings:	280. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	06-NOV-13	Findings:	4.2 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	18-JUN-14	Findings:	. 440. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	18-JUN-14	Findings:	. 7.71
Chemical:	PH, LABORATORY		
Sample Collected:	18-JUN-14	Findings:	. 190. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO3		
Sample Collected:	18-JUN-14	Findings:	. 230. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	18-JUN-14	Findings:	. 200. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO3		
Sample Collected:	18-JUN-14	Findings:	. 61. MG/L
Chemical:	CALCIUM		
Sample Collected:	18-JUN-14	Findings:	. 12. MG/L
Chemical:	MAGNESIUM		
Sample Collected:	18-JUN-14	Findings:	. 10. MG/L
Chemical:	SODIUM		
Sample Collected:	18-JUN-14	Findings:	. 3.3 MG/L
Chemical:	POTASSIUM		
Sample Collected:	18-JUN-14	Findings:	. 16. MG/L
Chemical:	CHLORIDE		
Sample Collected:	18-JUN-14	Findings:	. 0.27 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	18-JUN-14	Findings:	. 270. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	18-JUN-14	Findings:	. 0.884
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	18-JUN-14	Findings:	. 0.347
Chemical:	LANGELIER INDEX AT SOURCE TEMP.		
Sample Collected:	18-JUN-14	Findings:	. 3.4 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	18-JUN-14	Findings:	. 12.2
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		

12  
North  
1/2 - 1 Mile  
Higher

CA WELLS      CADW50000004310

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Latitude :	34.0933		
Longitude :	117.9938		
Site code:	340933N1179938W001	Casgem sta:	Not Reported
Local well:	USGVMWD-4	Casgem s 1:	Observation
County id:	19		
Basin cd:	4-13	Basin desc:	San Gabriel Valley
Org unit n:	Southern Region Office	Site id:	CADW50000004310

**D13  
WNW  
1/2 - 1 Mile  
Higher**

**FED USGS      USGS40000140822**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-340511118003101		
Monloc name:	001S011W14E002S		
Monloc type:	Well		
Monloc desc:	GAMA ULAB FAST		
Huc code:	18070105	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	34.0865833
Longitude:	-118.0098889	Sourcemap scale:	24000
Horiz Acc measure:	.5	Horiz Acc measure units:	seconds
Horiz Collection method:	Global positioning system (GPS), uncorrected		
Horiz coord refsys:	NAD83	Vert measure val:	325
Vert measure units:	feet	Vertacc measure val:	5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	194601	Welldepth:	198
Welldepth units:	ft	Wellholedepth:	198
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

**E14  
West  
1/2 - 1 Mile  
Lower**

**CA WELLS      1373**

**Water System Information:**

Prime Station Code:	01S/11W-14N02 S	User ID:	MET
FRDS Number:	1910158001	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Untreated
Source Lat/Long:	340448.5 1180037.5	Precision:	0.5 Mile (30 Seconds)
Source Name:	NORTH WELL		
System Number:	1910158		
System Name:	STERLING MWC		
Organization That Operates System:	11922 LAMBERT AVE EL MONTE, CA 91732-2032		
Pop Served:	600	Connections:	200
Area Served:	Not Reported		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	16-FEB-11	Findings:	24. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	17-MAY-11	Findings:	23. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	25-AUG-11	Findings:	21. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09-NOV-11	Findings:	22. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	10-FEB-12	Findings:	30. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	03-MAY-12	Findings:	1.6 PCI/L
Chemical:	URANIUM (PCI/L)		
Sample Collected:	03-MAY-12	Findings:	26. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	20-AUG-12	Findings:	340. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	20-AUG-12	Findings:	29. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	27-NOV-12	Findings:	25. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	05-FEB-13	Findings:	24. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09-MAY-13	Findings:	28. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	08-AUG-13	Findings:	0.28 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	08-AUG-13	Findings:	2.8 UG/L
Chemical:	ARSENIC		
Sample Collected:	08-AUG-13	Findings:	150. UG/L
Chemical:	BARIUM		
Sample Collected:	08-AUG-13	Findings:	25. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07-FEB-14	Findings:	28. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	12-MAY-14	Findings:	. 550. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	12-MAY-14	Findings:	. 7.95
Chemical:	PH, LABORATORY		
Sample Collected:	12-MAY-14	Findings:	. 210. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO3		
Sample Collected:	12-MAY-14	Findings:	. 260. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	12-MAY-14	Findings:	. 230. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO3		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	12-MAY-14	Findings:	. 69.7 MG/L
Chemical:	CALCIUM		
Sample Collected:	12-MAY-14	Findings:	. 14.7 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	12-MAY-14	Findings:	. 17. MG/L
Chemical:	SODIUM		
Sample Collected:	12-MAY-14	Findings:	. 4. MG/L
Chemical:	POTASSIUM		
Sample Collected:	12-MAY-14	Findings:	. 16. MG/L
Chemical:	CHLORIDE		
Sample Collected:	12-MAY-14	Findings:	. 0.22 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	12-MAY-14	Findings:	. 2.9 UG/L
Chemical:	ARSENIC		
Sample Collected:	12-MAY-14	Findings:	. 160. UG/L
Chemical:	BARIUM		
Sample Collected:	12-MAY-14	Findings:	. 110. UG/L
Chemical:	IRON		
Sample Collected:	12-MAY-14	Findings:	. 320. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	12-MAY-14	Findings:	. 1.21
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	12-MAY-14	Findings:	. 25. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	12-MAY-14	Findings:	. 0.11 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	12-MAY-14	Findings:	. 5600. UG/L
Chemical:	NITRATE + NITRITE (AS N)		

**E15  
West  
1/2 - 1 Mile  
Lower**

**CA WELLS 1372**

**Water System Information:**

Prime Station Code:	01S/11W-14N01 S	User ID:	MET
FRDS Number:	1910158002	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Destroyed
Source Lat/Long:	340447.5 1180037.5	Precision:	0.5 Mile (30 Seconds)
Source Name:	OLD SOUTH WELL - DESTROYED		
System Number:	1910158		
System Name:	STERLING MWC		
Organization That Operates System:	11922 LAMBERT AVE EL MONTE, CA 91732-2032		
Pop Served:	600	Connections:	200
Area Served:	Not Reported		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	16-FEB-11	Findings:	15. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	17-MAY-11	Findings:	18. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	25-AUG-11	Findings:	0.31 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	25-AUG-11	Findings:	2.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	25-AUG-11	Findings:	120. UG/L
Chemical:	BARIUM		
Sample Collected:	25-AUG-11	Findings:	13. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09-NOV-11	Findings:	13. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	10-FEB-12	Findings:	12. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	03-MAY-12	Findings:	14. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	20-AUG-12	Findings:	290. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	20-AUG-12	Findings:	16. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	27-NOV-12	Findings:	18. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	05-FEB-13	Findings:	18. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09-MAY-13	Findings:	18. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	07-FEB-14	Findings:	19. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	12-MAY-14	Findings:	. 510. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	12-MAY-14	Findings:	. 7.92
Chemical:	PH, LABORATORY		
Sample Collected:	12-MAY-14	Findings:	. 190. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO3		
Sample Collected:	12-MAY-14	Findings:	. 230. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	12-MAY-14	Findings:	. 220. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO3		
Sample Collected:	12-MAY-14	Findings:	. 65.3 MG/L
Chemical:	CALCIUM		
Sample Collected:	12-MAY-14	Findings:	. 13.4 MG/L
Chemical:	MAGNESIUM		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	12-MAY-14	Findings:	. 17. MG/L
Chemical:	SODIUM		
Sample Collected:	12-MAY-14	Findings:	. 3.8 MG/L
Chemical:	POTASSIUM		
Sample Collected:	12-MAY-14	Findings:	. 16. MG/L
Chemical:	CHLORIDE		
Sample Collected:	12-MAY-14	Findings:	. 0.25 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	12-MAY-14	Findings:	. 2.6 UG/L
Chemical:	ARSENIC		
Sample Collected:	12-MAY-14	Findings:	. 140. UG/L
Chemical:	BARIUM		
Sample Collected:	12-MAY-14	Findings:	. 290. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	12-MAY-14	Findings:	. 1.12
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	12-MAY-14	Findings:	. 20. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	12-MAY-14	Findings:	. 4500. UG/L
Chemical:	NITRATE + NITRITE (AS N)		

**E16**  
**West**  
**1/2 - 1 Mile**  
**Lower**

**CA WELLS      14366**

**Water System Information:**

Prime Station Code:	1910158-003	User ID:	MET
FRDS Number:	1910158003	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT
Water Type:	Well/Groundwater	Well Status:	Active Untreated
Source Lat/Long:	340447.0 1180037.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	NEW SOUTH WELL		
System Number:	1910158		
System Name:	STERLING MWC		
Organization That Operates System:	11922 LAMBERT AVE EL MONTE, CA 91732-2032		
Pop Served:	600	Connections:	200
Area Served:	Not Reported		

**17**  
**WSW**  
**1/2 - 1 Mile**  
**Lower**

**FED USGS      USGS40000140622**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-340429118003501		
Monloc name:	001S011W23D002S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070105	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	34.0747315
Longitude:	-118.0106217	Sourcemap scale:	24000

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refsys:	Not Reported	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	Not Reported
Welldepth units:	Not Reported	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

**18**  
**SSE**  
**1/2 - 1 Mile**  
**Lower**

**CA WELLS    1324**

**Water System Information:**

Prime Station Code:	01S/10W-31P08 S	User ID:	MET
FRDS Number:	1910039030	County:	Los Angeles
District Number:	15	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	340409.0 1175920.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL B7E		
System Number:	1910039		
System Name:	SAN GABRIEL VALLEY WATER CO.-EL MONTE		
Organization That Operates System:	P O BOX 6010 EL MONTE, CA 91734		
Pop Served:	151064	Connections:	43161
Area Served:	EL MONTE/SAN GABRIEL BASIN		
Sample Collected:	04-MAY-11	Findings:	3. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	25-MAY-11	Findings:	3. UG/L
Chemical:	CHROMIUM, HEXAVALENT		
Sample Collected:	09-MAY-12	Findings:	0.36 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	09-MAY-12	Findings:	3.3 UG/L
Chemical:	ARSENIC		
Sample Collected:	09-MAY-12	Findings:	2.6 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	12-JUN-12	Findings:	26.1 C
Chemical:	SOURCE TEMPERATURE C		
Sample Collected:	12-JUN-12	Findings:	460. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	12-JUN-12	Findings:	7.89
Chemical:	PH, LABORATORY		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample Collected:	12-JUN-12	Findings:	140. MG/L
Chemical:	ALKALINITY (TOTAL) AS CaCO <sub>3</sub>		
Sample Collected:	12-JUN-12	Findings:	170. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	12-JUN-12	Findings:	84. MG/L
Chemical:	HARDNESS (TOTAL) AS CaCO <sub>3</sub>		
Sample Collected:	12-JUN-12	Findings:	27. MG/L
Chemical:	CALCIUM		
Sample Collected:	12-JUN-12	Findings:	3.8 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	12-JUN-12	Findings:	66. MG/L
Chemical:	SODIUM		
Sample Collected:	12-JUN-12	Findings:	2.4 MG/L
Chemical:	POTASSIUM		
Sample Collected:	12-JUN-12	Findings:	31. MG/L
Chemical:	CHLORIDE		
Sample Collected:	12-JUN-12	Findings:	0.33 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	12-JUN-12	Findings:	67. UG/L
Chemical:	ZINC		
Sample Collected:	12-JUN-12	Findings:	320. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	12-JUN-12	Findings:	0.551
Chemical:	LANGELIER INDEX @ 60 C		
Sample Collected:	12-JUN-12	Findings:	0.119
Chemical:	LANGELIER INDEX AT SOURCE TEMP.		
Sample Collected:	12-JUN-12	Findings:	2.7 MG/L
Chemical:	NITRATE (AS NO <sub>3</sub> )		
Sample Collected:	12-JUN-12	Findings:	11.9
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	16-MAY-13	Findings:	11. MG/L
Chemical:	NITRATE (AS NO <sub>3</sub> )		
Sample Collected:	22-AUG-13	Findings:	260. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	06-MAY-14	Findings:	. 3. MG/L
Chemical:	NITRATE (AS NO <sub>3</sub> )		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: CA Radon

### Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91706	5	0

Federal EPA Radon Zone for LOS ANGELES County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.  
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
 : Zone 3 indoor average level < 2 pCi/L.

---

### Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

# 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, 2005 and 2010 from the U.S. Fish and Wildlife Service.

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation 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 Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

## 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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**12761 Schabarum Avenue**

12761 Schabarum Avenue  
Baldwin Park, CA 91706

Inquiry Number: 4182868.2  
January 15, 2015

# The EDR-City Directory Abstract

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2013	Cole Information Services	X	X	X	-
2008	Cole Information Services	X	X	X	-
2006	Haines Company	-	-	-	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	X	X	X	-
2001	Haines & Company, Inc.	-	-	-	-
2000	Pacific Bell Telephone	-	-	-	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	-	-	-
1990	Pacific Bell	-	-	-	-
1986	Pacific Bell	-	-	-	-
1985	Pacific Bell	-	-	-	-
1981	Pacific Telephone	-	-	-	-
1980	Pacific Telephone	-	-	-	-
1976	Pacific Telephone	-	-	-	-
1975	Pacific Telephone	-	-	-	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	-	-	-
1970	Pacific Telephone	-	-	-	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	-	-	-
1966	Pacific Telephone	-	-	-	-

## EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1965	Pacific Telephone	-	-	-	-
1964	Pacific Telephone	-	-	-	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	-	-	-
1961	Luskey Brothers & Co	-	-	-	-
1960	General Telephone Company Publishers	-	-	-	-
1958	Pacific Telephone	-	-	-	-
1957	Pacific Telephone	-	-	-	-
1956	General Telephone Company Publishers	-	-	-	-
1955	Home Directory Service	-	-	-	-
1954	R. L. Polk & Co.	-	-	-	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Pacific Directory Co.	-	-	-	-
1950	Pacific Telephone	-	-	-	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Associated Telephone Company, Ltd.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Western Directory Co.	-	-	-	-
1945	The Glendale Directory Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	-	-	-
1940	Glendale Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Co.	-	-	-	-
1937	Los Angeles Directory Co.	-	-	-	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	-	-	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Co.	-	-	-	-
1930	Glendale Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	-	-	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Kaasen Directory Company Publishers	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	-	-	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

# FINDINGS

## TARGET PROPERTY INFORMATION

### ADDRESS

12761 Schabarum Avenue  
Baldwin Park, CA 91706

### FINDINGS DETAIL

Target Property research detail.

## SCHABARUM AVE

### **12761 SCHABARUM AVE**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	JACMAR FOOD SERVICE	Cole Information Services
2008	DESIGN USA INC	Cole Information Services
	JACMAR FOOD SERVICE	Cole Information Services
	JACMAR FOODSERVICE DISTRIBUTION	Cole Information Services
2003	FOODSERVICE	Haines & Company
	JACMAR	Haines & Company

## FINDINGS

### ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

#### E SCHABARUM AVE

##### 12781 E SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	PUBLIC HEALTH FOUNDATION	Pacific Bell

##### 12801 E SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	BARR FILMS	Pacific Bell

##### 12803 E SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	CALIFORNIA YH CORP	Pacific Bell
	California YH Corp	Pacific Bell

##### 12806 E SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	PRESENTA TECHNOLOGIES CORP	Pacific Bell
	MGC	Pacific Bell
	NATURAL STONE RESTORATION	Pacific Bell

#### SCHABARUM AVE

##### 12698 SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	LOS ANGELES PLUMBING & BACKFLOW TE	Cole Information Services
2008	LOS ANGELES BUILDING REPAIR SER	Cole Information Services
	SUNLIGHT	Cole Information Services
	LOS ANGELES PLUMBING SUPPLY	Cole Information Services
2003	EI C SEMICONDUCTOR	Haines & Company
	SUNLIGHT 626 338 773 B I	Haines & Company

##### 12718 SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	ALPHA APPAREL INC	Cole Information Services
	BEYOND CELL INTNL	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	SSHAWJohn	Haines & Company
	ALPHA APPARELINC	Haines & Company

### 12723 SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	AMEVER FULFILLMENT INC	Cole Information Services
2008	TRISTAR PROMOS INC	Cole Information Services

### 12729 SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	HRE TRADING INC	Cole Information Services
2008	HRE TRADING INC	Cole Information Services

### 12735 SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	ACT ONE COMMUNICATIONS INC	Cole Information Services
2003	A DX LINK	Haines & Company
	ACTONE	Haines & Company
	COMMUNICATION LLC	Haines & Company

### 12738 SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	AMERICAN TECHNOLOGY MATERIAL	Cole Information Services
2008	ATMEC	Cole Information Services
	AMERICAN TECHNICAL MTLs EQPTMENT	Cole Information Services
2003	RU Sidney	Haines & Company
	COSMO FIBER CORP	Haines & Company

### 12747 SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	MISSION PAVING & SEALING INC	Cole Information Services
2008	INGERSON RAND	Cole Information Services
2003	INGERSOLLRAND	Haines & Company

### 12758 SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	MONTAGE PRESS	Cole Information Services
2008	MONTAGE PRESS	Cole Information Services
	FAMWOODS PRINTING INC	Cole Information Services
2003	MONTAGE PRESS	Haines & Company

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	SCHABARUM AV 91706 CONT	Haines & Company

### 12780 SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	WW GRAINGER INC BRANCH 457	Cole Information Services
2008	WW GRAINGER INC	Cole Information Services
2003	GRAINGER INDUSTRIAL SUPPLY	Haines & Company Haines & Company

### 12781 SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	WIC GILBRALTAR CONSTRUCTION CO INC PUBLIC HEALTH FOUNDATION ENTERPRISES	Cole Information Services Cole Information Services Cole Information Services
2008	U S D A FOOD & NUTRITION SERVICE W I PUBLIC HEALTH FOUNDATION ENTERPRISES WOMEN INFANT CHILDREN PROGRAM WIC	Cole Information Services Cole Information Services Cole Information Services Cole Information Services
2003	XXXX	Haines & Company

### 12801 SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	CHENNE CORP	Cole Information Services
2003	CONRACSYSTEMSINC	Haines & Company

### 12803 SCHABARUM AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	PHOENIX SATELLITE TV PHOENIX SATELLITE TELEISION INC	Cole Information Services Cole Information Services
2008	PHOENIX SATELLITE TV US INC	Cole Information Services
2003	BANCTEC	Haines & Company

## FINDINGS

### TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

#### Address Researched

12761 Schabarum Avenue

#### Address Not Identified in Research Source

2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

### ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

#### Address Researched

12698 SCHABARUM AVE

#### Address Not Identified in Research Source

2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

12698 SCHABARUM AVE

2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

12718 SCHABARUM AVE

2008, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

12718 SCHABARUM AVE

2013, 2008, 2006, 2004, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

12723 SCHABARUM AVE

2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

12729 SCHABARUM AVE

2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

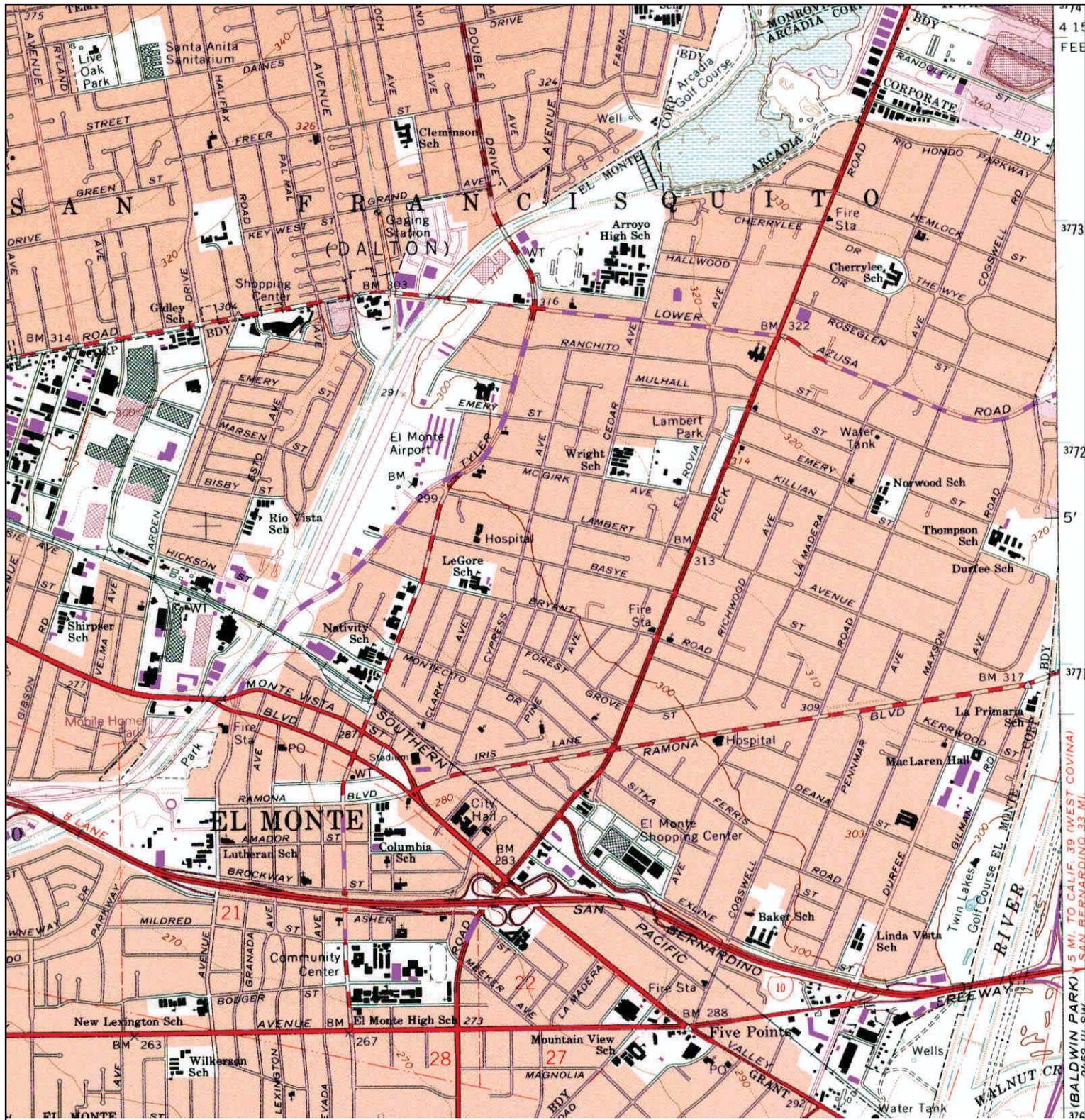
12735 SCHABARUM AVE

2013, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920





# Historical Topographic Map



ADJOINING QUAD  
 NAME: EL MONTE  
 MAP YEAR: 1994  
 REVISED FROM :1966  
 SERIES: 7.5  
 SCALE: 1:24000

SITE NAME: 12761 Schabarum Avenue  
 ADDRESS: 12761 Schabarum Avenue  
 Baldwin Park, CA 91706  
 LAT/LONG: 34.0815 / -117.9966

CLIENT: Stantec  
 CONTACT: Kai Pavel  
 INQUIRY#: 4182868.3  
 RESEARCH DATE: 01/15/2015



**12761 Schabarum Avenue**  
12761 Schabarum Avenue  
Baldwin Park, CA 91706

Inquiry Number: 4167879.3  
December 23, 2014

## Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor  
Shelton, Connecticut 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

12/23/14

**Site Name:**

12761 Schabarum Avenue  
12761 Schabarum Avenue  
Baldwin Park, CA 91706

**Client Name:**

Stantec  
290 Conejo Ridge Avenue  
Thousand Oaks, CA 91361

EDR Inquiry # 4167879.3

Contact: Kai Pavel



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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

### Certified Sanborn Results:

**Site Name:** 12761 Schabarum Avenue  
**Address:** 12761 Schabarum Avenue  
**City, State, Zip:** Baldwin Park, CA 91706  
**Cross Street:**  
**P.O. #** NA  
**Project:** NA  
**Certification #** 56A3-4D02-A7F8



Sanborn® Library search results  
Certification # 56A3-4D02-A7F8

### 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 fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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# PHASE I ENVIRONMENTAL SITE ASSESSMENT

Appendix C  
AGENCY RECORDS  
January 29, 2015

## Appendix C AGENCY RECORDS

**Pavel, Kai**

---

**From:** Tutaan, Vivien@DTSC <Vivien.Tutaan@dtsc.ca.gov>  
**Sent:** Monday, December 29, 2014 3:12 PM  
**To:** Pavel, Kai  
**Subject:** RE: FoIA Record Request - 12761 Schabarum Avenue, Irwindale, CA 91706

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ms. Pavel,

After a thorough search from our databases we have found no records for the address you requested for:

12761 Schabarum Ave., Irwindale, CA 91706

If you have questions please don't hesitate to give me a call.

Sincerely,

Vivien

Vivien Tutaan  
Records Coordinator  
Dept. of Toxic Substances Control  
9211 Oakdale Ave.,  
Chatsworth, CA 91311  
818.717.6521  
818.717.6526 (fax)

---

**From:** Pavel, Kai [<mailto:Kai.Pavel@stantec.com>]  
**Sent:** Tuesday, December 23, 2014 11:08 AM  
**To:** Tutaan, Vivien@DTSC  
**Subject:** FoIA Record Request - 12761 Schabarum Avenue, Irwindale, CA 91706

Hello Vivianne,

Please find attached a public record review request.

Thank you for your assistance.

**Kai Pavel**  
Geologic Associate  
Stantec Consulting Services, Inc.  
290 Conejo Ridge Avenue Thousand Oaks CA 91361  
Phone: (805) 719-9304  
Cell: (805) 338-3046



**Stantec Consulting Services Inc.**  
290 Conejo Ridge Avenue  
Thousand Oaks CA 91361  
Tel: (805) 230-1266  
Fax: (805) 230-1277

---

December 23, 2014  
File: 1858\*\*\*\*\*

City of Irwindale  
**FOIA REQUEST**

Via email: [lnieto@ci.irwindale.ca.us](mailto:lnieto@ci.irwindale.ca.us)

Attn: City Clerk

Re: **Freedom of Information Act Request**

**Site Location:**

**12761 Schabarum Avenue, Irwindale, California 91706**

To Whom It May Concern:

Stantec Consulting Services Inc. (Stantec) is performing an environmental review of the above-listed Site addresses. As part of our assessment, I am requesting that your office provide copies of file information regarding permits, hazardous materials, waste, complaints, violations, underground or aboveground storage tanks, remedial action, and case closure documentation, or any records that indicate environmental concern at the above-referenced Site. Please also contact us if you have record of suspected or confirmed subsurface releases at the adjacent properties listed above.

Please fax (805) 230-1277 or mail the information, including a reply of no information in files, if appropriate, to **Anuya Sawant, 290 Conejo Ridge Ave., Thousand Oaks CA 91361**, or call at (805) 719-9336 to schedule a file review appointment.

Thank you in advance for your assistance in this matter.

**Stantec Consulting Services Inc.**

A handwritten signature in black ink that reads "Anuya".

Anuya Sawant  
Engineering Project Specialist  
Tel: (805) 719-9336  
Fax: (805) 230-1277  
Cell: (805) 341-9514  
[anuya.sawant@stantec.com](mailto:anuya.sawant@stantec.com)

Industrial Waste / Underground Storage Tanks / Stormwater

[Back](#)

You searched the following address:

Street Number: 12761 Street Name: schabarum avenue

**Our office does not have any records (related to industrial waste/underground storage tanks/stormwater) for the requested site address.**

Please double check the spelling of the street name or search a different address. Both street number and street name must be exact and spelled correctly as they appear for the facility on file. Do not include street direction prefix (i.e. N, S, E, W, etc...) or suffix (i.e. ST, AVE, RD, BLVD, etc...) unless they appear in the street name (i.e. AVENUE K, AVENIDA CESAR CHAVEZ, 10TH ST EAST, CROSSROADS PKWY N, etc...). Do not include any extra spaces after the street number or after the street name.

[Back](#)

**Pavel, Kai**

---

**From:** Quidilla, Clarita@Waterboards <Clarita.Quidilla@waterboards.ca.gov>  
**Sent:** Thursday, January 08, 2015 1:39 PM  
**To:** Pavel, Kai  
**Cc:** WB-RB4-PublicRecords; Fordyce, Jennifer@Waterboards; McChesney, Frances@Waterboards  
**Subject:** File Review Request / Tracking No. 20141230-02

**\*\*\*\*\* Please submit future file review requests to the LARWQCB via e-mail to [RB4-publicrecords@waterboards.ca.gov](mailto:RB4-publicrecords@waterboards.ca.gov).\*\*\*\*\***

Thank you for your request to review Regional Board records concerning the property on:

- 12761 Schabarum Avenue, Irwindale, CA 91706

The Regional Board has reviewed its files and has concluded that it does not have any records that are responsive to your request.

Thank you,

Clarita Quidilla  
Los Angeles Regional Water Quality Control Board



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**Public Health Investigation Administration**  
**LEOLA MERCADEL**  
Chief, Public Health Investigation

5555 Ferguson Drive, Suite 120-04  
Commerce, California 90022  
TEL (323) 890-7801 • FAX (323) 728-0217

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

- Hilda Solis  
First District
- Mark Ridley-Thomas  
Second District
- Sheila Kuehl  
Third District
- Don Knabe  
Fourth District
- Michael D. Antonovich  
Fifth District

December 24, 2014

STANTEC  
KAI PAVEL  
290 CONEJO RIDGE AVE.  
THOUSAND OAKS, CA 91361

**RE: 12761 SCHABARUM AVE., IRWINDALE, CA 91706**

I, the undersigned, being the Custodian of Records, certify that a thorough search for the records you requested was carried out under my direction and control.

**This search revealed no records.**

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled, exist under another spelling, another name, or under another classification. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact our office at (323) 890-7801.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Nguyen".

Thomas Nguyen, Deputy Health Officer  
Public Health Investigation

cd  
COR ID NO.147463

Information Management  
Public Records Unit

Direct Dial (909) 396-3700  
Fax:(909) 396-3330

**COMPLETION LETTER**

**December 23, 2014**

ANUYA SAWANT  
STANTEC CONSULTING CORPORATION  
290 CONEJO RIDGE AVE.  
THOUSAND OAKS, CA 91361

**Ref.: CONTROL NO. 79268**  
Received 12/16/2014

**Re: NOV'S, N/C'S & COMPLAINTS FOR COMMERCIAL PROPERTY AT 770  
LAWRENCE DRIVE, NEWBURY PARK, CA 91320, FROM 1977 TO 2014.**

After a thorough search of this agency's records:

**NO REQUESTED RECORDS WERE FOUND FOR THE ABOVE-REFERENCED FACILITY  
OR FACILITY SITE:**

If you have any questions, please do not hesitate to contact me, Tuesday through Friday, **8:00  
a.m. to 4:30 p.m.**

Sincerely,

ELIZABETH GONZALEZ x2311  
For Colleen Paine  
Public Records Coordinator

:eg



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

CONCEPT APPROVAL
ONLY

FIRE PREVENTION ENGINEERING
5823 Rickenbacker Road
Commerce, CA. 90040
(213) 890-4125
FAX (213) 890-4129

TO: BRUCE HOOPER BUILDING OFFICIAL
IRVINDALE BUILDING AND SAFETY OFFICE
RE: 12761 SCHARARUM AVE. CITY IRVINDALE

Building plans have been approved in "CONCEPT". The issuance of a building permit by the Building Official may proceed in accordance with the established policy. This is not an occupancy release, waiver, or modification of any Fire Department requirement.

This occupancy is required to have Fire Department approval of all on-site fire protection, life safety systems and appliances in accordance with approved building plans. These systems shall be inspected and approved by the Fire Prevention Inspector prior to the granting of final occupancy by the Building and Safety office. Required fire protection facilities, such as public fire hydrants and vehicular access shall be provided and maintained throughout construction.

[Signature]
INSPECTOR

5-3-99
DATE

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

- AGOURA HILLS, ARTESIA, AZUSA, BALDWIN PARK, BELL, CALABASAS, CARSON, CERRITOS, CLAREMONT, COMMERCE, GLENDORA, HAWAIIAN GARDENS, HIDDEN HILLS, HUNTINGTON PARK, LAKEWOOD, LA MIRADA, LANCASTER, LA PUENTE, MAYWOOD, NORWALK, PALMDALE, PALOS VERDES ESTATES, RANCHO PALOS VERDES, ROLLING HILLS, ROLLING HILLS ESTATES, ROSEMEAD, SOUTH EL MONTE, SOUTH GATE, TEMPLE CITY, WALNUT



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

FIRE SPRINKLERS REQUIRED

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

TO: BRUCE HOOPER BUILDING OFFICIAL  
IRWINDALE BUILDING AND SAFETY OFFICE  
RE: 12761 SCHARARUM AVE. CITY IRWINDALE

The occupancy listed above has satisfied all the requirements currently being required by this Department. The applicant shall install a Fire Department approved interior fire sprinkler system.

To insure the fire sprinkler system is installed in accordance with Fire Department requirements, we are requesting the file of this occupancy to be flagged for the Fire Department inspection at the following times:

- (X) 1. When rough plumbing is ready for inspecting.
- (X) 2. When the occupancy is ready for final approval.

Following each inspection, the Fire Department inspector will forward an inspection form to the Building and Safety Office verifying whether or not the system has been approved or disapproved.

- (X) Building address number and their location shall comply with Section 10.208 Los Angeles County Fire Code prior to occupancy.
- (X) Fire Department approved street designation signs shall be listed on private and public roadways, prior to occupancy.

NOTE: Allow three days to perform inspection

[Signature]  
INSPECTOR

5-5-99  
DATE

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	GLENDORA	LAKEWOOD	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
ARTESIA	CARSON	HAWAIIAN GARDENS	LA MIRADA	NORWALK	ROLLING HILLS	SOUTH GATE
AZUSA	CERRITOS	HIDDEN HILLS	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BALDWIN PARK	CLAREMONT	HUNTINGTON PARK	LA PUENTE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL	COMMERCE	INDUSTRY	LAWNDALE	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	IRWINDALE	LOMITA	RICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BELL GARDENS	DIAMOND BAR					

HYDRANTS, FIRE FLOW AND ACCESS  
GENERAL REQUIREMENTS



NAME JACMAR FOODSERVICE DIST. F.P.D. NO. 98-0685-2

ADDRESS 12761 SCHABARUM AVE. CITY IRVINDALE AREA 2

BLDG. TYPE 111-N SQ. FT. OF BLDG. AREA 81,483 SIDE YARDS X60' STORIES 1

OCCUPANCY CLASSIFICATION B/S-1 ~~S-1~~ SPRINKLERS YES/NO

REMARKS - \_\_\_\_\_

ARCHITECT/APPL. RICHARD GERDES PHONE (323) 581 - 2625

Building permits WILL NOT be issued prior to acceptance of the hydrant location, fire flow and any additional requirements by the Fire Prevention Division of the Fire Department. **SUBMIT THREE CORRECTED ARCHITECTURAL SETS OF PLANS, PLUS ONE/TWO EXTRA SITE-PLAN/ PLUS \_\_\_\_\_ shall be submitted for approval.**

FOR INFORMATION CONCERNING YOUR BUILDING PLANS, CONTACT INSPECTOR:

ANDY WELLS  
INSPECTOR'S NAME PHONE (323) 890 - 4125

NOTE: Inspectors's phone hours are between 8am and 10am only, Monday thru Friday. Office meetings are by appointment only.

UNLESS OTHERWISE INDICATED, ALL FIRE DEPARTMENT REQUIREMENTS MARKED "NOT SHOWN" SHALL BE INCORPORATED AS A VERBATIM NOTE INTO THE BLUE PRINTS ON SITE PLAN.

NOT SHOWN SHOWN

COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION  
1.  Provide and indicate on site plan, Fire Department access or vehicular turn-around in accordance with specifications below.  
 Provide a minimum, unobstructed width of 26 feet clear to sky, vehicular access to within 150 feet of all portion of the exterior walls. Fire Code 902.2.1.

APPROVED

OR B/S-1

OCCUPANCY ONLY!

Shull Date MAY 03 1993

FIRE PREVENTION ENGINEER  
2. Subject to field inspection approval  The required fire flow for PUBLIC fire hydrants at this location is 5,000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand.

3. County/City Ordinance  The required fire flow for ON-SITE hydrants is 2,500 gallons per minute at 20 psi. Each on-site hydrant must be capable of flowing 1,250 gallons per minute at 20psi with any two hydrants flowing simultaneously.

NOT  
SHOWN SHOWN

4. ( ) ( ) Fire hydrant requirements are as follows:  
Install \_\_\_\_\_ Public Hydrant(s). Upgrade \_\_\_\_\_ Public Fire  
Hydrant(s). Install \_\_\_\_\_ On-site Fire Hydrant(s).  
Location \_\_\_\_\_
5. ( ) ( ) All hydrants shall measure 6" x 4" x 2 1/2", brass or bronze,  
conforming to current AWWA Standard C503, or approved equal.  
Hydrants shall be installed per specification of the Los Angeles  
County Water Ordinance No. 7834. (Title 20) Utility Manual, Section  
4.0 to 4.6.
6. ( ) ( ) All required public fire hydrants shall be installed, tested and  
accepted prior to construction.
7. ( ) (X) Vehicular access must be provided and maintained serviceable  
throughout construction.
8. ( ) ( ) Provide an approved Class \_\_\_\_\_ standpipe system. The risers in  
Class I or Class III shall be cross-connected at the base. Table  
9-A, 904.5 of the Building Code.
9. ( ) (X) Provide an approved fire sprinkler system. Submit plans for  
approval prior to installation. Fire Code 103.2.1.1.  
Reason AREA JUSTIFICATION / HPS
10. ( ) (X) The fire sprinkler system shall be calculated per Pamphlet #13,  
#13D, #231 or #231C, whichever is applicable.
11. ( ) (X) The fire sprinkler system shall be supervised as required in the  
Building Code, 904.3.1.
12. ( ) (X) Plans showing underground piping of on-site hydrants, sprinkler  
systems shall be submitted for approval prior to installation.
13. ( ) (X) On-site protection facilities (i.e., hydrants, sprinkler systems,  
etc) shall be submitted for approval prior to occupancy.
14. ( ) (X) The inspection, hydrostatic test and flushing of the hydrant and/or  
sprinkler system shall be witnessed by the proper Fire Department  
representative and no underground piping shall be covered with earth  
or hidden from view until the Fire Department representative has  
been notified and given no less than 48 hours in which to inspect  
such installations.

COMPLY WITH THE FOLLOWING ITEMS

15. ( ) (X) On-Site Plan: Show all existing fire hydrant(s) within 300/600 feet  
of all property lines and call out hydrant size and dimension to  
property lines.  
NOTE: Additional fire hydrant requirements may be made after this  
information is supplied.
16. ( ) (X) Complete and return "Water Availability" form 195/196.

FIRE AND LIFE SAFETY BUILDING REQUIREMENTS  
GENERAL REQUIREMENTS



NOT  
SHOWN SHOWN

1. ( ) (X) On Site Plan: Indicate Occupancy, Type of Construction and provide the center line distance from nearest cross street to property line. (Provide accurate dimensions)
2. ( ) (X) Provide area justification per Table 5-B, 504, 505 of the Building Code. (Incorporate calculations on site plan).
3. ( ) ( ) Provide a \_\_\_\_\_ fire resistive area / occupancy separation between the \_\_\_\_\_ and the \_\_\_\_\_. Building Code Table 3-B or Title 24 Table 3-B. (Indicate on floor plan and note on site plan).
4. ( ) ( ) Fire resistive assemblies for protection of openings to comply with Title 24, 713. (Indicate on floor plan, in door schedule, and provide note on site plan).
5. ( ) ( ) Shafts to be enclosed in compliance with Title 24, 711. (Indicate on plans and note on site plan).  
  
The following occupant load counts are approximate and any deviation is to be justified by the applicant: \_\_\_\_\_ Title 24, 1002.1.1 Table 10-A
6. ( ) ( ) Provide \_\_\_\_\_ additional means of exiting \_\_\_\_\_ Title 24, 1003.1/ Table 10A (Indicate on floor plan & note on site Plan)
7. ( ) ( ) Exit doors shall swing in the direction of exit travel when serving any hazardous area or when serving an occupant load of 50 or more. Title 24, 1004.2.  

---
8. ( ) (X) Exit doors shall be openable from the inside without use of a key or any special knowledge or effort. Title 24, 1004.3. (Indicate in door schedule and note on site plan).
9. ( ) (X) Width and height of required exit doorways to comply with Title 24, 1004.6. (Indicate in door schedule and note on site plan).
10. ( ) ( ) Provide an approved one-hour, fire-resistive corridor. Title 24, 1005.7. (Indicate on floor plan and note on site plan).
11. ( ) ( ) All corridor openings shall meet the requirement of Building Code 1005.8, including steel frames, 20-minute labeled doors, hinges, latching devices, and closures. Title 24, 1005.8 (Indicate in door schedule and note on site plan).
12. ( ) ( ) Deadend corridors over 20 feet in length are not permitted. Title 24, 1005.5.

(OVER)

NOT  
SHOWN SHOWN

13. ( ) ( ) Interior and exterior stairways of buildings four or more stories in height to comply with Title 24, 1006.
14. ( ) ( ) Walls and soffits of enclosed usable space under interior stairways that are not required to be enclosed by Building Code 1006.12 shall be protected on the enclosed side as required for one-hour fire resistive construction. Title 24, 1006.12. (Indicate on plans & note on site plan).
15. ( ) ( ) All openings classified as horizontal exits shall be protected by 1-1/2 hour rated fire assemblies which are automatic closing upon actuation of smoke detector. Title 24, 1008. (Indicate on plans & note on site plan).
16. ( ) ( ) Interior stairway, ramp or escalator shall be enclosed as specified in Title 24, 1009. (Indicate on plans & note on site plan).
17. ( ) ( ) Exit court to comply with Title 24, 1010. (Indicate on plans & note on site plan)
18. ( ) (X) Exits shall be illuminated at any time the building is occupied, with light having an intensity of not less than one foot-candle at floor level. Title 24, 1012.1.
19. ( ) (X) Provide Exit signs per Title 24, 1013.
20. (X) (X) Provide approved exiting illumination and illuminated exit signs which are powered from separate sources. Title 24, 1012.2. (Indicate on plans & note on site plan).
23. ( ) ( ) Elevators, dumbwaiters, escalators and moving walks to comply with Title 24, Chapter 30. (Indicate on plans & note on site plan).
24. ( ) ( ) Fire extinguisher requirements shall be determined by field inspector. Fire Code 1002.
25. ( ) (X) Building address numbers to be provided on the front of all buildings and shall be visible and legible from street fronting the property. Said numbers shall contrast with their background. Fire Code 901.4.4.
26. ( ) (X) Provide a key box as required by Fire Code 902.4.  
Location \_\_\_\_\_  
Key box to be designed per L.A. County Fire Department Regulation #5.
27. ( ) (X) Commercial dumpsters or containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within five feet of combustible walls, openings or combustible roof eave lines unless areas containing dumpsters are protected by an approved sprinkler system. Fire Code 1103.2.2.



BUILDING AND OCCUPANCY REQUIREMENTS  
FOR HIGH-PILED COMBUSTIBLE STORAGE

NOT  
SHOWN      SHOWN

- 1.    ( )    (X)    Complete Owner's Statement of Intended Use (Form 194)

COUNTY OF LOS ANGELES  
FIRE DEPARTMENT  
FIRE PREVENTION DIVISION

A completed Owner's Statement of Intended use has  
submitted to the Fire Prevention Engineering Office  
indicates:

**APPROVED**  
**HIGH FILED COMBUSTIBLE  
STORAGE CLASS III  
COMMODITY ONLY!**

By [Signature] Date \_\_\_\_\_

FIRE PREVENTION ENGINEER

Subject to field inspection approval( )

The stamping of this plan and specifications  
SHALL NOT be held to permit or to be an  
approval of the violation of any provisions of  
any County/City Ordinance or State Law.

( ) This building WILL NOT be used for High  
Combustible Storage as defined in Article 2 of the  
Code.

(X) This building WILL be used for high piled combu  
storage, and will conform to the requirements in A  
81 of the Fire Code.

( ) This building is a speculation building without a  
at this time.

NOTE: IF HIGH STOCKPILING IS TO BE DONE, COMPLY  
ITEMS CHECKED BELOW. This plan check is bas  
information supplied on the "Owner's Statemen  
Intended Use." (Form 194)

- 2.    (X)    (X)    Owner to obtain permit from Los Angeles County  
Department if any building or portion of a building exce  
500 square feet is used for storage of High-Piled Combust  
Storage. Fire Code 105.8, h.3.
- 3.    ( )    ( )    Provide an approved, supervised smoke detection s  
throughout the building. Fire Code 8102.4, Table 81 -
- 4.    (X)    (X)    Provide smoke venting in accordance with Fire Code Table  
and Title 24, 3206. (Indicate location on reflected ce  
plan).
- 5.    ( )    (X)    Provide approved curtain boards in accordance with Fire  
Table 81-B and Title 24, 3206, Fire Code 8102.7. (Ind  
location on reflected ceiling plan).
- 6.    ( )    ( )    Provide a mechanical smoke removal system which is des  
to meet the requirements of Fire Code 8102.6.
- 7.    ( )    (X)    Aisles of not less than 44/96 inches in width sha  
established to provide access to exits and Fire Depart  
access doors and shall comply with Fire Code 81  
(Indicate on Floor Plan).

SPECIAL BUILDING AND OCCUPANCY REQUIREMENTS  
FOR HIGH-PILED COMBUSTIBLE STORAGE

- |     | NOT SHOWN | SHOWN |   |
|-----|-----------|-------|---|
| 8.  | ( )       | (X)   | Provide 26 feet clear to sky vehicular access to within 150 feet of all portions of the exterior walls of any building used for high piled combustible storage, square feet. Fire Code 8102.5, Fire Code Table 81-A. (Indicate on site plan).   |
| 9.  | ( )       | (X)   | Provide 3'0" x 6'8" access doors in each 100 lineal feet or fraction of, facing access roadway. Fire Code 8102.5.2, Fire Code Table 81-A. (Indicate on floor and note on site plans).   |
| 10. | ( )       | (X)   | Provide small hose connections (Class II Wet Standpipe System) in accordance with NFPA #14 and Fire Code 8102.8, Table 81-A.  |
| 11. | (X)       | ( )   | Plans for rack storage shall be submitted to Fire Department Field Inspection for approval, prior to installation.  |
| 12. | ( )       | (X)   | Smoke and heat vents shall be operated automatically by actuation of a heat-responsive device and shall have the capability of being opened by an approved manual operation. Provide a detail of the proposed vent, and include the U.L. listing number of plans. Fire Code 8102.6.2.   |
| 13. | (X)       | ( )   | High-Pile stock area may be treated as a separate area if it is separated from other areas of the Building in accordance with Fire Code Section 8102.2. Provide a detail of the rated wall and indicate approved U.L. listed fire assemblies for all openings in the wall - or - Cross hatch the area of non-combustible storage on the floor plan. ( UFC 8102.2) |

14. (X) ( ) PROVIDE SMOKE AND HEAT VENTS COVERING THE COOLER.

*Deleted*

15. (X) ( ) F.Y.I. - FIRE HOSES ARE 100' + 30' HOSE STREAM, INC. HEIGHT OF STORAGE - HOSE LOCATIONS WILL BE REVIEWED W/ SPRINKLER PLANS.

16. (X) (X) INDICATE STORAGE + MATERIALS STORED IN THE DRY STORAGE AREA.



ADDITIONAL  
BUILDING AND OCCUPANCY REQUIREMENTS

	<u>NOT SHOWN</u>	<u>SHOWN</u>	
1.	(X)	(X)	JUSTIFY BUILDING AS S-1. (FOODS IN COMBUSTIBLE CONTAINERS). B.C. 311.1
2.	( )	( )	
3.	( )	( )	
4.	( )	( )	
5.	( )	( )	
6.	( )	( )	
7.	( )	( )	
8.	( )	( )	

(OVER)



OWNER'S STATEMENT OF INTENDED USE

BUILDING ADDRESS 12761 SCHABARUM AVE. CITY IRWINDALE  
 TYPE OF OCCUPANCY S-2 COLD STORAGE  
 TYPE OF CONSTRUCTION III-N CONC. TILT-UP & PANELIZED WOOD ROOF  
 TOTAL AREA (SQUARE FEET) 81,483  
 SPRINKLERED ?  YES  NO

TO WHOM IT MAY CONCERN:

This building WILL NOT be used for high-piled combustible storage, as defined in Article 9 of the County of Los Angeles Fire Code. Stockpile heights will not exceed 15 feet in solid stacks; 12 feet on racks or pallets; or 6 feet when consisting of highly combustible or flammable material such as rubber, plastic, flammable liquid, etc.

This building WILL be used for high piled combustible storage and will conform to the requirements of Article 81 of the County of Los Angeles Fire Code.

NOTE: If building is to be used for high-piled combustible storage, complete the reverse side of this form.

This building is a speculation building and meets the requirements of Article 81 of the Uniform Fire Code for access roadways, access doors and has a vent ratio of 1:100 1:75 1:50 1:40 1:30.  
 The future tenant shall contact the Fire Department for proper commodity classification, sprinkler protection and permits prior to occupancy.

*Frank Michi*  
 Signature of Owner

11-23-98  
 Date

HIGH PILED COMBUSTIBLE STORAGE INFORMATION  
(To be completed by Building Tenant)

DESCRIBE COMMODITIES TO BE STORED.  
(Combination of product, Packing material and container).

FOOD IN CORRUGATED BOXES ON PALLETS, NON-ENCAPSULATED

DESCRIBE METHOD OF STORAGE. (Pallets, racks, Loose, etc).

PALLETS ON SELECTIVE RACKS, 5 LOADS HIGH

DESIGNATED STORAGE AREA (SQ. FT.) 52,199

PILE DIMENSION (S) 9'-0" x 82'-6"

HEIGHT OF STORAGE 25'-0" CUBIC FEET PER PILE 18,562.5

NOTE: Return this completed form to the Los Angeles County Fire Department, Fire Protection Engineering Unit, to obtain high-piled combustible requirements.

\* \* \* \* \*

COMMODITY CLASSIFICATION  
(L.A. COUNTY FIRE CODE, 81.104)  
(To be completed by Fire Department Plan Check Unit)

Based on the information supplied by the tenant, this building is designed to store Class III Commodities. Any deviation from information supplied may require further building modifications.

[Signature]  
INSPECTOR

May 3, 1992  
DATE

INFORMATION ON FIRE FLOW AVAILABILITY  
(To be Completed by Water Purveyor)

THE FOLLOWING IS IN ACCORDANCE WITH HYDRANTS  
CIRCLED ON THE ATTACHED STRIP MAP

The following information is based on a simultaneous flow test and the flows are cumulative.

HYDRANT NUMBER 2942E LOCATION Schabarum Ave.-900' N/Ramona Blvd,  
STATIC FIRE FLOW DURATION  
PSI 65 AT 20 PSI 2500 gpm 5 Hrs.

DISTANCE FROM PROPOSED STRUCTURE unknown SIZE OF HYDRANT 6" x 4" x 2½" SIZE OF WATER MAIN 12"

HYDRANT NUMBER 3389E LOCATION Schabarum Ave.-550' N/Ramona Blvd.  
STATIC FIRE FLOW DURATION  
PSI 65 AT 20 PSI 2500 gpm 5 Hrs.

DISTANCE FROM PROPOSED STRUCTURE unknown SIZE OF HYDRANT 6" x 4" x 2½" SIZE OF WATER MAIN 12"

~~HYDRANT NUMBER \_\_\_\_\_ LOCATION \_\_\_\_\_  
STATIC FIRE FLOW DURATION  
PSI \_\_\_\_\_ AT 20 PSI \_\_\_\_\_  
DISTANCE FROM PROPOSED STRUCTURE \_\_\_\_\_ SIZE OF HYDRANT \_\_\_\_\_ SIZE OF WATER MAIN \_\_\_\_\_~~

San Gabriel Valley Water Company  
WATER PURVEYOR

  
SIGNATURE Mauricio Guardado

February 11, 1999  
DATE

Assistant Engineer  
TITLE

THIS INFORMATION IS CONSIDERED VALID FOR SIX MONTHS

Fire Department Approval of Building Plans will be required before a Building Permit can be issued by the Department of County Engineer, Building and Safety Division. Any and all approval by the Fire Department will be issued by the Fire Prevention Bureau only. Deficiencies

PORT  
STORM DRAIN  
INSPECTION.  
BY CANNON.

=====  
CITY OF IRWINDALE  
818-962-3381  
FINANCE DEPARTMENT  
=====  
HAVE A SAFE SUMMER  
CONSERVE WATER  
=====  
REG/RCPT : 01-14746 C:08-25-1999  
CASHIER ID : T 01:34 pm A:08-25-1999  
=====  
2026 LIC & PERMITS-OTHE \$3,000.00  
UNDERGRD STRM DRAIN/J MAR  
=====  
TOTAL DUE \$3,000.00  
RECEIVED FROM:  
MCCORMICK CONSTRUCTION CO  
CHECK \$3,000.00  
TOTAL TENDERED \$3,000.00  
CHANGE DUE \$0.00  
=====  
HAVE A NICE DAY  
=====



**McCormick  
Construction Company**  
2507 Empire Avenue, Burbank, California 91504  
(818) 843-2010



**BANK OF  
AMERICA**  
COMMERCIAL DISBURSEMENT ACCOUNT  
NORTHBROOK, IL

70-2328  
0719

124626

PAY TO THE ORDER OF  
City of Irwindale  
5050 N. Irwindale Avenue  
Irwindale, Ca. 91706

Three thousand & five  
hundred

0/100

DATE 08/24/99

CHECK NO. 124626

AMOUNT \$3,500.00

Not To Exceed \$3,500.00

Michael Perry

McCormick Construction Company  
*[Signature]*

⑆124626⑆ ⑆071923284⑆ 77658⑆ 50210⑆

# CERTIFICATION OF COMPLIANCE

CITY OF BALDWIN PARK  
14403 East Pacific Avenue  
Baldwin Park, CA 91706



BALDWIN PARK UNIFIED SCHOOL DISTRICT  
3699 N. Holly Avenue  
Baldwin Park, CA 91706



CERTIFICATION OF COMPLIANCE  
WITH FEE PROVISIONS OF  
GOVERNMENT CODE SECTION 65995

Developer Richard P. Kelly

*Richard P. Kelly*  
Signature of Applicant

Address 17751 Schabarum Ave

The person signing represents that he/she is authorized to sign on behalf of the owner/developer and that the information provided is true and accurate to the best of his/her knowledge.

Telephone 272-583-2007

**FEE SCHEDULE**

THE DEVELOPMENT FEES LEVIED BY THE BALDWIN PARK SCHOOL DISTRICT UNDER PROVISION OF SECTION 65995 OF THE GOVERNMENT CODE ARE:

Residential Development	\$1.93 /sq. ft.
Commercial / Industrial Development	\$.31 / sq. ft.

TRACT / PROJECT ADDRESS 17751 SCHABARUM AVE, IRVINDALE

NUMBER OF BUILDING(S) IN PROJECT ONE

BUILDING PERMIT APPLICATION NO(S) \_\_\_\_\_

	LOT/ADDRESS	USE OF BUILDING	AREA (SQ. FT.)	FEE
1.	<u>12761 SCHABARUM AVE</u>	<u>INDUSTRIAL</u>	<u>82,486</u>	<u>25,570</u> <sup>66</sup>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____

Issuing Officer: [Signature]

SUBTOTAL \$ 25,570 <sup>66</sup>

Date of Issuing: 1/12/2000

TOTAL FEES DUE 25,570.66

RECEIPT NO. 5797

This is to certify that all fees due to the Baldwin Park Unified School District have been received. This CERTIFICATE OF COMPLIANCE, in accordance with fee provisions of Government Code Section 65995, is hereby executed.

\_\_\_\_\_ This is to certify that the above described development has been determined to be exempt from development fees and Building Permits may be issued therefor.

By: [Signature]  
For: Susan C. Parks, Superintendent

1/12/00  
Date

**NOTICE:** Pursuant to Assembly Bill 3081 (CHAP 549, STATS. 1996) this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run from the date on which the building or installation permit for this project is issued or on which they are paid to the District(s) or to another public entity authorized to collect them on the District('s)' behalf, whichever is earlier.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY DIVISION

PLAN CHECK GUIDE FOR A/B/F/M/S OCCUPANCY

PLAN CHECK NO.: 9969		DISTRICT: 5-06	
BUILDING ADDRESS: 12761 SCHARBARUM AVE			
OWNER: ADDRESS: JALMAR COMPANIES		TELEPHONE: (626) 576-0737	
ARCHITECT / ENGINEER: DELDHEY / GERDES ADDRESS:		TELEPHONE: (323) 581-2625	
USE OF STRUCTURE: TILT UP / WAREHOUSE + OFFICE BLDG.			
TYPE OF CONSTRUCTION		VALUATION	SPECIAL CONDITIONS:
OCCUPANCY GROUP		VAL./SQ. FT.	

Your application for a permit, together with plans and specifications, has been examined and you are advised that the issuance of a permit is withheld for the reasons hereinafter set forth. The approval of plans and specifications does not permit the violation of any section of the Building Code, or other county ordinance or state law.

NOTE: Numbers in parenthesis refer to Code sections of the 1994 edition of the Uniform Building Code ( ), (T=Table), plumbing Code (P.C.), Mechanical Code (M.C.) or Fire Code (F.C.) (\*) see The L.A. County Building Code Amendments.

**INSTRUCTIONS**

- ① Corrections with circled item numbers apply to this plan check.
2. In the left hand margin of the circled corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Resubmit marked original plans and two corrected sets of plans, calculations and correction sheets.
3. The plan checker will only be available for conference and telephone calls between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the following days: \_\_\_\_\_. Appointments are recommended.

**APPLICATIONS AND PERMITS**

4. Valuation is low. It should be \$ \_\_\_\_\_, Correct the application and pay a supplemental plan check fee of \$ \_\_\_\_\_. (107.2\*)
5. Complete the permit application form to show the legal description, building area, street address, owner, designer, occupancy group, type of construction, fire zone, \_\_\_\_\_.
6. Separate permit(s) is/are required for retaining walls, signs, swimming pools, fire sprinkler systems, each separate structure, \_\_\_\_\_, (106.1\*)

- 7. A separate permit for demolition work is required.
- 8. A Certificate of Workmen's Compensation Insurance must be on file with Building and Safety before a permit can be issued.

**REFERRALS**

- 9. Obtain approval from the City of IRVINDALE Planning Department and Fire Department.
- \*10. Air Quality Management District approval is required.
- 11. Aviation Division approval is required for helistops, heliports, structures more than 200 ft. in height and multi-story buildings within four (4) miles of an airport. (BCM 3.11)
- 12. Beaches and Harbors Department approval is required for all construction within Marina Del Rey.
- \*13. Approval of the California State Department of Conservation-Division of Oil and Gas is required for the proper abandonment of oil wells on this sites. See attached sheet. (Memo 50.26)
- 14. A California State Division of Industrial Safety permit is required for excavation five (5) or more feet in depth and for the demolition or construction of buildings over 36 feet in height.
- 15. California State Lands Commission approval is required for the plot plan of all construction on the beach front.
- 16. Coastal Commission approval is required for developments within five (5) miles of the coastline.
- 17. Approval from Drainage Section of Building and Safety/Land Development Division is required for lot drainage.
- 18. Fire Department approval (stamp and letter) is required.
- 19. Approval from the Geology Section of Materials Engineering Division is required.
- 20. Submit a geology report and soils report to Building and Safety.
- 21. A grading permit is required (106.4.5\*, 7003\*) for the following:
  - a. All cuts (except basements, footings and retaining walls) exceeding three (3) feet in depth.
  - b. All fills:
    - i. Intended to support structures not included in this building permit.
    - ii. That obstruct or divert a drainage course
    - iii. On natural slopes exceeding 3:1.
    - iv. Whose depth exceeds 3 feet at its deepest point and whose quantity exceeds 20 cubic yards on a single lot.
- 22. Rough grading approval is required before a building permit can be issued.
- 23. Health Department approval is required for the size and location of private sewage disposable systems, food preparation areas, radiation equipment and occupational health hazards. (BCM 3.06)
- 24. L. A. County Electrical Section approval for electrical plan check and State energy plan review is required.
- 25. L. A. County Mechanical Section approval for mechanical plan check and State energy plan review is required.
- 26. Parcel Map/Tract Map \_\_\_\_\_ must be recorded before a permit can be issued. Submit a copy of the recorded map.
- 27. Department of Regional Planning approval is required for signs, CUP, legal lot determination, parking and landscaping requirements and required walls at some boundaries.
- 28. Road Element approval by Design Division must be obtained for street dedication, improvements, curb breaks, projections over public property (encroachment permits) and shoring plans.
- 29. A fee receipt is required from the \_\_\_\_\_ School District.
- 30. L. A. County Sanitation District approval is required.
- 31. A State encroachment permit is required for curb breaks and structures on or over State highways.
- 32. Environmental Programs Division approval of industrial waste disposal is required.
- 33. U. S. Forest Service approval (letter and stamp on the plot plan) is required for construction on federal land.

**ZONING TITLE 22, L.A. County Code**

- 34. Submit a copy of CUP, plot plan number \_\_\_\_\_ to Building and Safety Division.
- 35. Clearly show on the plot plan a paved parking area and driveway of 3 1/2" of concrete or 1 1/2" of asphalt on a 4" decomposed granite base (minimum requirements).

**SLOPE SETBACKS**

- \*36. Show building or structure setback from the top or bottom of the slope equal to \_\_\_\_\_, See attached sheet. (1806.4\*)

## PLAN REQUIREMENTS

37. The address of the building and the name and address of the owner and designer are required on the first sheet of the plans. (106.4.3\*)
38. A complete plot plan showing lot dimensions, setbacks, street names and width, location of proposed and existing buildings complete with their area, occupancy group and type of construction, distances between buildings, house number, north arrow, scale, parking layout, city-county boundary line, zone change boundary line, locations of all easements, storm drains and **UNDERGROUND TANKS AND SEWERS**, existing cesspools and septic tanks and sewage disposal system is required.
39. Maintain 5-ft. clearance between septic tank and seepage pit, and minimum clearance to buildings and property lines of 5 ft. for the septic tank and 8 ft. for the seepage pit. (P.C. T7-7)
40. Show the location of the existing structures within \_\_\_\_\_ ft. of the property lines. Shoring plans may be required.
41. Submit complete shoring plans for the subterranean excavation or provide a plan view and sections showing how the sides of the excavation are going to be sloped back. (3301.2\*)(CA Civil Code 832)
42. This site appears to contain high ground water which must be lowered prior to construction. Provide plans showing the location of the proposed dewatering wells.
43. Note on the plans: "Temporary pedestrian protection shall be provided as required by the L. A. County Building Code". (3303.7).
44. Show on the plans the proposed number of stories, occupancy group(s), type(s) of construction and area justification for this structure. Vent shafts and courts do not count as area. The mezzanine floor area must be included in the area of the story in which it is located. The basement need not be included in the total allowable area if it is not a story and does not exceed the area permitted for a one-story building. Provide an area breakdown by level. (301,503,504)
45. Complete and return the attached yard letter as part of the area justification if needed. (505)
46. This structure is of type \_\_\_\_\_ construction. Show on the plans the required \_\_\_\_\_ roof, \_\_\_\_\_ exterior wall construction, structural frame protection, and \_\_\_\_\_ floor construction. (T-6-A)
47. Provide details showing how the area separation wall(s) terminate at the roof/exterior wall/overhangs/ lower roof. (504.6.4)
48. Clearly identify on the plans, provide details and show the required door rating in the \_\_\_\_\_ area separation wall(s), required from the roof to ground, separating the type \_\_\_\_\_ and \_\_\_\_\_ constructions. Horizontal area separations not permitted except as stated in Section 311.2.2.1.
49. Clearly identify on the plans, provide details for and show the required door rating for the \_\_\_\_\_ occupancy separation between:
- The M occupancy and a storage area greater than 1000 sq. ft. (309.2.2)
  - The \_\_\_\_\_ and \_\_\_\_\_ occupancy. (T-3-B, 302.4)
  - The A/B/F/M/S occupancy and any room containing a boiler or central heating plant whose largest piece of equipment exceeds 400,000 BTU/hr. (302.5,304.8)
  - The \_\_\_\_\_ occupancy and machinery room.
50. For the A/B/F/M/S occupancy, the wall and opening protection within \_\_\_\_\_ feet of the real property line, or an imaginary one passed between buildings, must be \_\_\_\_\_ and \_\_\_\_\_ respectively. Show how this is achieved. (302.4, T-6-A)
51. **NOTE ON THE PLANS:** "Plumbing penetrations of area separation walls must be cast iron or wrought iron." (BCM 43.05)
52. Class I, II, or III standpipes (dry, wet, combination) are required in this building. Hose size is respectively 4", 2 1/2" and 1 1/2". Show location on the plans. (904.5.1 - .5, T-9-A)
53. The Type I parking structure permitted by section 311.2.2 is a story rather than a basement.
54. An automatic sprinkler system is required in all buildings over 3 stories in height. (904.2.2 -5\*)
55. Note on plan sheet \_\_\_\_\_ "This building and garage must be equipped with an automatic fire extinguishing system." (904.2)
56. This structure has atrium(s). Show that the requirements of Section 402 are satisfied. (402.1-402.10)
57. This structure is required to have approved recording accelerographs. Show the locations on the plans. (Appendix Chap.16 Div. II.)
- \*58. Provide, on the plans, details of the suspended ceiling that conform to the requirements of the \_\_\_\_\_. (BCM 23.07)
59. Occupant Load Signs are required in assembly rooms with an occupant load  $\geq 50$ . At all required locations, note on the plans "Post Occupant Load Sign - Maximum Occupant Load \_\_\_\_\_ People." (1002.3)

- \*60. Wood structures three and four stories in height suffer breakage of plumbing pipes due to wood shrinkage. Clearly indicate on the plans how this problem is going to be addressed. See attached sheets. (PCM 313.2)
- 61. This building is of Type I construction and requires special fire and life safety features. Provide complete plans and specification. (403-408, 602\*)
- 62. Each sheet of the architectural and structural plans must bear the signatures, registration number and expiration date of an architect or engineer registered in the State of California. (106.4.2\*)

### STATE OF CALIFORNIA REQUIREMENTS

- \*63. For solid waste disposal requirements, see attached sheet.
- \*64. For energy insulation requirements, see attached sheet. Submit energy calculations for the shell to Electrical/Mechanical Section.

### HANDICAPPED REQUIREMENTS

- \*65. For the State of California requirements, see the attached sheets. These requirements apply to publicly and privately funded structures.
- 66. Los Angeles County Building Code requirements - NONE

### SECURITY REQUIREMENTS

- \*67. Required at door(s) to individual units, at exterior doors to the main building, at doors between the R-1 and S-31 occupancies and at all doors to the Group B/F/M/R/S occupancy. Shall comply with Chapter 67\*.

### ROOF AND ATTICS

- 68. A fire-retardant roof covering is required. Provide a complete description on the plans. Class A roof covering is required for all buildings located in the Fire Zone 4. (1503\*, 1504\*)
- 69. Show roof slope(s), drain(s) and overflow drain(s) or scuppers on the roof plan. Provide a detail of the roof drain and overflow system.
  - a. Use Appendix D of the UPC and 6"/hour for a 15-minute duration to size the drains. (BCM 32.02)
  - b. The roof drain and overflow drain must be independent lines to a yard box. (1506.3)
  - c. Roof drainage is not permitted to flow over public property. (1506.5)
  - d. Overflow scuppers shall have a minimum opening of 4", a minimum area three times that of the roof drains and shall be located not more than 2" above the low point of the roof.
- 70. The \_\_\_\_\_ roof slope shown for the \_\_\_\_\_ roof is not adequate. A \_\_\_\_\_ slope is required. (T-15-B)
- 71. An attic access opening (22" X 30" with headroom above the opening) is required into each separate attic space. (1505.1)
- 72. Roof access to service equipment is required. (1513)
- 73. A stairway to the roof is required in every building four (4) or more stories in height. (1006.14)
- 74. Attic ventilation of 1 sq. ft. per 150 sq. ft. of attic area is required. Show size and location on the plans. (1505.3)
- \*75. A 30" parapet is required at the location marked on the plans. (709.4.1)
- 76. Provide details of draft stops, properly referenced, which divide the attics, mansards, overhangs and false fronts set out from the walls. The separated attic space cannot exceed 3000 sq. ft. and the greatest horizontal dimension cannot exceed 60 ft. (1505.2, 708.3.1.2)
- 77. Show that the penthouse and/or roof structures satisfy the requirements of Chapter 15. (1511.1 - 1511.4 & 1512)

### GENERAL REQUIREMENTS

- 78.
  - a. Inside finished dimensions of the shower/toilet compartment must be 30" min. width and 24" clear space in front of the toilet. The shower area shall be not less than 1024 sq. in. (807.1, P.C.410.4)
  - b. Separation is required between food preparation area and toilet room. (302.6)

79. The wall covering shall be cement plaster, tile or approved equal, 70" above the drain at the showers or tubs with showers. Materials other than structural elements shall be moisture resistant. Glass enclosure doors and panels must be 1/8" fully tempered, 1/4" laminated or of an approved plastic. Swing the door outward. (807.1.3, 2406.1-2406.7, 2407)
80. Toilet room floor shall have a smooth, hard, non-absorbent surface such as portland cement, concrete or other approved material which extends up the walls at least 5 inches. (807.1)
81. Walls within water closet compartments and walls within 2 ft. of the front and sides of urinals shall be finished as in item 79 above to a height of 4 feet. (807.2)
82. The type of glass, thickness and method of protection against impact for glass lights with bottoms 18" or less above the floor or walking surface must be indicated on the plans. (2406)
83. Details of the guardrails at the floor and roof openings, occupied roofs and balconies or porches more than 30" above grade are required. Guardrails shall be 36"/42" in height, have intermediate rails or balusters spaced at 4" maximum and be designed for 20 or 50 lbs./ft. lateral load. (T-16-b) (509.1)
84. Provide a detail through the medicine cabinets and/or fire hose cabinets, showing the 1-hour construction. See attached sheet. (BCM 43.06)
85. Provide one water closet in every building. Provide separate facilities for each sex when the number of employees exceeds four.
86. Provide ventilation in rooms \_\_\_\_\_, bathrooms \_\_\_\_\_ and machinery room \_\_\_\_\_ (1202.2.1.-1202.2.2. M.C. 1107)
87. Clearly indicate on the plans and provide details, properly referenced, of the curtain boards and smoke and heat vents required for B-2 occupancies with over 50,000 sq. ft. of individual area. (906.6)
88. The flame-spread rating of the wood paneling on the walls of the corridor, lobby and exit enclosure must be class \_\_\_\_\_. Clearly indicate on the plans. (Chapter 8) (T-8-B)
89. Clearly indicate on the plans if the skylights are glass or plastic. Show that the requirements of Chapter 24 or 26 are satisfied.

Definition: OL = Occupant Load

### CORRIDORS

90. The minimum clear width is 44 inches.  $OL \geq 10$ . (1005.2)
91. The minimum clear ceiling height is 7 feet. (1005.3)
92. Handrails and doors, when fully opened, shall not reduce the required corridor width by more than 7 inches. Doors in any position shall not reduce the required width by more than one-half. The width shall not be reduced by non-structural projections by more than 1 1/2" on either side. (1005.4)
93. Dead end corridors shall not exceed 20 feet when more than one exit is required. (1005.5)
94. Corridors require 1-hour rated walls and ceiling construction when  $OL \geq 10$ . Provide details, properly referenced, at all corridors. (1005.7)
95. Door(s) \_\_\_\_\_, located in a 1-hour corridor, shall be protected by a tight-fitting, self-closing smoke and draft control door assembly with a rating of 20 minutes. (1005.8.1)
96. Openings, other than doors, in 1-hour corridors shall be fixed and protected by 3/4-hour fire-rated glass in steel frames. (1005.8.2) 99. The total area of all openings, other than doors, in a corridor shall not exceed 25% of the area of the corridor wall of the room being separated from the corridor. (1005.8.2)

### EXIT DOORS

97. Swing door(s) \_\_\_\_\_ in the direction of travel.  $OL \geq 50$ . (1004.2)
98. All required exit doors shall be not less than 3 ft. wide, 6'-8" high, shall have a clear exit way width of not less than 32" and shall be capable of opening 90 degrees. The maximum door leaf width is 4 feet. (1004.6)
99. Floors or landings are required on each side of an exit door. The landing shall have a length of not less than 5 feet except when opening into the stairs of a smoke-proof enclosure. The floor or landing shall not be more than 1/2 inch lower than the threshold of the door. (1004.9)

### EXITS AND EXIT WAYS

100. The second story requires two exits.  $OL \geq 10$ . (1003.1)
101. Two exits, properly separated, are required from each floor above the second floor. (1003.1)
102. Exits at the \_\_\_\_\_ floor and roof must be separated by \_\_\_\_\_ feet. This separation must be maintained at the point of egress from the building and at the point of access to the public way. (1003.3)
103. Two exits are required from basements and from occupied roofs above the second floor or with  $OL \geq 10$ . (1003.1)
104. Required exits are not permitted to exit through garages, kitchens, storerooms, restrooms, closets, and similar spaces. (1003.5)
105. Two exits are required from an A \_\_\_\_\_ occupancy/garage.  $OL \geq 50/30$ . (T-10-A)
106. Changes in elevation of less than 12 inches along the exit way within a building shall be by ramps.  $OL \geq 10$ . (1001.4)
107. Details of the \_\_\_\_\_ stairway are required (1006) showing:
- A maximum 7" rise and minimum 11" run (tread). (1006.3)
  - A min. headroom over the stairs of 6'-8." (1006.15)
  - Handrails at all stairways with two or more risers. Handrails are required on the open, one or both sides.
  - A handrail height 30" to 34" above the nosing, 1 1/2" clearance to the wall, 2" max. width and ends returned to the wall. The open side shall have intermediate rails or balusters spaced 4" maximum.
  - Handrails designed for 20 or 50 lbs./ft. lateral load. (T-16-B)
  - One handrail extending 6" beyond the top and bottom riser.
  - Stairway framing, footing, connections and bracing.
  - One-hour construction for the enclosed usable space under the stairs. (1006.12)
  - A stair width of 44" for  $OL \geq 50$ , 36" for  $OL < 50$ . (1006.2)
108. For glass handrails and guardrails, without vertical supports, submit test report from a recognized testing agency showing that the glass and base connections shown on the plan are adequate for the required 20 or 50 lbs./ft lateral load. (T-16-B)
109. Structures four (4) or more stories in height shall have an approved stairway sign indicating the floor level, terminus of the top and bottom of the stair and the identification number of the stair. It shall be located approximately 5 ft. above the floor landing and be readily visible when the stair doors are in an open or closed position. (1006.16)
110. Exterior stairways shall be noncombustible material. On type III or IV buildings 2 stories in height and on type V structures, the stairway may be of wood not less than 2" in nominal thickness. (602.4,603.4,604.4,605.4,606.4)
111. Exterior stairway shall not project into yards where protection of opening is required. (1006.13)
112. All openings in an exterior wall below or within 10 ft., measured horizontally, of an exterior exit stairway serving buildings over two stories in height shall be 3/4-hr. rated, self-closing. Openings may be unprotected when two separated exterior stairways serve an exterior exit balcony. (1006.11)
113. Exterior exit balconies shall not be located in an area where openings are required to be protected. (1005.9)
114. The exit passageway requires \_\_\_\_\_ hour construction for walls, floor and ceiling. Walls shall be without openings except for required exits. Exit opening through enclosing walls shall be 3/4-hour rated. (1011)
115. This structure contains \_\_\_\_\_ exit enclosures (enclosed stairways). Provide 1-hr./2-hr. construction details to the exterior face of the building (includes stairs, exit ways, ground floor corridors and overhangs). Enclosures for telephone equipment, electrical panels, etc., are not permitted in this area. (1009.1 - 1009.3)
116. A barrier in the exit enclosure is required to prevent accidental entry into the basement. (1009.5)
117. Enclosed usable space under stairways is not permitted in an exit enclosure. (1009.6)
118. Smoke-proof enclosures are required for all exits in buildings having floors used for human occupancy located more than 75 ft. above the lowest level of Fire Department vehicle access. (905, 1009.7)
119. This structure requires lighted exit signs, exit illumination, separate sources of power, and exit signs on separate circuits and independently controlled. Show clearly on the electrical plans. Show directional arrows on the architectural plans. (1012,1013)
120. Show that the exit hardware on the exterior exit doors of this building satisfies the requirements of Section 1004 and 1016.
121. This structure has \_\_\_\_\_ ramps. Provide enough detail to show that the width, slope, landings and handrails satisfy the requirements of Section 1007. Ramps required for the physically handicapped must be 4' wide. (State law 2-3306b-3)

#### COURTS, SHAFTS, ARCADES, MEZZANINES AND ELEVATORS

123. This plan contains \_\_\_\_\_ courts. See plans for location. Provide details of the proposed wall construction, opening protection and stair protection. (503.3, 204, 1203.4.3, 1010)
124. For interior courts more than 2 stories in height:

- a. Provide access to the bottom for cleaning purpose
  - b. Provide a horizontal air intake at the bottom not less than 10 sq. ft. in area. The intake shall be at least 1-hr. construction and shall lead to the exterior of the building unless abutting a yard or public space. (1203.4.3)
125. This plan contains \_\_\_\_\_ shafts. See plans for location. Provide details of the 1-hr./2-hr. wall construction and on the door schedule provide 1-hr. or 1 1/2-hr. opening protection. (711)
126. This plan contains an arcade (a covered passageway connecting separate buildings). Clearly identify it on the plans. Provide 1-hr. or equivalent construction. Delete openings other than doors between the building(s) and the arcade. Show rated or non-rated wall construction between the building and the arcade. (409)
127. A vent is require at an elevator shaft extending through more than two stories. The area shall be 3 1/2 percent of the shaft area but not less than 3 sq. ft. (3004)
128. Provide notes on Plan Sheet \_\_\_\_\_ stating all the provisions of Chapter 30 that the elevators in this structure must satisfy. Reference to Code sections is not acceptable.
129. Rubbish and/or linen chutes and termination rooms shall be separated from the remainder of the building by a 1-hour occupancy separation. (711.5)
130. Openings into trash chutes shall not be located in corridors or stairways. Separation may be by an intervening vestibule with all openings protected. (711.6)
131. Sprinkler heads are required in trash and linen chutes. Provide a section view through the shaft. (904.2.2-2)
132. The mezzanine(s) on Plan Sheet(s) \_\_\_\_\_ does not/do not satisfy the definition given in Section 214 and 507. This is a story.

**RECREATION ROOM (A-3 Occupancy OL < 300, No Stage)**

133. The windows shown are inadequate for the required light and ventilation. Clearly show the required mechanically-operated system. (1202.1, 1202.2)
134. This room must be 1-hour construction. It is located in a basement or above the first story. (303.2.2.2)
135. This room must be separated from the usable space below by 1-hour construction.  $OL \geq 50$ . (303.2.2.2)
136. Provide two (2) exits from this room separated by \_\_\_\_\_ feet.  $OL \geq 50$ . (1003.1)
137. Show that the exit hardware in the doors from the room and building satisfy Section 1016.4.
138. Occupant load signs are required in assembly rooms with an occupant load  $\geq 50$ . At all required locations note on the plans "Post Occupant Load Sign-Maximum Occupant Load \_\_\_\_\_ People." (1002.3)

**GARAGE (S-3 or U-1 Occupancy)**

139. A U-1 garage shall not exceed 1000 sq. ft. or one-story in height except in a mixed occupancy where the floor area shall not exceed 3000 sq. ft. provided the exterior walls and openings are protected as required for the major occupancy of the buildings. (312.2.1, 312.2.2)
140. For the S-3 occupancy, show how the ventilation requirements of Section 1202.2.7 are satisfied. If a mechanical system is used, provide plans and show how and where it exhausts to the outside.
141. For this garage, the wall and opening protection within \_\_\_\_\_ feet of the property line must be \_\_\_\_\_ and \_\_\_\_\_ respectively. Show how this is achieved. (T-5-A)
142. This occupancy requires an automatic fire-extinguishing system. (904.2.2,311.7)
143. The following are required:
- a. A \_\_\_\_\_ rated self-closing door between the garage and \_\_\_\_\_. (302.4,T-3-B)
  - b. An asphalt floor or concrete floor. (312.5)
  - c. A garage floor system adequate to support a wheel load of 2000 lbs. (1604.3)
  - d. Minimum headroom of 7'-0". (311.2.3.3)

**TRASH ENCLOSURE**

144. Provide details for the wall and roof construction enclosing the bin.
145. Commercial dumpsters and containers with an individual capacity  $\geq 1.5$  cubic yards shall not be stored or placed within 5 ft. of

combustible walls, openings or combustible roof eave lines unless the trash area is protected by an approval automatic sprinkler system. (F.C. 11.201-d)

146. An occupancy separation of \_\_\_\_\_ hours is required between the trash enclosure and the \_\_\_\_\_. Show the required wall and ceiling construction and the \_\_\_\_\_ hour door rating.

#### FIRE DAMPERS, DUCTS AND RETURN AIR PLENUMS

147. Combustible material (wood) in ducts and return air plenums shall have a flame-spread rating  $\leq 25$  and a smoke-developed rating  $\leq 50$ . Clearly note on the plans. (M.C. 601.3)
148. Required 1-hr. corridors (including the space above the dropped ceiling) shall not be used as a return-air plenum for circulating air. (M.C. 601.1.1)
149. No mechanical duct penetrations are permitted through exit enclosure walls or ceilings. (1009.3)
150. Fire dampers are required at duct penetration or area or occupancy separation walls, horizontal exit walls, fire-rated shafts, fire-resistive floor-ceiling or roof-ceiling assemblies, and fire-rated corridor walls or ceilings when any extension of the duct leads to an opening into the corridor. Show all dampers on the mechanical plan. (713.11)
151. A duct serving a Type I hood, (commercial type kitchen) which penetrates a ceiling, wall or floor shall be enclosed in a duct enclosure from the point of penetration to the outside air.
- Exterior wall penetrations are allowed only at locations where unprotected openings are permitted by the Building Code
  - Duct enclosures shall be at least 1-hr. construction in all buildings and 2-hr. construction in Type I F.R. and II F.R. buildings. Provide a detail at each enclosure. (M.C. 507.6-d, MCM 508.4, 508.4.1)
152. A separate duct system shall be provided for each Type I hood.
- A single duct system may serve more than one hood located in the same story of the building provided all hoods served by the system are located in the same room or adjacent rooms.
  - Portions of interconnecting ducts shall not pass through any construction which would require fire dampers. (M.C. 507.9)

#### CONSTRUCTION REQUIREMENTS

153. The required snow load for this area is \_\_\_\_\_ psf. The tributary live load reduction in section 1606 is not permitted. See Section 1605.4 for snow load reduction. (1606, T-16-C, BCM 23.10).
154. For the design wind load in this area, use  $q_s =$  \_\_\_\_\_ psf, exposure B, C or D from Table 16-G and  $C_q$  from Table 16-H. (1618)
155. Delete notes and details on sheets \_\_\_\_\_ that do not apply.
156. Key or identify all sections and details as to their location on the plan or elevation views.
157. The live load \_\_\_\_\_ for which storage areas are designed shall be posted in each room. Clearly note on the plans and show the design live load on the structural plans. (1604.5, T-16-A)
158. Indicate the grade and species of framing lumber, treated mudsills, strength of concrete, mix of mortar and grout, grade and weight of masonry units, grade of reinforcing steel, pipes, tubes and framing steel, design soil pressures, and \_\_\_\_\_.
159. Note on plans. "An AITC Certificate of Inspection for all glu-lam beams shall be submitted to Building and Safety Division prior to erection."
160. Submit design and details of trussed rafters with a layout plan, complete calculations and connector plate design.
- \*161. Fabricated wood trusses shall comply with the requirements of Section 2343. (BCM 25.11)
162. Plywood roof panels shall be bonded with intermediate or exterior glue and bonded with exterior glue where exposed to the weather. (2322.2)
163. For plywood roofs and floors, specify panel index no. \_\_\_\_\_, plywood thickness, grades, nailing schedule and panel layout pattern. Note on the plans "Roof diaphragm nailing to be inspected before covering". Face grain of plywood shall be perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with Tables T-23-I-J-1.
164. Studs in bearing walls are limited to 10 ft. in height unless an approved design is submitted. (T-23-I-R-3).
165. Provide details for the header support at the corner windows.
166. Three- and four-story wood structures require 3x4 or 2x6 studs at 16" o.c. max. in bearing partitions below the top two stories. Submit calculations showing that allowable stress in compression perpendicular to grain is not exceeded in the plates at the

proposed stud spacing. (T-23-I-R-3)

167. Provide details of the lateral support for the top and bottom of the interior non-bearing walls. (1610.2)
168. Clearly indicate on the plans all plywood and drywall shear walls. Provide a complete nailing schedule for each.
169. Provide shear connection details, properly referenced, at the top and bottom of all shear walls.
170. Specify the size, ICBO number and manufacturer of the shot pins. The max. spacing of shot pins in bearing or nonbearing wall is \_\_\_\_\_ / \_\_\_\_\_ respectively. The max. shear value of shot pins is 100 lbs./ft. without supporting calculations for their value in wood.
171. Provide a diaphragm analysis to show diaphragm adequacy. (1631.2.9)
172. Masonry veneer details, anchors, backing, footings and support over the openings are required. (Chapter 14, 1403.6)
173. This structure has exterior veneer on wood studs at heights exceeding 30 feet. Place the attached detail on the plans and reference it properly. (1403.6.2)
174. Provide a vertical and longitudinal section through each glass block wall showing how it is supported at each edge and reinforced in each direction. Submit lateral calculations. (2110)
- a. Glass-block panels in exterior walls shall not exceed 144 sq. ft. of unsupported area nor 15 ft. in any dimension. (2110.5)
- b. Every exterior glass-block panel shall be provided with a min. 3/8-inch expansion joints at the sides and top. Expansion joints shall be entirely free of mortar and shall be filled with resilient material. Provide a detail on the plans. (2110.6)
175. Provide details, properly referenced, of the anchorage system between the wood roof and floor diaphragms and the concrete or masonry walls. Minimum design force shall be 300 lb/lf. (1611)
176. Provide calculations and details on the plans for the subdiaphragm and continuous cross-tie system required for all wood diaphragms providing lateral support to masonry or concrete walls. (1631.2.9-4)
177. Masonry shear walls shall be designed for 1.5 times the required seismic force. A stress increase of 33% is allowed. (2107.1.7)
178. Provide an analysis of all tilt-up panels with large holes. Show that the reinforcing in the panels, on each side of the openings, is adequate.
179. For each of the metal decks provide the manufacturer and designation, height, complete welding information, reinforcing and thickness and type of fill.
180. Bracing members in braced frames shall be designed per Section 2211.8.3.1 for the required seismic force.
181. All connections in braced frames shall be designed for 1.25 times the required seismic force without the one-third increase in allowable stresses. (2211.8.3.1)
182. Concrete shear walls must be designed for 1.4 times the required seismic force. (1921.2.7)
183. Concrete shear wall reinforcement shall be terminated with required development length per Section 1921.6.5.6 beyond the boundary reinforcing at the vertical and horizontal end faces of wall sections. (1921.6.5)
184. Special inspection by a registered deputy inspector is required for field welding, concrete strength >2000 psi, high strength bolting, sprayed on fireproofing, high-strength masonry, high-lift grouting, prestressed concrete and special moment-resisting concrete frames. Note on the plans. (1701.5\*, and Chapter 19, 21 and 22)
185. Special inspection is required for all masonry retaining walls which are designed using "core" or "stem" design. Clearly state on the plans and identify the appropriate walls.
186. Provide a detail on the plans of the proposed step footing.
187. The masonry or concrete walls below grade were designed to span simply supported between slabs. **NOTE ON THE PLANS:** "The perimeter walls are not to be backfilled until the floor slabs are poured and cured."
188. Where flexible diaphragms, as defined in Section 1628:6, provide lateral support for walls and partitions of masonry and concrete, the value of  $C_p$  for anchorage shall be increased 50 percent.

$$U = 0.75 (1.4D + 1.7L + 1.8E) -$$

$$1.4E -$$

$$U = 1.4(D + 1.25E)$$

$$1.4D + 1.4E = 1.4E$$

$$0.00 \text{ h}^2 \quad (U)$$

Plan Checker: M. DUDAR Date: 3/1/99 Telephone: (626) 574-0941

Recheck and Approved: \_\_\_\_\_ Date: \_\_\_\_\_

REV 3/98  
BL\PC989\ABFMSCORR

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
 Certified copy is hereby furnished.

Certified copy is filed with the county building inspection department.

Date \_\_\_\_\_ Applicant \_\_\_\_\_  
**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE:**

**(This section need not be completed if the work involved by the permit is for one hundred dollars (\$100), or less.)**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date \_\_\_\_\_ Applicant \_\_\_\_\_  
**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number \_\_\_\_\_ Lic. Class \_\_\_\_\_  
 Contractor \_\_\_\_\_ Date \_\_\_\_\_

I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. \_\_\_\_\_ Date \_\_\_\_\_  
**HOME OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code).

**CONSTRUCTION LENDING AGENCY**  
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_  
 I certify that I have read this application and state that the above information is correct. I agree to comply with all County ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

**APPLICATION FOR GRADING PERMIT**

76A6411  
 CE 807 (REV. 2 80) 10-80

**COUNTY OF LOS ANGELES BUILDING AND SAFETY**

FOR APPLICANT TO FILL IN		SITE ADDRESS	PROCESSED BY
SITE ADDRESS	12761 SWABARUM AVE.	LOCALITY	
LOT NUMBERS		NEAREST CROSS STREET	
TRACT NUMBER		DISTRICT NO.	
OWNER	JAGMAR COMPANIES	MAP NO.	STATE HWY. YES <input type="checkbox"/> NO <input type="checkbox"/>
MAIL ADDRESS	2200 W. VALET BLVD.	CUBIC YDS. HANDLED:	CUT 1,350 FILL 7,350
CITY	ALHAMBRA	USE ZONE	SPECIAL CONDITIONS
ENGINEER	KWC ENGINEERS	STATE REG. NO.	
MAIL ADDRESS	1269 W. POMONA ROAD, SUITE 104	TEL. NO.	
CITY	CORONA	TEL. NO.	
CONTRACTOR		FINAL DATE	BY
ADDRESS			

**VALIDATION**

<b>PROPOSED USE OF GRADED SITE(S)</b>	
FOR CONSTRUCTION OF NEW BUILDING	
CHECK IF SUPERVISED GRADING	<input type="checkbox"/>
SIGNATURE OF APPLICANT	
ADDRESS	
SURETY \$ BOND	BOND NO.
SURETY COMPANY	
DATE FILED	REC'D BY
CASH DEPOSIT \$	REC'D BY
	DATE FILED
<b>THIS IS A LIMITED TIME PERMIT</b>	
ALL WORK AUTHORIZED MUST BE COMPLETED BY	
<b>TIME LIMIT:</b>	
EXTENDED TO:	BY:
EXTENDED TO:	BY:
P.C. Fee \$	Permit Fee
	Issuance Fee
	Total Fee

SEE REVERSE FOR EXPLANATORY LANGUAGE

1-20

20-0002 3/87  
76R150 (CE 911) REV. 3/87

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY DIVISION  
**CITY OF IRWINDALE  
FEE RECEIPT**

WHEN VALIDATED THIS IS A RECEIPT FOR THE AMOUNT OF FEE COLLECTED AS SHOWN IN SPACE BELOW. THE SERIAL NUMBER, DATE AND AMOUNT VALIDATED HEREON HAS ALSO BEEN VALIDATED ON YOUR APPLICATION OR OTHER DOCUMENT AND HAS BECOME A PART OF THE RECORDS OF THE COUNTY OF LOS ANGELES, FROM WHICH THIS RECEIPT MAY BE IDENTIFIED.

- PLAN CHECKING-VALUATION \$ \_\_\_\_\_  
STORIES \_\_\_\_\_ CLASS \_\_\_\_\_
- GRADING PLAN CHECKING \_\_\_\_\_ VOLUME 7350 CU. YDS.
- ELECTRICAL PLAN CHECKING
- PLUMBING PLAN CHECKING
- MECHANICAL PLAN CHECKING
- ENERGY PLAN CHECK
- RELOCATION APPLICATION
- SPECIAL INSPECTOR
- JOURNEYMAN PLUMBER EXAMINATION

- WITNESS FEE & MILEAGE
- GRADING CASH BOND
- TRAILER APPLICATION
- E.I.R. FEES
- REHEARING FEE
- \_\_\_\_\_

RECEIVED OF: \_\_\_\_\_

*Richard Lewis*

JOB ADDRESS: 12761 SCHABARUM

**NOTICE**  
APPLICATIONS FOR BUILDING & GRADING  
PLAN CHECKING ISSUED UNDER THE PRO-  
VISIONS OF SECTION 303(C), LOS ANGELES  
COUNTY BUILDING CODE WILL EXPIRE IF NO  
PERMIT IS ISSUED WITHIN 180 DAYS.

#1.8  
01 \* \*28,470.0  
VALIDATION \*28,470.0  
CASH **CHK.** M.O. 118 1 \*\*\*  
**9970.0**

01-20-99

20.

DIST. NO.  
506

RECEIVED BY \_\_\_\_\_

*JM*

GPC 990/209970



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

ACCEPTANCE OF EMPLOYMENT BY CONSULTANTS  
(To be completed by the consultant)

Grading Plan Check No.: 99-0120-9970 Date Filed: 1-20-99 Dist. No.: \_\_\_\_\_

Grading Permit No.: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Address or Location of Property: 12761 SCHABARUM AVE., IRWINDALE

Tentative Tract No.: \_\_\_\_\_ or

Legal Description: PARCEL 4, P.M. 16600, M.B. 184, Pg. 83

Owner(s) [Signature] Telephone: 626-576-0737  
(Signature)  
Address 2200 W. VALLEY BLVD. City ALHAMBRA State CA

The undersigned verify by signature(s) that they have been retained as consultant(s) and agree to notify the Building Official, Building and Safety/Land Development Division, within 248 hours if such employment is terminated. It is further understood that all required reports are to be submitted to the Building and Safety/Land Development Division by each consultant.

Field Engineer [Signature] License No. LS 5189  
Firm CALIFORNIA SURVEYING SERVICE Date 4-9-99  
Address 505 E. WILSON AVE, B... Phone (818) 241-0328



Engineer [Signature] Reg. No. GE 220  
Firm J. BYER GROUP, INC. Date 4/9/99  
Address 512 E. WILSON N, H101, MESA, CA. Telephone 818-549-9959

Engineering Geologist JOHN BYER Reg. No. EG-883  
Firm J. BYER GROUP Date 4/9/99  
Address \_\_\_\_\_ Telephone \_\_\_\_\_

INSTRUCTIONS: THIS DOCUMENT MUST BE COMPLETED AND FILED BY THE OWNER, TOGETHER WITH DOCUMENT "B," TO THE BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION BEFORE THE GRADING PERMIT MAY BE ISSUED.

PK:aec/P:ACKNOWLGE/B-8

DEPARTMENT OF PUBLIC WORKS

Document "A"

BUILDING AND SAFETY DIVISION

ACKNOWLEDGEMENT TO EMPLOY CONSULTANTS

Grading Plan Check No: 9970 Date Filed: 1-20-99 Dist. No: 5.06  
 Grading Permit No: 0196 Date Issued 4-15-99  
 Address or Location of Property: 12761 SCHABARUM AVE IRVINDALE, CA  
 Tentative Tract No: \_\_\_\_\_ or \_\_\_\_\_  
 Legal Description: PARCEL 4 P.M. 16600, M.B. 184, PG. 83

Owner's Name: The Jacmar Companies  
 (Print)

The owner(s) of the above described property hereby acknowledge by signature(s) that, as a condition of the grading permit and during all work authorized by said permit, a registered civil engineer will be retained to perform the duties of field engineer in accordance with requirements of Chapter 70 of the Building Code, and further, that a soil engineer and/or engineering geologist (when required) will be employed to make tests, investigations and file the reports that may be required for compliance with said code.

Owner(s) [Signature] President Telephone 626 576-0737  
 (Signature)

Address 2200 W. Valley City Alhambra State CA

Field Engineer RANDALL J. SMITH Reg. No. LS 5189  
 (Print Name)

Firm CALIF. SURVEYING SERVICE Date 4-20-99

Address 505 E. WILSON AVE. B Telephone (818) 241-0328  
CLENDALE, CA 91206 Randall J. Smith

Soil Engineer ROBERT ZWENGER Reg. No. GE 2120  
 (Print Name)

Firm The J. Byer Group, Inc. Date 4-21-99

Address 512 E. WILSON N #201 Telephone 818-549-9959  
CLENDALE, CA [Signature]

Engineering Geologist JOHN W. BYER Reg. No. EG 883  
 (Print Name)

Firm The J. Byer Group, Inc. Date 4-21-99

Address 512 E. WILSON N #201, CLENDALE, CA Telephone 818-549-9959

INSTRUCTIONS: THIS DOCUMENT MUST BE COMPLETED AND FILED BY THE OWNER, TOGETHER WITH DOCUMENT "B", TO THE BUILDING AND SAFETY DIVISION BEFORE THE GRADING PERMIT MAY BE ISSUED.

FINAL GRADING

BY FIELD ENGINEER

Based upon field observations, earthwork subsequent to Rough Grade inspection has been completed within the area of my responsibility as Field Engineer as defined in Section 7020.4.2 of the Los Angeles County Building Code and the approved precise grading plans on file with the Building Official.



Lot No(s) PARCEL 4, P.M. # 16600

Remarks: \_\_\_\_\_

Engineer *Randall J. Smith* (Signature) Reg. No. LS 5189 Date: 11-8-99

BY SOIL ENGINEER (To be completed when required by the Building Official.)

Based upon field observations and testing, the earthwork performed subsequent to Rough Grade inspection has been completed in accordance with Section 7020.4 of the Los Angeles County Building Code and the recommendations of the approved soils reports on file with the Building Official.

See final compaction reports dated 11/8/99 for areas requiring specific compaction and completed after rough grade approval.



Lot No(s) \_\_\_\_\_

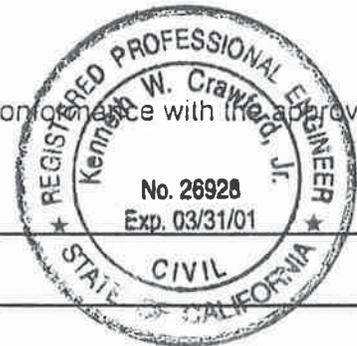
Remarks: \_\_\_\_\_

Engineer *[Signature]* (Signature) Reg. No. GE 2120 Date: 11/8/99

PLANTING AND IRRIGATION STATEMENT

BY LANDSCAPE ARCHITECT OR CIVIL ENGINEER

The slope planting is established and the irrigation system(s) installed in conformance with the approved plans and applicable provisions of the Los Angeles County Building Code.



Lot Nos. PARCEL 4, P.M. # 16600

Remarks: \_\_\_\_\_

Landscape Architect or Civil Engineer *[Signature]* (Signature) Reg. No. CE 26928 Date: 11-8-99

DEPARTMENT USE ONLY:

Inspectors Comments/Notes:



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

ENGINEERED GRADING

CONSULTANT STATEMENT

(To be filed at the local Office of Building and Safety prior to Rough and Final Inspection)

Job Address or Tract No. 12761 SCHA BARON Locality IRWINDALE Permit No. 0196  
Owner JACMAR Contractor MCCORMICK CONST.

- ROUGH GRADING
- BY FIELD ENGINEER

Based upon field observations, rough grading of the lots listed below has been completed in conformance with Section 7021 of the Los Angeles County Building Code. The work includes, but is not limited to, the following: grading to approximate final elevations; staking of property lines; location and gradient of cut and fill slopes; location, cross-section, configuration and grade of required drainage devices.

Latest approved plan revision dated 4-14-99

Lot No(s). PARCEL 4, P.M. # 16600

Other Areas. \_\_\_\_\_

Remarks: ALL PADS TO WITHIN 0.1'± PER

Engineer Randall J. Smith (Signature) - Reg. No. LS 5189 Date: 4-30-99



- BY SOIL ENGINEER

Based upon tests and observations, the earth fills placed on the following lots were installed upon properly prepared base material and compacted in compliance with requirements of Section 7021 of the Los Angeles County Building Code. Fill slope surfaces have been compacted and buttress fills or similar stabilization measures have been installed in accordance with my recommendations as approved by the Building Official. Sub-drains have been provided where required, and locations of said sub-drains are shown on as-graded plans and/or rough grade reports dated \_\_\_\_\_.

See report dated May 4, 1999 for compaction test data and procedure, recommended allowable soil bearing values, and other special recommendations.

Lot No(s). PARCEL 4, P.M. 16600

EXPANSIVE SOILS  (No) Lot No(s). \_\_\_\_\_

BUTTRESS FILLS  (No) Lot No(s). \_\_\_\_\_

COUNTY OF LOS ANGELES  
DEPARTMENT OF COUNTY ENGINEER-FACILITIES  
BUILDING AND SAFETY DIVISION

GRADING CONTRACTOR STATEMENT

Rough Grading  
 Final Grading

Job Address or Tract No. 12761 Schabarum Ave Locality IRVING CA  
Owner The Jacmar Companies Permit No. 0196

The grading of the lots listed above, or as set forth below, was performed in accordance with the approved plans and the requirements of the applicable code, except as noted below.

If only a portion of the grading covered by this permit was performed by the undersigned contractor, list that part of the work performed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the above-cited work does not comply with the approved plans and code, list below wherein the work does not comply.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This statement is limited to that work performed under my authority and/or direction as grading contractor.

Grading Contractor Southern California Grading, Inc. License No. 275738  
(Please print) (If licensed contractor)

  
\_\_\_\_\_  
Signature

April 28, 1999  
Date

BXX:BDH-rba 53  
7-11-79

DEPARTMENT OF PUBLIC WORKS

Document "A"

BUILDING AND SAFETY DIVISION

ACKNOWLEDGEMENT TO EMPLOY CONSULTANTS

Grading Plan Check No: 9970 Date Filed: 1-20-99 Dist. No: 5.06

Grading Permit No: 0196 Date Issued 4-15-99

Address or Location of Property: 12761 SCHABARUM AVE IRVINDALE, CA

Tentative Tract No: \_\_\_\_\_ or

Legal Description: PARCEL 4 P.M. 16600, M.B. 184, PG. 83

Owner's Name: X The Jacmar Companies  
(Print)

The owner(s) of the above described property hereby acknowledge by signature(s) that, as a condition of the grading permit and during all work authorized by said permit, a registered civil engineer will be retained to perform the duties of field engineer in accordance with requirements of Chapter 70 of the Building Code, and further, that a soil engineer and/or engineering geologist (when required) will be employed to make tests, investigations and file the reports that may be required for compliance with said code.

Owner(s) [Signature] President Telephone 626 576-0737  
(Signature)

Address 2200 W. Valley City Alhambra State CA

Field Engineer RANDALL J. SMITH Reg. No. LS 5189  
(Print Name)

Firm CALIF. SURVEYING SERVICE Date 4-20-99

Address 505 E. WILSON AVE, B Telephone (818) 241-0328  
CLENDALE, CA 91206 Randall J. Smith

Soil Engineer ROBERT ZWENGER Reg. No. GE 2120  
(Print Name)

Firm THE J. BYER GROUP, INC. Date 4-21-99

Address 512 E. WILSON IN #201 Telephone 818-549-9959  
CLENDALE, CA [Signature]

Engineering Geologist JOHN W. BYER Reg. No. EG 883  
(Print Name)

Firm THE J. BYER GROUP, INC. Date 4-21-99

Address 512 E. WILSON IN #201, CLENDALE CA Telephone 818-549-9959

INSTRUCTIONS: THIS DOCUMENT MUST BE COMPLETED AND FILED BY THE OWNER, TOGETHER WITH DOCUMENT "B", TO THE BUILDING AND SAFETY DIVISION BEFORE THE GRADING PERMIT MAY BE ISSUED.



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

ENGINEERED GRADING

CONSULTANT STATEMENT

(To be filed at the local Office of Building and Safety prior to Rough and Final Inspection)

Job Address or Tract No. 12761 SCHABARUM Locality IRWINDALE Permit No. 0196  
Owner JACMAR Contractor MCCORMICK CONEY

- ROUGH GRADING
- BY FIELD ENGINEER

Based upon field observations, rough grading of the lots listed below has been completed in conformance with Section 7021 of the Los Angeles County Building Code. The work includes, but is not limited to, the following: grading to approximate final elevations; staking of property lines; location and gradient of cut and fill slopes; location, cross-section, configuration and grade of required drainage devices.

Latest approved plan revision dated 4-14-99

Lot No(s). PARCEL 4, P.M. # 16600

Other Areas. \_\_\_\_\_

Remarks: ALL PADS TO WITHIN 0.1'E PER PADS

Engineer Randall J. Smith (Signature) Reg. No. LS 5189 Date: 4-30-99



- BY SOIL ENGINEER

Based upon tests and observations, the earth fills placed on the following lots were installed upon properly prepared base material and compacted in compliance with requirements of Section 7021 of the Los Angeles County Building Code. Fill slope surfaces have been compacted and buttress fills or similar stabilization measures have been installed in accordance with my recommendations as approved by the Building Official. Sub-drains have been provided where required, and locations of said sub-drains are shown on as-graded plans and/or rough grade reports dated \_\_\_\_\_.

See report dated May 4, 1999 for compaction test data and procedure, recommended allowable soil bearing values, and other special recommendations.

Lot No(s). PARCEL 4, P.M. 16600

EXPANSIVE SOILS	<input checked="" type="checkbox"/> (Yes)	(No)	Lot No(s). _____
BUTTRESS FILLS	<input checked="" type="checkbox"/> (Yes)	(No)	Lot No(s). _____
REINFORCED EARTH WALLS	<input checked="" type="checkbox"/> (Yes)	(No)	Lot No(s). _____
RESTRICTED USE AREAS	<input checked="" type="checkbox"/> (Yes)	(No)	Lot No(s). _____

Remarks: \_\_\_\_\_

Engineer [Signature] (Signature) Date: 5/4/99



Los Angeles County Department of Public Works  
MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET

REVIEWERS CALLING HOURS  
8:00-9:00AM & 3:00-4:00PM MON-THURS

900 S. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925  
FAX (626)458-4913

DISTRIBUTION  
2 Dist. Engineer  
    Geologist  
1 Geotech. Engineer  
1 Geo/Soils File  
    Processing Center  
    Health Dept.

Tract/PM/Address PM 16600 (12761 Schabarum Ave.)  
Lot(s) 4  
Parent Tract/PM \_\_\_\_\_ Location Irwindale  
Geologist J. Byer Group Developer Jacmar Companies  
Geotechnical Engineer J. Byer Group Engineer/Arch. KWC

Review of:

Geologic Report(s) Dated (FINAL) \_\_\_\_\_  
Geotechnical Engineering Report(s) Dated (FINAL) 5/4/99  
Geology and Geotechnical Engineering Report(s) Dated (FINAL) \_\_\_\_\_

References: Grading P.C. No. 9901209970 Building P.C. No. \_\_\_\_\_ For: Warehouse/Office Bldg.

Rough Grading is recommended for approval from a geologic standpoint, with conditions below:  
 Rough Grading is not recommended for approval for reasons below:

- The geotechnical engineering units review sheet is attached (dated 5/6/99 ).



Prepared by \_\_\_\_\_ Reviewed by \_\_\_\_\_ Date May 6, 1999

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.  
Alhambra, CA 91803

Telephone: (626) 458-4925

Fax: (626) 458-4913

Calling hours - Monday through Thursday 8-9 a.m. & 3-4 p.m.

District Office 5.06

Sheet 1 of 1

Warehouse/Office Building

Parcel 16600 Lot 4

Location 12761 Schabarum Avenue, Irwindale

Developer/Owner Jacmar Companies

Engineer/Architect KWC

Soils Engineer The J. Byer Group (JB 17726-B)

Geologist Same as above

DISTRIBUTION:

   Drainage and Grading

  1 Geo/Soils Central File

  1 District Engineer

  1 Geologist

  1 Soils Engineer

  1 Engineer/Architect

Rough Grading

(Grading Plan Check No. 9901209970)

Review of:

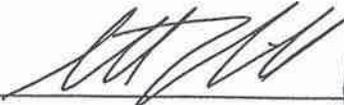
Soils Engineering Report Dated 5/4/99

Previous review sheet dated 3/31/99

ACTION:

Rough Grading is recommended for approval.

Prepared by



Scott T. Ezell



Date 5/6/99

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 9, Construction Safety Orders.



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

ENGINEERED GRADING

CONSULTANT STATEMENT

(To be filed at the local Office of Building and Safety prior to Rough and Final Inspection)

Job Address  
or Tract No. 12761 SCHA BARUM Locality IRVINDALE Permit No. 0196

Owner JACMAR Contractor MCCORMICK CONST.

ROUGH GRADING

BY FIELD ENGINEER

Based upon field observations, rough grading of the lots listed below has been completed in conformance with Section 7021 of the Los Angeles County Building Code. The work includes, but is not limited to, the following: grading to approximate final elevations; staking of property lines; location and gradient of cut and fill slopes; location, cross-section, configuration and grade of required drainage devices.

Latest approved plan revision dated 4-14-99

Lot No(s). PARCEL 4, P.M. # 16600

Other Areas. \_\_\_\_\_

Remarks: ALL PADS TO WITHIN 0.1' ± PER PLANS

Engineer Randall J. Smith (Signature) Reg. No. LS 5189 Date: 4-30-99



BY SOIL ENGINEER

Based upon tests and observations, the earth fills placed on the following lots were installed upon properly prepared base material and compacted in compliance with requirements of Section 7021 of the Los Angeles County Building Code.



# YARD AGREEMENT

(Required yards contained within a single lot)

Building Code, Section 505.4

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY/LAND  
DEVELOPMENT DIVISION

The increase in building area permitted by Section 505 shall not be allowed unless the owner of any privately owned yard used as the basis of such increase has filed the following agreement:

I/We the undersigned, as owner(s) of the property located at

Street Address: 12761 SCHABARUM AVE. City/Vicinity: IRVINDALE

Legal Description: PARCEL 4 AND THAT PORTIONS OF PARCEL 5 ON PARCEL  
MAP NO. 16600 AS PER MAP FILED IN BOOK 184, PAGES 83-91 INCLUSIVE

acknowledge that the area of 82,143 square feet for the proposed construction shown on Building application No. 9969 is approved by reason of yard spaces 60 feet in width adjoining 3 sides of the building as shown on the dimensioned plot plan (below / on reverse / attached). I/We agree to maintain this space and refrain from further construction therein as long as such yard is required for this purpose by Section 505 of the Building Code.

The Jacmar Companies (Print Individual, Company or Corporation Name) [Signature] (Signature), President (Date) 4/29/99

SEE ATTACHED.

13 OCCUPANCY CALLS.  
AVAILABLES 12,000  
2nd story  $\Rightarrow 2 \times 12 = 24,000$   
Sprinklers  $\Rightarrow 24,000 \times 2 = 48,000 \gg 10,500$  ok.

### Plot Plan

#### (Division Use Only)

Construction Type: III-N  
Occupancy Group(s): B/S-2  
Number of stories: 2/1  
Fire Sprinklers:  Yes /  No  
Area Separation Wall(s):  Yes /  No

AREA COMPUTATIONS (FOR S-1)		
1. Basic Allowable Area	<u>12,000</u>	sq. ft.
2. Area Increase by <u>3</u> yards, ( <u>60</u> - 20) ft. Wide x <u>100</u> % of line 1	<u>24,000</u>	sq. ft. <u>12,000</u>
3. Subtotal = Line 1 + Line 2	<u>24,000</u>	sq. ft.
4. Allowable Area due to Fire Sprinklers Increase	<u>362,000</u>	sq. ft. <u>24,000</u>
5. Allowable Area due to Multi-Story Increase	<u>0</u>	sq. ft.
<ul style="list-style-type: none"> <li>No area increase is permitted if the Fire Sprinklers are for an increase of Number of Stories, Substitution of One-Hour construction, H-1, -2 Occupancies or an Atria. (See Section 505.3).</li> <li>Floor area of any single story shall not exceed that permitted for a one-story building. (See Section 504.2).</li> </ul>		
Actual Area = <u>70,621</u> < <u>72,000</u> ok.		

Reviewed by: MAREN DUDAK (Print Name)

Signature: [Signature] Date: 5/4/1999



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.  
Alhambra, CA 91803

Telephone: (626) 458-4925

Fax: (626) 458-4913

Calling hours - Monday through Thursday 8-9 a.m. & 3-4 p.m.

District Office 5.06

Sheet 1 of 1

Warehouse/Office Building

Parcel 16600 Lot 4

Location 12761 Schabarum Avenue, Irwindale

Developer/Owner Jacmar Companies

Engineer/Architect KWC

Soils Engineer The J. Byer Group (JB 17726-B)

Geologist Same as above

DISTRIBUTION:

1 Drainage and Grading

1 Geo/Soils Central File

    District Engineer

1 Geologist

1 Soils Engineer

1 Engineer/Architect

Grading Plan Check No. 9901209970

Review of:

Grading Plan Dated By Processing Center 3/25/99

Soils Engineering Report Dated 5/11/98

Geotechnical Addendum Dated 3/24/99

Previous review sheet dated 2/10/99

ACTION:

Plan is recommended for approval, subject to conditions below:

REMARKS:

1. Add the following note on the grading plans:

Building pads located in cut/fill transition area shall be overexcavated a minimum of 3 feet below the proposed bottom of footings.

2. The Soils Engineer of record must review the grading plans and sign and **stamp** the plans in verification of his recommendations. Original manual signature and wet **stamp** are required.
3. **Submit a final grading report to the Soils Section for verification that the completed work complies with County codes and policies.**

NOTE TO THE PLAN CHECKER: ONLY THE SOILS RECOMMENDATIONS DEPICTED ON THE PLANS ARE APPROVED.

Prepared by Scott T. Ezell

Date 3/31/99

Scott T. Ezell

No. C52251

Exp. 12-31-02

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

P:Scott/P16600



# PHASE I ENVIRONMENTAL SITE ASSESSMENT

Appendix D  
January 29, 2015

## Appendix D INTERVIEW FORMS

185803384  
12761 Sandbarum Ave  
Phase 1 ESA

ASTM E 1528-00 TSP QUESTIONNAIRE

QUESTION	OWNER		OCCUPANTS		OBSERVED DURING SITE VISIT
	Yes	No	Yes	No	
1a. Is the property used for an industrial use?	Yes	No	Unknown	No	Yes
1b. Is any adjoining property used for an industrial use?	Yes	No	Unknown	No	Yes
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	Yes	No	Unknown	No	No
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	Yes	No	Unknown	No	Yes
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unknown	No	Yes
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unknown	No	Yes
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unknown	No	Yes
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unknown	No	Yes
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unknown	No	Yes
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unknown	No	Yes
6a. Are there currently any industrial drums (typically 55 gal [208 L]) or sacks of chemicals located on the property or at the facility?	Yes	No	Unknown	No	Yes
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal [208 L]) or sacks of chemicals located on the property or at the facility?	Yes	No	Unknown	No	Yes

Inst. occ. party

ASTM E 1528-00 TSP QUESTIONNAIRE

QUESTION	OWNER		OCCUPANTS		OBSERVED DURING SITE VISIT
	Yes	No	Yes	No	
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes	No	Unknown	No	Yes (No)
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes	No	Unknown	No	Yes (No)
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unknown	No	Yes (No)
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unknown	No	Yes (No)
9a. Is there currently any stained soil on the property?	Yes	No	Unknown	No	Yes (No)
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	Yes	No	Unknown	No	Yes (No)
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property? <i>No AST / No UST / cleaner</i>	Yes	No	Unknown	No	Yes (No)
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unknown	No	Yes (No)
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unknown	No	Yes (No)
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unknown	No	Yes (No)
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes	No	Unknown	No	Yes (No)
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	Yes	No	Unknown	No	Yes (No)
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unknown	No	Yes (No)
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	No	Unknown	No	Yes (No)

ASTM E 1528-00 TSP QUESTIONNAIRE

QUESTION	OWNER		OCCUPANTS		OBSERVED DURING SITE VISIT
	Yes	No	Yes	No	
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes	No	Unknown	No	Yes
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unknown	No	Yes
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unknown	No	Yes
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unknown	No	Yes
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unknown	No	Yes
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes	No	Unknown	No	Yes
17. Does the owner or occupant of the property 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	Unknown	No	Yes
18a. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	Yes	No	Unknown	No	Yes
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	Yes	No	Unknown	No	Yes
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?	Yes	No	Unknown	No	Yes
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unknown	No	Yes

→ light tanks

ASTM E 1528-00 TSP QUESTIONNAIRE

QUESTION									
<b>Government Records/Historical Sources Inquiry (See guide, Section 10)</b>									
21. Do any of the following Federal government record systems list the property or any property within the search distance noted below: Approximate Minimum Search Distance, miles (kilometers).									
Federal NPL site list	1.0(1.6)	Yes	No						
Federal CERCLIS list	0.5 (0.8)	Yes	No						
Federal CERCLIS NFRAP site list	property and adjoining properties	Yes	No						
Federal RCRA CORRACTS facilities list	1.0(1.6)	Yes	No						
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	Yes	No						
Federal RCRA generators list	property and adjoining properties	Yes	No						
Federal ERNS list	property only	Yes	No						
22. Do any of the following state record systems list the property or any property within the search distance noted below: Approximate Minimum Search Distance miles (kilometers) State lists of hazardous waste sites identified for investigation or remediation:									
State—Equivalent NPL	1.0(1.6)	Yes	No						
State— Equivalent CERCLIS	0.5(0.8)	Yes	No						
State landfill and/or solid waste disposal site lists	0.5 (0.8)	Yes	No						
State leaking UST lists	0.5 (0.8)	Yes	No						
State registered UST lists	property and adjoining properties	Yes	No						
23. Based upon a review of fire insurance maps 10.3.1.3 or consultation with the local fire department serving the property, all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an Industrial use or uses likely to lead to contamination of the property?		Yes	No	Unknown	Yes	No	Unknown	Yes	No

The preparer of the transaction screen questionnaire must complete and sign the following. (For definition of -preparer" and "user," see 5.3 or 3.3.28.)

The Owner questionnaire was completed by:

Name  
Title  
Firm  
Address  
ASTM\_E\_1528\_ Questionnaire doc.doc

ASTM E 1528-00 TSP QUESTIONNAIRE

Phone number

Date

Preparer's relationship to site

Preparer's relationship to user (for example, principal, employee, agent, consultant)

The Occupant questionnaire was completed by:

Name

Title

Firm

Address

Phone number

Date

Preparer's relationship to site

Preparer's relationship to user (for example, principal, employee, agent, consultant)

The Site Visit questionnaire was completed by:

Name

Title

Firm

Address

Phone number

Date

Preparer's relationship to site

Preparer's relationship to user (for example, principal, employee, agent, consultant)

The Government Records and Historical Sources Inquiry questionnaire was completed by:

Name

Title

Firm

Address

Phone number

Date

Preparer's relationship to site

Preparer's relationship to user (for example, principal, employee, agent, consultant)

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)

ASTM E 1528-00 TSP QUESTIONNAIRE

If the preparer(s) is different from the user, complete the following:

Name of User Teresa Wolk / Kaiser Foundation HealthPlan Inc.  
User's address 393 Walnut Street, 4th Floor, Pasadena, CA 91188  
User's phone number 626 405-5274

Copies of the completed questionnaires have been filed at: Project file on Stantec server  
Copies of the completed questionnaires have been mailed or delivered to: Client, as attachment to Proc 1 Report

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature  Date 1/20/15  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

185803384  
12761 Schabarum Ave  
Phase I ESA

## PROPERTY INSPECTION CHECKLIST

### PROPERTY CONTACT INFORMATION

James Del Pozzo

Property Name: \_\_\_\_\_  
Property Address: 12761 Schabarum Ave, Irwindale, CA 91706  
County: LOS Angeles  
City, State & Zip Code: Irwindale, CA 91706  
Property Contact: James A. Del Pozzo  
Title: Chairman, CEO  
Company: The Janner Companies  
Phone No.: 626 576-0737

### STANTEC PROJECT INFORMATION

Inspector: Kai Pavel Date: 1/20/15  
Stantec Office: Thousand Oaks (1858) Phone No.: 805 719-9304  
Project Manager: Steven Brady Phone No.: 805 719-9325  
Project No.: 185803384.200.0001

Photograph all adjacent properties and items denoted with a box symbol. Photograph views of the subject property. Sections in this Checklist shall be completed in detail. **NO EXCEPTIONS**, unless specified by you in the limitations portion of this checklist (see Limiting Conditions in Section 2.1 of this checklist).

### Pre-inspection Checklist for Property Inspector:

- Property Location Map
- Site Contact Information
- Environmental Database Report
- Pre-screened list of unplotable ("orphan sites")
- Camera (w/ film or digital)
- Flashlight
- Engineering paper, pencil, compass, ruler (for site diagrams)
- Local street map
- Business cards for yourself and the project manager
- Level D PPE (steel toe boots, hard hat, safety glasses, traffic vest, gloves)

\* ***If owner/tenant representative prohibits you from taking photographs, please contact your project manager immediately.***

**Limiting Conditions**

Describe any conditions that limited your ability to inspect the property (snow cover, lack of access, restricted movement, debris, etc.):

bottom of ramps from ground level - outside of building

**PROPERTY LOCATION AND DESCRIPTION**

Complete this section for each property and/or group of properties that will be compiled into one report.

County the site is located in: Los Angeles

**Age and Size** (approximate square footage of building(s) and property acreage):

1999 ; Property size 175,982 ft<sup>2</sup> ; 52,800 ft<sup>2</sup> dry warehouse, 7,889 ft<sup>2</sup> cooler ; 11,291 ft<sup>2</sup> freezer

**General Description of the Building Tenant(s)**, the address, start of tenant occupancy and *current* property usage describing type of business and tenant name. **If there is more than one tenant, Complete Attachment 1 instead of the property has multiple tenants):**

Tenant Information: More than one tenant? (Circle one)  YES  NO  
If YES, complete Attachment 1;  
If NO, complete below:

Business Address: 12701 Schaberun Avenue, Irwindale, CA 91706  
Phone Number: (626) 576-0737  
Contact Person: James A. Dal Pozzo

General Description of operations conducted at the facility: Food storage & distribution

Name of facility owner: James Foodservice Distribution

**Building Characteristics**

Basement or Slab foundation (Circle One)

Description of Building Interior (i.e. floor coverings, wall coverings, drop ceilings, condition of the floor, etc.):

see photos

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Exterior Structure Description (type of walls, floors, siding, roof, access doors (overhead, etc), who completes building maintenance, etc.):

see photos

**Property Characteristics**

Exterior Grounds Description (type of parking area, location of parking area(s), location and type of landscaped areas, etc.):

see photos

Rivers, Creeks, Canals, Waterways (note appearance of water, direction and rate of flow):

Fencing (type, at property boundary?)

Refuse/Rubbish & Scrap Material Containers (type, size, location, appearance, company that empties the container(s)):

Container(s) are/is used to store the following types of wastes (e.g., municipal, hazardous, etc.): \_\_\_\_\_

see photos

---

Location of Container(s): SW corner of property

Appearance of container(s) and area surrounding the container (evidence of leaks?): clean

Company that empties container(s): \_\_\_\_\_

**Filled or Re-graded Areas** (fill material and reason for modification):

**Irrigation System** (type, water source):

**Utilities**

Water [public (surface or groundwater, location), ~~on-site well~~ (location, depth, age, gallons used per day)] where do water line(s) come into the facility and the company that provides the service:  
through the driveway, from Schobern Ave.

**On-Site Wells:** Type (potable, irrigation, dry, monitoring, etc.):

Location (note on Site Plan):

Depth to water and depth of well:

Comments:

**Sewer** (on-site septic or treatment plant, public, combined sewer/storm water) include location of septic field or where the sewer line enters the building (note on site map):

**Municipal Storm Water Drains and Lines** (note location(s) on Site Sketch or Plan; name of utility company):

catch basin, drains & storm drain catch property flow ① to Schobern ② to north of site

**Retention/Detention Basin** [note sources (bldgs. or rooftops), approximate size, condition (full, empty), and location on Site Plan]. Does basin receive off-site drainage? If so, from where or what direction?

**Floor Drains/Sumps:**

kitchen / break room  
room in warehouse / refrigerated area  
① floor sink + drain

Location(s): NOTE LOCATION OF FLOOR DRAINS/SUMPS ON SITE SKETCH

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Notes for Inspector: If Sumps are present describe fully (length, width, depth, material of construction, sealed bottom or open bottom (drain to ground) VERY IMPORTANT! what is the sump used for, etc):

**IMPORTANT TO COMPLETE IN DETAIL**

What is discharged to the sump/floor drain?

Discharge point (outfall location) of sump/floor drain(s): (Sanitary Sewer, WWTP?):

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Uncontained hazardous materials stored/used/spilled in vicinity of floor drains or sumps:

Yes \_\_\_ No

If yes, describe in detail:

Clarifier?

**Oil/Water Separators, Holding Tanks, Process Tanks** (VERY IMPORTANT to note if above or below ground, locations, size, construction, condition, use, discharge point)?

**Air Compressors Usage:** If so, what is the compressor used for? Location of compressor? Does the air compressor motor leak oil? Who conducts maintenance (oil changes, who handles waste oil, etc.)?

8, all for refrigeration

**Building HVAC Systems:** (gas, electric, fuel oil, other) and cooled (location of HVAC, fuel source):

on roof

**Natural Gas Source:** (piped natural vs propane), include the location of the AST (if present), meter, and where line enters the building (include on Site Map), also the company that provides the service, if natural gas:

unknown

**Electrical Lines/Conduits:** (overhead, underground, transformers, location of meter):

driveway

**Telephone:** (overhead, underground, fiber optic, where does the line enter the building (above or below ground)), the company that provided the service:

**Maintenance:** (building, property, landscape, who is responsible for interior, exterior):

**Surface Drainage:** (direction of flow, where does drainage go, end receptor of drainage, pumping stations, flooding potential on property, and off-site sources of drainage(if any)):

discussed below

**Easements:** (drainage, sewer, pipeline, cable, etc):

bill board sign has easement SW corner of site

**PROPERTY CONDITIONS**

**Site Topography** (sloping, flat, elevation above sea level, etc., direction of slope):

**Regional Geology and Hydrogeology** (information gathered from local sources including local reports and state surveys):

**Wetlands and Surface Vegetation**

no

**Wet Areas:**

no

**Vegetation** (Note evidence of stained soil or stressed vegetation):

Description of Landscaped and Undeveloped Areas (grass, shrubs, trees locations):

**PROPERTY HISTORY**

**Description of Past Property Usage or Tenants** (ask current tenants for information):

None!

**PROPERTY ASSESSMENT OBSERVATIONS**

**Detailed Description of Tenant Processes** (including each process step and chemicals used or wastes generated by each step (use additional sheets of paper if necessary)):

More than one tenant at building? (Circle one) YES NO

IF MORE THAN ONE TENANT; FILL OUT ONE ATTACHMENT # 2 FOR EACH TENANT.

IF ONE TENANT; FILL OUT BELOW:

**On-Site Underground and Above Ground Storage Tanks or Dispensers**

**Underground or Aboveground Storage Tanks:** Yes \_\_\_\_\_ No X

Inquire about UST/AST status (conditions, location, contents, uses, spills, tightness testing, upgrades, etc.) and research property thoroughly for any evidence of USTs (fills pipes, vents, vaults, fill caps, concrete slabs, etc.) In addition, provide assessment of spill protection for ASTs and associated above ground product piping.

**General UST/AST Conditions Observed:**

**UST/AST Description Table** Complete the following table describing the USTs/ASTs at the property. *Note to Inspector: Add sheets as necessary. Do not leave any sections blank. If a commentary section is not applicable, list with the acronym NA. Take representative photographs of all tank systems and specific areas of concern (e.g., evidence of spillage, heavy corrosion, etc.)*

TANK #					
AST or UST	NO				
Location of Tank					
Name of tenant/operator of tank system					
Tank Age					
Tank Capacity					
Contents					
Construction Materials					
External Condition					
Tank Tightness Test Results					
Secondary Containment					
Above or Belowground Product Piping					
Evidence of leaks/spills					

**PCBs/Electrical Transformers**

**Labeling:** Various types of labels can be observed on electrical transformers. Survey all visible sides of all transformers for the following:

- A. A 6-inch yellow label marked  Caution-Contains PCBs indicates PCB equipment with over 500 ppm PCBs.
- B. A 3-inch yellow triangle or circle indicates PCB Contaminated Items (between 50 and 499 ppm PCBs).
- C. A 3-inch green triangle denotes Non-PCB Equipment (containing less than 500 ppm PCBs).
- D. A 3-inch blue octagon symbol are for PCB Free Equipment (contain less than 2 ppm PCBs).

Transformer #							
Pad or Pole Mounted							
Location on-site							
Owner							
Utility Company							
Serial #							
Labeling							
Evidence of Leakage Current or Historical							
Evidence of Corrosion							
Tested for PCBs (when) GET RESULTS							

**PCBs/Hydraulic Equipment**

These systems include elevators, lifts, stamping or cutting presses, metal working machines, and air compressor units.

	Hydraulic Unit # 1	Hydraulic Unit # 2	Hydraulic Unit # 3
Type of Equipment			
Location			
Owner/Tenant			
PCB Status (Labeling or test reports)			
Number of Reservoirs			
Capacity of Reservoirs			
Are Reservoirs Underground/ Aboveground?			
Evidence of Current or Previous Leakage			
Comments/Name of Service Vendor			

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**Radon**

Building tests for Radon:  
If yes, obtain copy of results.

Yes  No

Does the building have basements or other sub grade structures: Yes

No

**Asbestos Containing Building Materials (ACBMs):** Has a survey been conducted? Yes  **No**   
 If yes, get a copy of the results.

**Potential ACBMs:** Building Constructed Before 1985? Yes  **No**  If yes, Asbestos Containing Building Materials (ACBMs) may potentially be present in the building. Identify building materials suspect for asbestos content and complete the checklist provided.

SUSPECT ACBM CHECKLIST				
Item		PRESENT		
No.	THERMAL INSULATION	Yes	No	Unknown/Not Observed
1.	Boiler Insulation			
2.	Pipe Insulation			
3.	Pipe Fittings			
4.	Tank Insulation			
5.	Duct Interiors			
6.	Duct Exteriors			
7.	Heat Exchangers			
8.	Blowers			
No.	SURFACING MATERIALS	PRESENT		
No.		Yes	No	Unknown/Not Observed
9.	Chiller Insulation			
10.	Blown-on Insulation (attic, etc.)			
11.	Blown-on Fireproofing (columns)			
12.	Blown-on Fireproofing (beams)			
13.	Blown-on Fireproofing (decks)			
14.	Blown-on Fireproofing (shafts)			
15.	Blown-on Fireproofing (walls)			
16.	Blown-on Fireproofing (ceilings)			
17.	Textured Paint (ceilings)			
18.	Textured Paint (walls)			
19.	Plaster (ceilings)			
20.	Plaster (walls)			
21.	Sprayed-on Acoustical Ceiling Material			
22.	Stucco			
No.	MISCELLANEOUS MATERIALS	PRESENT		
No.		Yes	No	Unknown/Not observed
23.	Drywall and Joint Compound Wall System			
24.	Suspended Ceiling Tiles			
25.	Glued-on Ceiling Tiles			
26.	Floor Tile/Mastic			
27.	Sheet Vinyl Flooring/Mastic			



**Description of Chemical and Waste Storage Areas** (containment structures, drip pans, chemical storage racks, stacking of chemical containers, storage of open buckets/drums, overturned drums, lack of labels, etc.):

**Description of General Housekeeping Practices** (storage of chemicals and waste, drip pans, staining, drum labeling, clutter, cleanliness, etc.)

**Description of Chemical Transfer Practices** (how are chemicals stored in drums or tanks transferred into smaller containers? Is it safe? Is it clean?)

**Hazardous Substance Spills/Incidents (include spills observed during your inspection)**

Material Spilled	Date of Spill	Location of Spill	Quantity of Spill	Date of Clean-up and Method	Violations Issued (Yes or No)	Assessment Conducted (Yes or No)

**Environmental Permits and Reporting Requirements**

**Description of Processes that Require Environmental Permits** (specify tenants if applicable and permit type [waste water discharge, hazardous waste disposal, air, etc]):

**On-Site Environmental Testing and/or Monitoring Activities** (Specify whether any of the following activities occur at the property):

Air Emission Testing	Yes	<input checked="" type="radio"/> No
Cooling Water Discharge Testing	Yes	<input checked="" type="radio"/> No
Process Water Discharge Testing	Yes	<input checked="" type="radio"/> No
Sanitary Sewer Discharge Testing	Yes	<input checked="" type="radio"/> No
Groundwater Testing	Yes	<input checked="" type="radio"/> No
Other (describe)	Yes	<input checked="" type="radio"/> No
<b>Reported Permit Violations:</b>	Yes	No
<b>If yes, describe in detail:</b>		

all subbed  
to contractor

**SARA Title III Reports** (Note to Inspector: Inquire if tenant(s) of the property submit annual inventories of hazardous chemicals [under Section 312 Tier One and Tier Two reports] to local government or local emergency planning agencies. If so, obtain a copy of their most recent submittal).

**SARA Section 313 Release Reporting Forms (Form R):** (Note to Inspector: inquire if Form R are submitted annually for toxic chemicals that are manufactured, processed, or used at the subject property in excess of 25,000 pounds/year).

**Waste Water Discharges**

**Waste Water Discharge Points-Septic, Sewer, Treatment Facility** (note location on Site Plan):

**Pesticides/Herbicides**

**Description of Pesticide/Herbicide/Fungicide Usage or Storage at the Property** (current and past including the type of chemicals used, reason for use, areas used, frequency of use, and amount used):

**ADJACENT PROPERTY INFORMATION**

**Description of Evidence of Chemical Storage or Use on Adjacent Properties** (USTs, ASTs, drum storage, buckets, stains, concrete pads, vent lines, processes using chemicals, etc.)

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**Description of Current Use of Adjoining Properties.** Based on observations and interviews with the property contact (*Note to Inspector: include site addresses, names of tenants, and former property usage*). Clearly draw the location of all roads and adjoining properties/buildings on the site vicinity map. Take a picture of adjacent properties:

**North:**

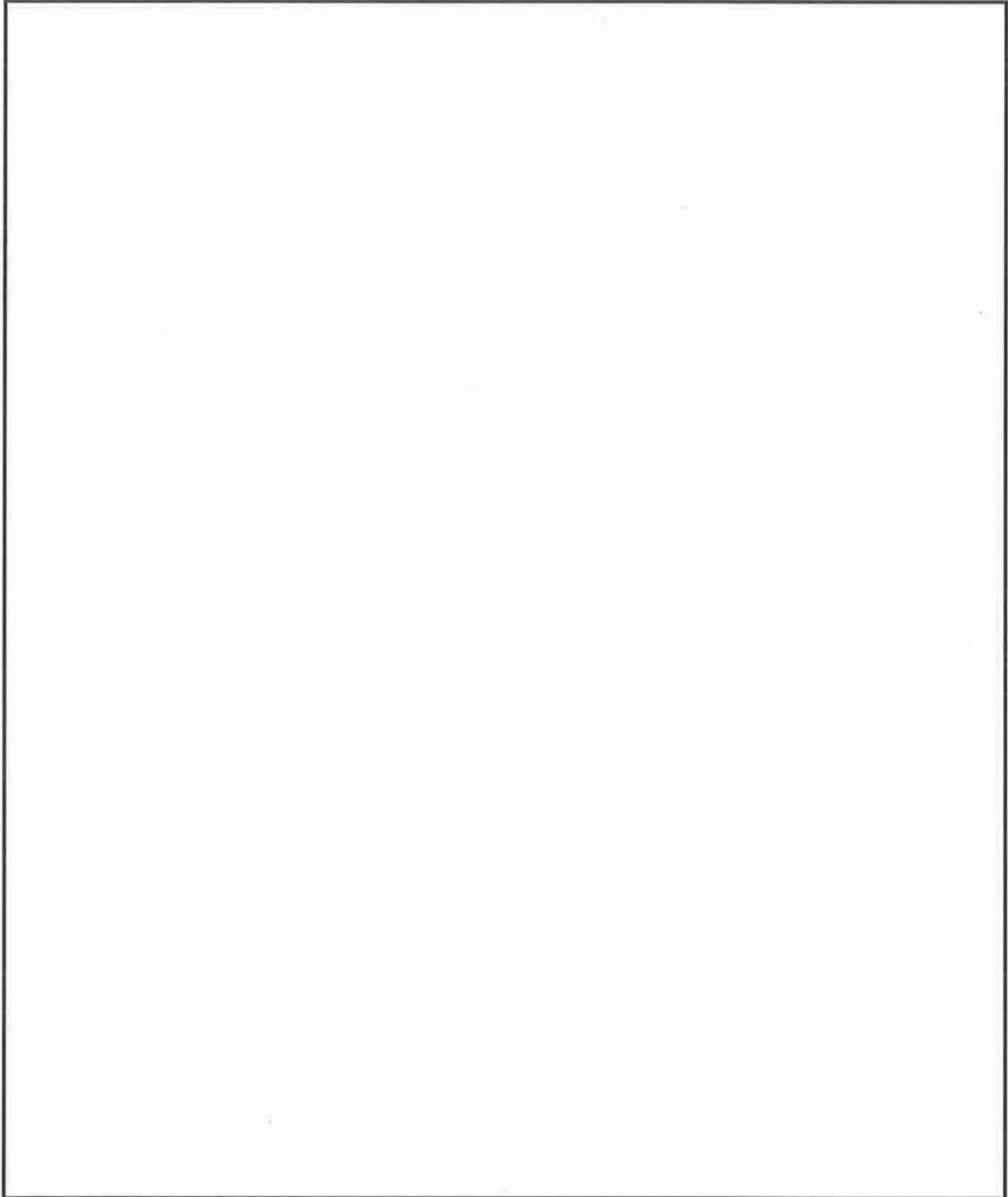
**South:**

**East:**

**West:**

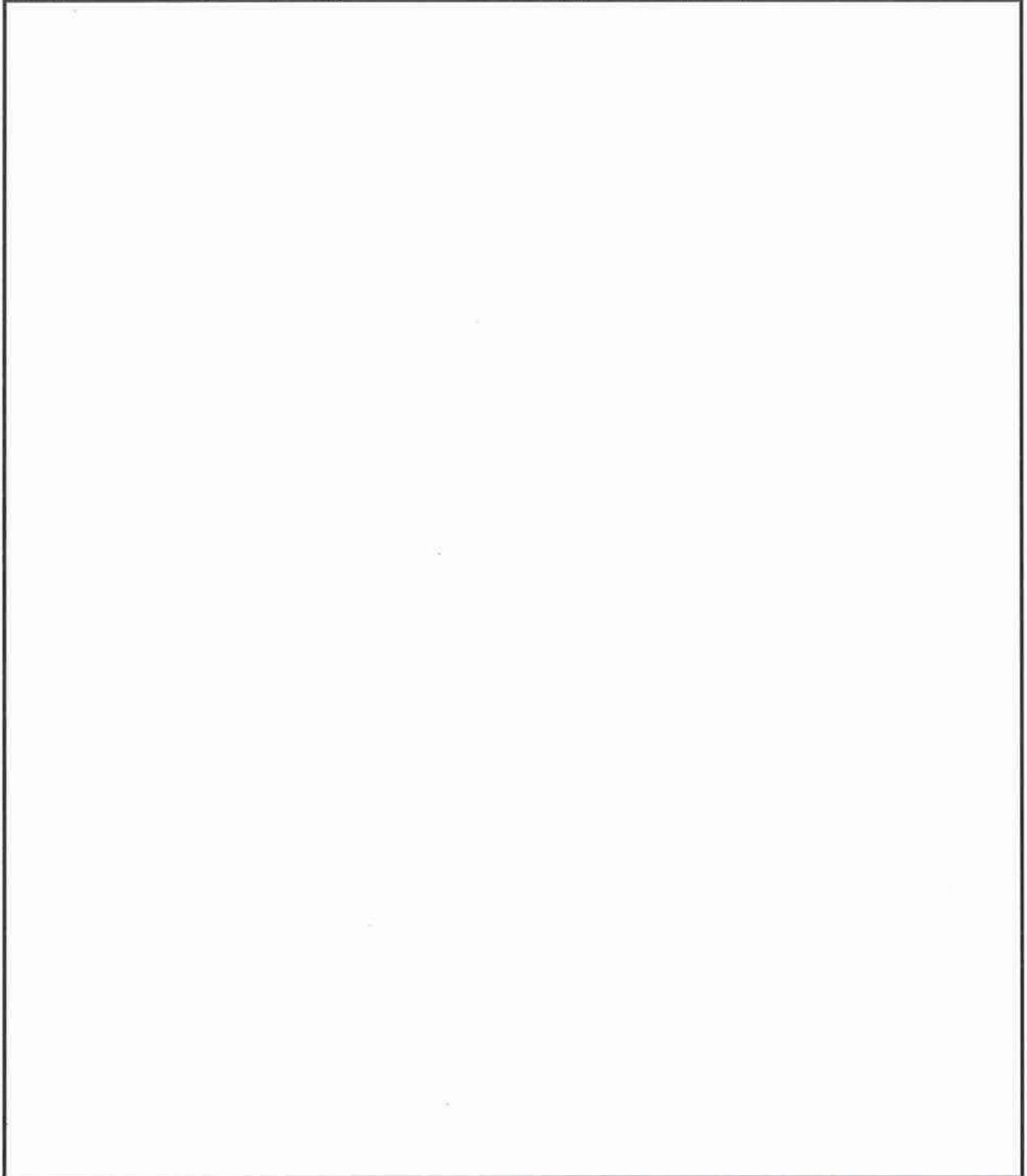
**Site Vicinity Map** (attach or provide sketch below that can be sent directly to drafting (e.g. NEAT, LEGIBLE DRAWING)):

Identify public roads adjoining subject property and approximate shape and location of adjoining properties/building.



**Site Plan.** Attach or provide sketch below that can be sent directly to drafting (e.g., NEAT, LEGIBLE DRAWING) Request site plan from facility representatives:

Identify public roads adjoining subject property, location of USTs, ASTs, transformers, office areas, warehouse areas, manufacturing areas, storage of hazardous materials, retention ponds, etc.

A large, empty rectangular box with a thin black border, intended for a site plan drawing. The box is currently blank.

- **Note any other observations, clarification of observed existing or potential environmental liabilities (Be Specific):**
- **Obtain from Owner/Site Contact When Applicable:**
  - Copies of Permits (air, waste water discharge, etc.)
  - Material Safety Data Sheets
  - Copies of Previous Environmental Audits or Investigations
  - UST/LUST Registration and/or Reporting Documentation
- **Develop Photographs at a 24 Hour Service Center.** Label all the back of all photographs with direction photograph is looking and brief description of photo unless directed to complete a Site Inspection Photograph Log.
- **Complete Attachments 1 and 2** for properties that have multiple tenants.





**Attachment #3**

Interviewee Name JAMES DALE POZY

Date 1/20/15

Job Title/Relationship to Site CEO

Number of Years Associated With the Site 1999

Contact Phone Number 626 576 0737

**Interview Questions:**

Are you aware of any:

Current or historical environmental permits;  
possibly permit for clarifier

Previous environmental reports;  
Phase 1 & Revision / Update to Phase 1

Past or present chemical leaks or spills on the Site or adjacent properties;

None

Pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site;

None

Pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Site; or

None

Pending, threatened, or past notices from a governmental entity regarding violations of environmental laws or liability relating to hazardous substances or petroleum products?

None

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

0APPENDIX E  
January 29, 2015

## APPENDIX E STANTEC EMPLOYEE RESUMES

Kai is a Geologic Associate and coordinates our environmental remediation efforts with our clients, project team members and key stakeholders. She also inspects field conditions and provides oversight for drilling, demolition, and excavations. Kai provides recommendations when needed and is adept at permitting and compliance reporting. With more than eight years of experience, Kai understands the site assessment and remediation requirements of numerous permitting agencies at the local, regional, state, and federal level.

## EDUCATION

Master of Science, Geography, Heinrich-Heine  
Universitaet, Duesseldorf, Germany, 2001

## PROJECT EXPERIENCE

### Site Management & Remediation

Occidental Petroleum Cat Canyon Oil Field\*, Santa  
Maria, California

*Located 10 miles southeast of Santa Maria, the Cat Canyon Oil field is the largest oil field in Santa Barbara County and the 20th largest in the state by production. After more than 100 years of drilling operations, Canyon is considered a "mature" field and is in decline. One of the many companies operating on the field closed an active well facility. Kai supported environmental mitigation and deconstruction activities required to abandon the site. She oversaw an out-of-state construction crew and helped familiarize them with California endangered species and local health and safety procedures. She also located leaking pipelines, identified current and former spill areas, and worked closely with regulatory agencies and contractors involved in the project. Her efforts helped to remove pipelines, storage tanks, and other associated structures with minimal environmental impact.*

Yorba Linda Groundwater Monitoring, Yorba Linda,  
California

*Kai is inspecting and providing recommendations for Soil Vapor Extraction and Ozone Sparge system maintenance and repair as part of an ongoing ground water monitoring and remediation program.*

Blank Rome/Housing Authority of the City of Los  
Angeles, Los Angeles, California

*Kai is providing legal support and research involving a housing and mixed use development built on a former industrial facility site.*

Chevron Lost Hills Compressor Station, Lost Hills,  
California

*The Lost Hills oil field is the sixth largest field by reserves and the second fastest growing oil field in California. Kai helped develop a Waste Management and a Site Specific Health and Safety Plan to support construction of a new compressor pad. She is also overseeing waste generation from hydrovac, excavation, and hydrostatic testing activities.*

Chevron Taft Tank Cleaning, Taft, California

*Kai helped develop Hazardous Waste Management, Site Specific Health and Safety, and Waste Sampling Plans to support the crude oil storage tank cleaning and conversion to store different materials.*

Kaiser Permanente College Street Clinic, Los  
Angeles, California

*Kaiser Permanente is working to redevelop portions of its mental health clinic and campus on College Street in Los Angeles. However, because the campus is situated on a former oil field, they need to determine if there are any abandoned oil wells on-site before they can start construction. To help identify any oil wells on-site, Kai reviewed California Department of Oil, Gas & Geothermal Resources records and oversaw geophysical surveys at the property.*

AMGEN Facility Renovation, Thousand Oaks,  
California

*Kai is helping AMGEN schedule and coordinate field activities of three contractors and obtain necessary permits to adjust well boxes and monitors for a parking lot replacement*

\* denotes projects completed with other firms

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Mr. Walsh has been in the environmental field for several years and has been dedicated to providing regulatory compliance for many of Stantec's clients throughout northern California. He is substantially experienced in Phase II investigations associated with open groundwater cases.

## EDUCATION

BS, Geology, University of California, Davis, Davis, California, 2006

## PROJECT EXPERIENCE

### **Environmental Site Assessments Phase I, II, III**

ARCO former Bulk Plant 503 Site Assessment, Sacramento, California (Project Geologist), 2010

*Tom participated in initial the project setup including budgeting, scheduling, and BP health and safety/ control of work compliance. He provided project and health and safety over subcontractors in the field complete the well installations, as well as simultaneously completing onsite soil sampling and lithologic analyses. Upon completion of the field activities Tom participated in report writing and general post field activities.*

### **Environmental Site Remediation**

ARCO 2117 Injection Well Installation; 5399 Fruitridge Road, Sacramento, California (Project Geologist), 2010

*Tom participated in the initial project setup including budgeting, scheduling, and BP health and safety/ control of work compliance. He provided project and health and safety over subcontractors in the field complete the well installations, as well as simultaneously completing onsite soil sampling and lithologic analyses. Upon completion of the field activities, Tom participated in report writing activities and general post field activities.*

### **Groundwater Monitoring and Reporting**

BP South Bay Portfolio Groundwater Monitoring and Sampling, South Bay Area, California (Quarterly Monitoring and Sampling Coordinator), 2009

*Tom managed the groundwater monitoring and sampling events based on regulatory monitoring and sampling directives for approximately 25 sites in the South Bay Area. His responsibilities included initial sampling material acquisition and preparation, technician scheduling, office troubleshooting and support contact during field activities, sample shipment, data interpretation, and report generation and submission.*

With more than 30 years experience in environmental consulting, engineering, and construction fields, Steve has been involved with all aspects of regional and site-specific environmental investigations throughout the southwestern US, including CERCLA/SARA, RCRA, NEPA, and CEQA regulated projects. His experience includes remedial investigations/feasibility studies; risk assessments; soil, soil vapor, and groundwater assessments; contaminant fate and transport determinations; and contaminant delineation and treatment or removal. Other activities include watershed and wetlands investigations; siting investigations; forensic chemical investigations; and investigations using various investigative techniques.

Steve has worked with a range of commercial and industrial client sectors, with focus on construction related projects. His experience includes military/aerospace; semiconductor manufacturers; transportation (rail & vehicle); healthcare; petroleum (upstream, midstream, and downstream); property management, investment, development; and legal clients.

Steve conducts independent and peer review of documents for Quality Assurance/Quality Review requirements. QA/QC review is performed for a variety of client projects, including due diligence; soil, soil vapor, and groundwater assessments; compliance; O&M and remedial projects; and CEQA/NEPA projects. His experience with contaminants includes petroleum hydrocarbons; volatile organic compounds; semi-volatiles organics (including pesticides and PCBs); metals; radionuclides; and others.

Steve has participated as an expert for the California Board of Geology for determination of pass point criteria for multiple certifications.

## EDUCATION

BA, Architecture, University of North Carolina, Charlotte, North Carolina, 1979

MS, Geology, Arizona State University, Tempe, Arizona, 1988

8-Hour Health & Safety Annual Certification Update, OSHA, Los Angeles, California, 2014

8-Hour Supervisor's Certification, OSHA, Los Angeles, California, 1990

40-Hour Health & Safety Certification (29 CFR 1910.120), OSHA, Los Angeles, California, 1989

## REGISTRATIONS

Registered Geologist #50057, State of Arizona

Certified Hydrogeologist #542, State of California

Certified Engineering Geologist #2000, State of California

Professional Geologist #6031, State of California

## MEMBERSHIPS

Member, Association of Water Agencies of Ventura County

Member, Geological Society of America

## PROJECT EXPERIENCE

### Aboveground and Underground Storage Tank Management

Underground Storage Tank Program Management for Major Oil Company Portfolios, Various Locations, California, Arizona, Nevada (Portfolio Manager)  
*Steve managed regional portfolios of site assessment and remediation projects at gasoline-dispensing facilities across the southwestern US. He was responsible for planning and implementing projects involving UST system closure, site assessment, remediation system design, construction management, operation-and-maintenance, and risk-based corrective action analysis. Tasks included collection of soil, soil vapor, and groundwater samples during assessments, UST removal activities, and after releases have been discovered, corrective action plan preparation, agency liaison, negotiations, and reporting, and remediation oversight.*

\* denotes projects completed with other firms

# Steven Brady PG, CEG, CHG

## Managing Principal Hydrogeologist Technical Intro

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*The sites were located in a variety of geologic terrains ranging from fractured bedrock to alluvium, and the depth to groundwater ranged from a few feet to several hundred feet. Contaminants typically included separate-phase hydrocarbons (SPH) and dissolved-phase motor fuel constituents. Remediation technologies used to clean up the various leaking UST sites included excavation, ozone sparging, air sparging, biosparging, soil vapor extraction, bioventing, groundwater pump-and-treat, dual phase extraction, high vacuum dual phase extraction, and aboveground bioreactors (to treat higher concentration liquid effluent).*

### **Agriculture**

**Agriculture Site Assessment, Monitoring, and Remedial Activities\***, Santa Barbara, California (Project Manager)

*Steve served as the project manager for the soil and groundwater site assessment, quarterly groundwater monitoring, and oversight of remedial activities at an agricultural site. The site encompasses more than 60 acres, with approximately 20 acres within the coastal zone of Santa Barbara. In addition to releases from pesticide and chemical storage areas, diesel boilers, and fuel tanks, large portions of the site consisted of undocumented landfills. An assessment of soil and groundwater was performed for the site, and the extent of both soil and groundwater contamination due to releases of fuels and chemicals was determined. Calculations of groundwater gradient and rates of contaminant flow in the subsurface were performed. Remedial action plans were developed and implemented to remove landfills from the site.*

**Agricultural Packing Plant SWPPP Development and Compliance Project\*** (Project Manager)

*As project manager, Steve was responsible for site facility audits to evaluate potential discharge locations, development of best management practices recommendations, and development of a Storm Water Pollution Prevention Plan for submission to the lead regulatory agency.*

### **Airports & Aviation**

**John Wayne Airport Soils and Groundwater Investigation\*** (Project Geologist)

*Steve conducted characterization, delineation, and remediation of hydrocarbon and volatile organic contaminated soils and groundwater at Orange County's John Wayne Airport. Duties included development of site-specific work plans and health and safety plans; permitting, drilling and sampling soil borings; installation of groundwater monitoring wells; installation, maintenance, and monitoring of a groundwater treatment system; compilation and analysis of analytical results; and preparation of monthly and quarterly reports.*

**Norton Air Force Base Remedial Investigation\***

*Steve served as project manager for a fast-track remedial investigation supporting RCRA closure of Norton Air Force Base NPL site in San Bernardino, California. Initial tasks consisted of assessment and demolition of two hazardous material storage facility areas at the Base. Part of the DRMO, these two storage facilities received all hazardous materials generated at the Base. A site-specific Work Plan, Chemical Data Quality Management Plan, and Health and Safety Plan were developed and approved by the U.S. Army Corps of Engineers, U.S. Air Force, and the California EPA. Field activities consisted of wipe sampling of facility surfaces prior to demolition, demolition and salvage of building materials, drilling 33 subsurface borings, and collecting concrete core, asphalt, and subsurface materials to assess conditions at the site. Demolition of the buildings was completed in one day and salvage operations were performed concurrent with the site assessment. A report was developed detailing activities and recommendations, and Certification of Closure was performed as a final task.*

**March Air Force Base Site 17 Engineering Evaluation/Cost Analysis\*** (Deputy Project Manager)

*Steve served as deputy project manager for an Engineering Evaluation/Cost Analysis (EE/CA) for remedial actions at March Air Force Base Site 17, an abandoned pool which was backfilled with hazardous waste. Duties consisted of research, analysis, and generation of a report which includes development of scope and schedule for removal action objectives adhering to statutory limits for removal actions; identification and analysis of removal action alternatives, including effectiveness, implementability, and cost; comparative analysis of remedial alternatives; and recommendations for removal actions.*

\* denotes projects completed with other firms

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## Managing Principal Hydrogeologist Technical Intro

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### Edwards Air Force Base and Phillips Laboratory Closure\* (Project Manager)

*Steve managed an expedited remedial investigation under the Installation Restoration Program for closure of Edwards Air Force Base, Phillips Laboratory OU4, Sites 7 and 167, the 48 acre beryllium storage and test firing range for the Phillips Laboratory. Site 7 was used to stockpile beryllium-contaminated soils after explosions destroyed buildings on the Site. Site 167 received beryllium fallout from test firings of rocket engines. Duties included development of the work, sampling and analysis, and Health and Safety Plans, which were reviewed and approved by the U.S. Army, the U.S. Air Force, and the U.S. EPA.*

### March Air Force Base, Hawes Site Closure\*, San Bernardino County, California (Project Manager)

*Steve managed a remedial investigation under the Installation Restoration Program for closure and property transfer of March Air Force Base, Hawes Site in San Bernardino County, California. The Hawes Site consists of a former auxiliary airport and radio tower, and encompasses approximately 305 acres of federally endangered species habitat. Initial duties included an endangered species survey of the Site, development of an endangered species Conservation Plan, and a geophysical survey of the Site. The Conservation Plan was reviewed and approved by the U.S. Fish and Wildlife Service. Site specific Work Plans, Sampling and Analysis Plans, and Health and Safety Plans were then developed for the Site and approved by the U.S. Army Corps of Engineers, the U.S. Air Force, the U.S. EPA, the California EPA, and the Regional Water Quality Control Board. The planning documents detailed protection of endangered species and assessment of potential contamination and closure of fuel and waste oil USTs, removal of septic tanks and leach fields, removal of underground tanks, geophysical logging and closure of the onsite water supply well, removal of numerous utility vaults, demolition and removal of a storage building, removal of scrap and debris from the Site, and asbestos abatement of the bunker and bunker area.*

### Brownfield Investment Property Fast-Track Investigation\*, Santa Monica, California (Project Manager)

*Steve served as project manager for a fast-track investigation on a Brownfield investment property that was formerly a portion of the original McDonnell Douglas Aircraft manufacturing facility in Santa Monica. Work plans were developed and approved by the client, property owner, and lender. Soil gas surveys and soil sampling assessments were performed to characterize the nature, levels, and potential sources of contamination at the site. The entire project was completed within three weeks and recommendations were provided to the client aimed at limiting future liability. Negotiation support was provided to assist in obtaining funding.*

### Former Military/Aerospace Manufacturer Remedial Oversight\* (Project Manager)

*Steve performed remedial oversight at a former military/aerospace manufacturer in Santa Ana, California. Extensive quantities of chlorinated solvents, metals, and fuels were released into subsurface soils and groundwater by a past military/aerospace tenant. Numerous remedial actions have been performed at the site. A summary report was developed detailing the nature and levels of contamination in the soil and groundwater aquifers, a summary of the prior assessments and remedial activities performed at the site, an opinion regarding the extent of contamination in the subsurface and different water-bearing zones, and an opinion regarding the adequacy of the former tenants proposed assessment and remedial activities. Assistance with negotiations with the tenant and the RWQCB regarding site remediation was provided.*

### Municipal Airports Fast-Track Compliance Audits and Evaluations, Various Locations (Project Manager)

*Steve served as project manager for the fast-track compliance audits and historical evaluations of seven municipal airports in Southern California, Washington, and Pennsylvania. The project involved agency file and database research, historical document research, and site facility audits to determine compliance status with appropriate regulations, as well as generation of summary reports aimed at limiting future liability for the new operators at the airports.*

\* denotes projects completed with other firms

# Steven Brady PG, CEG, CHG

## Managing Principal Hydrogeologist Technical Intro

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### Condition Assessments

#### Cave Creek Groundwater Mapping and Siting\* (Project Manager)

*Steve conducted mapping and siting of multiple groundwater production wells in Arizona for an assured water supply for the City of Cave Creek and in support of a proposed golf course and country club development. Well locations were selected and logging and evaluation of test boring conducted to more than 1,000-foot bgs. Screen depths were selected for the wells and oversight of well construction was completed.*

#### Seismograph Station Siting\* (Project Manager)

*Steve conducted siting of multiple Seismograph Station arrays to locate significant, active fault segments in Central and Southern California meeting specific lithological criteria. The seismograph arrays were designed to obtain near-field seismic effects. The project involved review of numerous geologic and geotechnical reports, evaluation of data from existing seismograph arrays, field mapping and site reconnaissance, contact with property owners to obtain lease permits, and generation of a report detailing conclusions and recommendations.*

#### Pacific Palisades Landslide and Contamination Investigation\*, Los Angeles, California (Project Manager)

*Steve served as the project manager for the geohydrologic and environmental portions of an investigation to evaluate landslide potential and potential soil and groundwater contamination for a proposed force main line in the Pacific Palisades for the City of Los Angeles, Geotechnical Services Division. Numerous ancient and historic landslides occur in the Pacific Palisades, many of which have activated due to the presence of high groundwater. The study required review and compilation of prior geotechnical and environmental data; geologic field mapping and surveying; geotechnical and environmental drilling, sampling, and chemical and physical analysis of soil and groundwater; review of historical and site-specific oblique, vertical, and infrared aerial photographs; data compilation and analysis; determination of groundwater sources; and map and report preparation with evaluation of alternatives and recommendations.*

#### Methane and Leachate Collection Systems Investigation\* (Project Manager)

*An investigation of the methane and leachate collection systems operational at a golf and country club, on the site of a former landfill in the Santa Monica Mountains, was performed. An extensive review of available landfill and facility construction and monitoring data was conducted, as well as research on documentation available from the RWQCB, the Department of Fish & Game, and the US Army Corps of Engineers. Site and facility audits were performed to evaluate the present condition of the methane, gas condensate, and leachate collection systems. Conclusions and opinions were provided to the client concerning the operation, maintenance, and adequacy of the collection systems. Mitigative measures were recommended to the client aimed at limiting offsite migration of methane and improving water quality downgradient from the landfill.*

#### UK and US Golf Course UST Compliance\* (Project Manager)

*Steve served as project manager for a compliance status summary of the underground storage tanks at 250 client-owned golf courses throughout the UK and US. The project involved review of tank data from the various courses and management/oversight of the development of a database that contained pertinent details including quantity of USTs and aboveground storage tanks, installation dates, and other tank/tank appurtenance information. The database allowed for searches and sorting to determine compliance with the US-EPA UST compliance deadline.*

\* denotes projects completed with other firms

# Steven Brady PG, CEG, CHG

## Managing Principal Hydrogeologist Technical Intro

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### **Environmental Site Assessments Phase I, II, III**

Phase I ESAs and Liability Evaluation, Confidential Client, Multiple Foundries, Southern California  
*Steve was part of the Stantec team that completed concurrent Phase I ESAs and an overall evaluation of potential pollution liability for multiple foundries. The projects were completed during a business purchase transaction whereby the properties and their associated environmental liability would become the responsibility of the new land owner. At the time of evaluation, the foundry sites were each in various stages of environmental assessment and remediation, and under regulatory oversight by the Los Angeles Regional Water Quality Control Board (LARWQCB). The liability evaluations consisted of assessing the potential remaining environmental assessment and remediation that may be required by the LARWQCB, and development of potential costs associated with obtaining regulatory closure. Potential future environmental liabilities associated with purchasing the impacting properties and the foundry business operations were also included as they might pertain to the purchase of the business and its assets/liabilities. Because the projects were completed during the pre-transaction due diligence period, the projects were coordinated and completed within an expedited timeframe by a team of Stantec professionals across multiple offices.*

### **Healthcare and/or Environmental Site Assessment Phase I, II, III, Various Locations, California, Oregon, and Washington (Project Manager)**

*Steve managed numerous Phase I, Phase II, and remedial projects associated with property transfer and development for a major health care provider throughout California and the Pacific Northwest. Numerous specialized assessments have been conducted for various existing or planned hospitals, medical office buildings, and support facilities. These investigations have involved drilling and sampling of soil, soil vapor, and groundwater utilizing various techniques; installation and sampling of monitoring wells and calculated rates and direction of groundwater flow; location of contaminant sources; evaluation of facility usage, and Risk Assessments to document protection of human health for facility users and construction workers. Remediation of soil, soil vapor and groundwater have been performed, including underground storage tank removal, contaminated soil removal and treatment, and evaluation of best available technologies for remedial actions. Project support has involved negotiations with regulatory agencies, legal counsel, and property owners.*

### **Retail Tire Facility and/or Environmental Site Assessment Phase I, II, III (Project Manager)**

*Steve served as Project Manager for numerous combined Phase I and Phase II environmental site assessments, groundwater monitoring, remedial actions, and reporting projects for a major retail tire facility. Projects generally included assessing the extent of contamination associated with hydraulic lifts, USTs, and other activities associated with operating a tire replacement facility, as well as remediating the extent of assessed contamination and negotiating cleanup levels with the local enforcement agencies.*

### **Multiple Combined Phase I and II ESAs (Project Manager)**

*Steve served as Project Manager for numerous combined Phase I and Phase II environmental site assessments, groundwater monitoring, remedial actions, and reporting projects for a major retail tire facility. Projects generally included assessing the extent of contamination associated with hydraulic lifts, USTs, and other activities associated with operating a tire replacement facility, as well as remediating the extent of assessed contamination and negotiating cleanup levels with the local enforcement agencies.*

### **Seven Oaks Dam Mitigation Property Environmental Assessment\*, Redlands, California (Project Manager)**

*Steve served as the project manager for an environmental assessment of the 64-acre Seven Oaks Dam Mitigation property in the Santa Ana River Flood Channel, Redlands. The project consisted of a Phase I level site assessment and soil gas survey. The project involved research, historic air photo analysis, site reconnaissance and mapping, installation of soil gas monitoring wells, soil-gas sampling for volatile organics, data compilation and analysis, and preparation of a report detailing activities and conclusions.*

\* denotes projects completed with other firms

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### Nike Site Environmental Assessment and Closure\*, Puente Hills, California (Project Manager)

*Steve served as the project manager for an environmental assessment aimed at gaining site closure for a 55-acre Nike missile battery located in the Puente Hills of Los Angeles County. The site consisted of three areas on two separated ridge tops; the administration area and launch area (also known as the Lower Site) were on one of the ridge tops, and the control area (also known as the Upper Site) was located on an adjacent ridge top. The Nike Site contained aboveground and underground storage tanks, a vehicle maintenance shop, underground missile storage and launch facilities, aboveground missile assembly, fueling, and testing facilities, surveillance facilities, barracks, and an underground network of tunnels. Duties consisted of research, negotiations with the Cal-EPA, development of Work Plans and Health and Safety Plans, geophysical and radiation surveys, drilling and sampling soil and bedrock, and sampling for asbestos containing building materials. Reports were developed detailing options and recommendations for property transfer of a complex military site.*

### Los Angeles and Ventura Counties Property Investigations and Transfers (Project Manager)

*Steve served as project manager for commercial and industrial property transfers and litigation support in Los Angeles and Ventura Counties. Numerous specialized assessments have been conducted for various financial institutions. These investigations have involved drilling and sampling of soil and groundwater utilizing geoprobe, hydropunch, hollowstem auger, and other techniques; installation and sampling of monitoring wells and calculated rates and direction of groundwater flow; location of contaminant sources; and evaluation of facility usage, and Risk Assessments. Remediation of soils and groundwater have been performed, including underground storage tank removal, contaminated soil removal and treatment, and evaluation of best available technologies for remedial actions. Project support has involved negotiations with regulatory agencies, legal counsel, and property owners.*

### Telecommunication Property Site Assessment\*, Santa Barbara, California (Project Manager)

*Steve performed a subsurface soil and groundwater site assessment of a telecommunication property in Santa Barbara. Adjacent properties had released PCE and TCE into the subsurface soils and groundwater, but contamination at the site appeared disconnected from the larger plume originating offsite. A work plan and health and safety plan were developed and approved by the client and their corporate counsel. Multiple continuous-cored geoprobe borings were drilled and soil, soil vapor, and groundwater samples collected. Through analysis of the lithology, it was shown that the subsurface consisted of an ancient nearshore, lagoonal environment transected by stream channels. Two separated plumes were shown to occur at the site, with the larger plume derived from an offsite source and the smaller plume originating from onsite operations. A health-based risk assessment was performed for the property to determining appropriate cleanup levels.*

### Metal Stamping and Forming Facilities Property Transfer (Project Manager)

*Steve served as project manager in support of property transfer of three metal stamping and forming facilities. Two of the sites were listed as potential contributors to the contamination in the San Gabriel Valley groundwater, with the third listed by the U.S. EPA as within the top 16 contributors to the groundwater contamination in the Baldwin Park Operable Unit (OU). Research was performed on the individual sites and their contribution to the San Gabriel Groundwater Basin contamination; on the nature and extent of contamination in the San Gabriel Valley Groundwater Basin; on the locations and calculated contributions to the contamination in the Baldwin Park OU from other known PRPs; and on the water delivery and remediation plans for the different San Gabriel Valley OUs, and in particular, in the Baldwin Park OU. Opinions were generated regarding potential future liability for ownership of each facility, and an evaluation of the sources of contamination found in the Baldwin Park OU was developed. Determinations of legal implications and calculations of environmental liability were performed, and a range of anticipated costs associated with ownership of the properties were presented. Results were used in negotiations for the properties. Facility audits were performed at each site, with recommendations provided for equipment and process upgrades, which were aimed at limiting future releases and overall liability.*

\* denotes projects completed with other firms

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### Ventura County Phase I and II Site Assessments (Project Manager)

*Steve managed multiple Phase 1 and 2 site assessments for coastal properties in Ventura County consisting of a power generating facility tank farm, hazardous materials storage area, agricultural, and degraded wetland areas to be acquired and restored to wetland conditions. The projects included research; soil, surface water, and groundwater sampling; assistance in property acquisition negotiations; and providing engineering geologic, hydrogeologic, and environmental and risk-based opinions, and recommendations aimed at facilitating the property acquisition while limiting liability to the State of California. Participation on the project included oversight during tank farm and hazardous material storage area decommissioning and property restoration.*

### Environmental Site Remediation

#### South Gate Tank farm Closure Reports (Project Manager)

*Steve developed remedial closure reports for a multiple-owner tank farm in the City of South Gate. To facilitate development of the property, the tank farm was split into four separate parcels. Remediation of the soils was performed, with impacted soils exceeding cleanup levels excavated and transported offsite, impacted soils within cleanup levels inhumed into a constructed soil repository, and clean soils reused during regrading activities. The project was estimated by prior consultants to cost more than \$9 million to complete; however, the project was finished on an expedited basis and received RWQCB closure for approximately \$1 million, a considerable savings to the client. Additionally, development of the property was performed on a parcel-by-parcel basis, allowing the City's contractor to begin development in a timely manner.*

### Healthcare

#### Confidential - Former NASA Industrial Facility, Hospital and MOB Redevelopment, Downey, California (Project Manager)

*Steve was the project manager for a combined environmental and geotechnical evaluation of a former NASA industrial plant demolition and redevelopment as a hospital and medical office building complex. The NASA facility was utilized for Gemini, Apollo, and Space Shuttle testing, and included an airfield, hazardous material storage, and cryogenic and physical testing areas. The project involved historical research to locate former hazardous material usage and storage areas; drilling and sampling of soil, soil vapor, and groundwater to evaluate impacts; combining the geotechnical and environmental sampling for efficiency and cost savings; development of assessment and health risk (PEA) reports for submission to the DTSC; asbestos and hazardous material abatement reports for use for demolition purposes; geotechnical reports for site grading, foundation, pile, liner design, and backfill requirements; construction oversight; and participation with client legal counsel in negotiations with state regulatory agencies.*

### Justice

#### INS Border Patrol Stations Remedial Investigations\* (Project Manager)

*Steve served as the project manager for remedial investigations at the INS Border Patrol Stations in Campo and Calexico, California. Leaking underground fuel tanks had released significant quantities of gasoline into the subsurface and groundwater at each site. Unique, complex geohydrologic conditions occur in the subsurface, with groundwater contamination at the Campo site largely following an ancient buried river channel, but overflowing the subsurface "paleo-banks" during winter high water conditions. Groundwater contamination at the Calexico site occurred within interspersed sand lenses of a thick clayey (nearshore lacustrine) formation 10 feet below ground surface, and extends under a residential area. A geoprobe sampling device and onsite mobile laboratory was used to define the aerial extent of the groundwater plumes, and groundwater monitoring wells were installed for confirmation sampling and to determine groundwater gradient. Site specific Work Plans, Sampling and Analysis Plans, Health and Safety Plans, and reports detailing conclusions and recommendations were developed and approved by the U.S. Army Corps of Engineers for each major phase of the project. Negotiations with the lead regulatory agencies were performed on behalf of the INS.*

\* denotes projects completed with other firms

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### Marine & Port Facilities

#### Port of Los Angeles As-Needed Environmental Services\* (Project Manager)

*Steve served as project manager for as-needed environmental services for the Port of Los Angeles. Duties included review and compilation of data from numerous prior reports into summary reports; and environmental drilling, sampling, and monitoring well installations at the proposed Terminal Island Container Transfer Facility (TICTF) to determine if contaminated soil occurred at hazardous levels, and the levels of volatile organic and metals contamination in the groundwater. A report detailing conclusions and recommendations was generated for the TICTF site. An additional study was performed at the Proposed Dry Bulk Handling facility to assess hydrocarbon and volatile organic contamination.*

#### Los Angeles Harbor Department's Henry Ford Bridge Replacement Project\* (Project Manager)

*Steve served as project manager for a geologic, hydrologic, and contamination report for input to an EIR/EIS for the proposed Los Angeles Harbor Department's Henry Ford Bridge replacement project at the Port of Los Angeles. Duties included review of existing geologic, hydrologic, environmental data, and historical aerial photos; data compilation; seismic analysis; identification of impacts to the environment, workers, and the project; evaluation of mitigative measures; and report preparation.*

#### Todd Pacific Shipyard Groundwater Investigation, Los Angeles, California (Field Manager and Technical Reviewer)

*Steve served as field manager and technical reviewer for a soil and groundwater investigation at the Todd Pacific Shipyard at the Port of Los Angeles. The Shipyard was a 109-acre ship-building and repair facility at the Port. Responsibilities included management of the field sampling program at potential contamination sources such as machine pit, sumps, clarifiers, and dry wells in the maintenance/manufacturing buildings; drilling of shallow borings with limited access rigs at the targeted source areas; and collection of numerous groundwater samples at locations where suspected groundwater contamination might exist. In addition, quality control review of the reports developed for fire department and RWQCB compliance was also conducted.*

### Mixed-Use

#### Port of San Diego Rohr Facility, Chula Vista, California

*Steve was responsible for a detailed subsurface assessment of the Rohr facility. The intent of the assessment was to evaluate the 40-acre former aircraft part manufacturing facility for acquisition by the Port of San Diego for redevelopment into a business park and entertainment complex. The assessment identified the presence of soil, soil vapor, and groundwater impacts by petroleum hydrocarbons, VOCs, heavy metals, PCBs, and semi-volatile organic compounds. He utilized many sampling techniques to assess the limits and concentrations of contaminants in the subsurface. Ultimately, the team was able to develop a cost estimate for potential remedial action cost associated to corrective action to allow redevelopment.*

### Oil & Gas

#### Retail Petroleum Stations Assessment and Remediation (Project Manager)

*Steve managed numerous projects that involved assessment and remediation of petroleum releases at retail petroleum stations. Tasks included collection of soil, soil vapor, and groundwater samples during assessments, UST removal activities, and after releases have been discovered, corrective action plan preparation, periodic agency reporting, and remediation oversight. Remedial actions have included SVE with enhancement variations such as AS and biogac, total fluids extraction, oxygen releasing compounds, and excavation.*

#### Ventura County Oil Fields\* (Project Manager)

*Steve prepared permit applications, FESOP reporting forms, Storm Water Pollution Prevention Plans, Storm Water Monitoring Plans, and Notices of Intent for two oil fields in Ventura County. The plans involved documenting past releases, mitigative measures to control future releases, details of sampling methodology and timing of sampling events, and development of summary tables and forms for field personnel to use as documentation for sampling during storm events.*

\* denotes projects completed with other firms

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## Power Transmission & Distribution

PG&E Former G Street Substation, Fresno, California, Fresno, California

*Steve was part of a team in conjunction with the DTSC to oversee investigation and cleanup, with the ultimate goal of certifying the site for unrestricted use. He completed a Preliminary Endangerment Assessment (PEA) that included a human health risk assessment (HHRA) and development of site-specific cleanup goals for constituents of concern. Following review of the PEA and feedback from DTSC, cleanup goals for lead, arsenic, PCBs, benzo(a)pyrene, and petroleum hydrocarbons in soil were approved by DTSC. We prepared a Removal Action Work (RAW) plan that recommended site-wide excavation of soils to approximately 1.5 feet to meet the cleanup goals. The DTSC approved the RAW and the excavation was completed in June 2009. During the remediation phase, he worked closely with DTSC staff to respond to changing field conditions. The remedial action was approved by DTSC in January 2010, and the site was certified for unrestricted use.*

## Retail / Commercial

Dry Cleaning Facility Assessment and Audit\* (Project Manager)

*Steve served as project manager for the soil and groundwater assessment, facility audit, and oversight of remedial activities at an active dry cleaning facility. Releases of PCE from older dry cleaning equipment and drum storage locations were investigated and the extent of both soil and groundwater contamination due to the releases was determined. Groundwater samples were also collected from perched zones and from below the groundwater table using a hydropunch sampling tool. Calculations of attenuation factors and PCE cleanup levels were performed using the LA RWQCB's Interim Guidance for VOC Impacted Sites.*

## Roadways

Cajalco Transportation Corridor EIR Investigation\* (Project Geologist)

*Steve developed the geologic portion of an EIR investigation for the proposed Cajalco Transportation Corridor. Duties included review of existing geologic and geotechnical information; review of historical and project specific vertical stereographic photographs; geologic field reconnaissance; slope stability and seismic considerations; identification of impacts and evaluation of mitigative measures; and preparation and submittal of a report and maps presenting geologic units, existing landslides, and potential constraints. In addition, preliminary environmental data was compiled and provided to the design team for evaluation of the different corridor segments.*

California SR125 Corridor Site Investigation and Assessment\* (Project Manager)

*Steve served as project manager for a geologic/geotechnical investigation and hazardous materials assessment for the California SR 125 Corridor. The purpose of the study was to provide geologic, geotechnical, and environmental input for an EIR/EIS document consistent with Caltrans requirements to the engineering team evaluating the various alignment alternatives. The project included an environmental assessment, geologic reconnaissance, and seismic analysis of the alignment and alternatives. A contingency plan was developed for managing hazardous materials during road construction.*

Foothill Transportation Corridor Geotechnical Investigation\*, Orange County, California (Project Geologist)

*Steve performed geologic portions of a geotechnical investigation for the proposed Foothill Transportation Corridor through in Orange County. The investigation provided geotechnical design criteria for proposed bridges, highway embankments, and appurtenant structures. Duties included coordination of services, supervision of geologic field and trench mapping, down-hole logging of borings to 175 feet below ground surface, determination of groundwater depth and gradient, compilation of data and maps, and report preparation.*

\* denotes projects completed with other firms

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## Managing Principal Hydrogeologist Technical Intro

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### Transit

#### San Diego Mission Valley Commuter Rail Alignments and Alternatives Site Assessments\* (Project Manager)

*Steve served as project manager for Site Assessments on the San Diego Mission Valley East and Mission Valley West commuter rail alignments and alternatives. Duties included development of Phase I alignment reports for the projects, including detailed environmental evaluation of alternatives with recommendations, and liaison with MTDB real estate and geotechnical design staff and local regulatory agencies. Each report involved research and government/regulatory database searches, historic air photo analysis, site reconnaissance, property owner interviews, generation of alignment maps indicating problematic areas, and detailed conclusions and recommendations. Additional assignments for the MTDB included peer review of other consultant's work and management of construction monitoring services for the MTDB's Cuyamaca Street Improvements project.*

#### Los Angeles County Metropolitan Transportation Authority (MTA) Environmental Services\* (In-House Project Manager)

*Steve served as the in-house project manager for MTA environmental services. He provided coordination and management of due diligence activities for the Phase I, II, and III site assessments on SPTCo, AT&SF, UPRR, and adjacent properties, as well as individual and multiple parcel acquisitions. Duties consisted of generation of RFP scope-of-work and engineer's estimates for environmental and hydrogeologic investigations; evaluation of consultants reports and raw data; recommendations concerning liability and effects of soil and groundwater contamination on the proposed and ongoing rail line, station, and tunneling projects; recommendations for remedial actions/mitigative measures for each project; liaison with MTA Staff and legal council; and negotiations with property owners and regulatory agencies to set project cleanup criteria for contaminated sites. A commendation was received from the MTA for the work performed on this contract. Steve also managed site assessments on more than 300 miles of MTA corridor right-of-way, as well as performed specialized assessments for individual parcels. Conclusions and recommendations provided were used for property negotiations. In addition, Steve was the response team manager for MTA Real Estate and METROLINK division of the MTA.*

#### Monitoring Well Abandonment and Closure

#### Activities – Moorpark Maintenance Facility, Ventura County, California (Project Manager and Director)

*Steve managed and directed monitoring well abandonment and closure activities for the Caltrans Moorpark Maintenance Facility located in Ventura County. Seven onsite groundwater monitoring wells were abandoned in accordance with State of California Water Well Standards (Bulletins 74-81 and 74-90), by over-drilling with a hollow-stem auger to approximately 50 feet below ground surface and backfilling the boreholes with a cement/bentonite grout mixture. Following the completion of abandonment activities, he coordinated waste removal activities. All waste was properly disposed/recycled in accordance with all applicable Federal, State, and local regulations. Upon completion of all field activities, Steve prepared and submitted a Well Destruction Report to the Ventura County Department of Public Works Water Resources Division and the Los Angeles Regional Water Quality Control Board. Agency closure from the Ventura County Environmental Health Division was received for the Moorpark Maintenance Facility.*

#### Groundwater Monitoring, Abandonment, and Closure Activities - Big Sycamore Maintenance Facility, Ventura County, California (Project Manager and Director)

*Steve managed and directed semiannual groundwater sampling and reporting for the Caltrans Big Sycamore Maintenance Facility located in Ventura County. Groundwater sampling and reporting were required to maintain compliance with Ventura County Environmental Health Division (VCEHD) mandates. Prior to the commencement of field activities, he reviewed the County-approved Work Plan, prepared a Site-Specific Health and Safety Plan for groundwater monitoring activities, retained a Caltrans-approved and CDOHS-accredited analytical laboratory, and provided notification to the VCEHD inspector at least 48 hours in advance of each sampling event. Upon completion of each groundwater monitoring event, Steve prepared and submitted a Groundwater Monitoring Report to the VCEHD. Based on favorable results from groundwater monitoring activities, VCEHD recommended site closure to the Los Angeles Regional Water Quality Control Board.*

\* denotes projects completed with other firms

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## Managing Principal Hydrogeologist Technical Intro

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*Additionally, Steve conducted monitoring well abandonment and closure activities for the Caltrans Big Sycamore Maintenance Facility. Eight onsite groundwater monitoring wells were abandoned in accordance with State of California Water Well Standards by over-drilling with a hollow-stem auger to approximately 35 feet below ground surface and backfilling the boreholes with a cement/bentonite grout mixture. Following the completion of abandonment activities, he coordinated waste removal activities. All waste was properly disposed/recycled in accordance with all applicable Federal, State, and local regulations.*

### Groundwater Monitoring – Ojai Maintenance Facility, Ventura County, California (Project Manager and Director)

*Steve managed and directed semiannual groundwater sampling and reporting for the Caltrans Ojai Maintenance Facility located in Ventura County. Groundwater sampling and reporting were required to maintain compliance with Ventura County Environmental Health Division (VCEHD) mandates. The groundwater monitoring activities were completed in accordance with the requirements of the Ventura County Leaking Underground Fuel Tank (LUFT) Guidance Manual (Fourth Edition, April 2001). Following the completion of sampling activities Steve coordinated waste removal activities. All waste was properly disposed/recycled in accordance with all applicable Federal, State, and local regulations. Upon completion of each groundwater monitoring event, he prepared and submitted a Groundwater Monitoring Report to the VCEHD.*

### Groundwater Monitoring and Assessment Activities – Ventura Maintenance Facility, Ventura, California (Project Manager and Director)

*Steve managed and directed semiannual groundwater sampling and reporting for the Caltrans Ventura Maintenance Facility located in Ventura County. Groundwater sampling and reporting were required to maintain compliance with Ventura County Environmental Health Division (VCEHD) mandates. Prior to the commencement of field activities, he reviewed the County-approved work plan, prepared a Site-Specific Health and Safety Plan for groundwater monitoring activities, retained a Caltrans-approved and CDOHS-accredited analytical laboratory, and provided notification to the inspector 48 hours in advance of each sampling event. Upon completion of each groundwater monitoring event, Steve prepared and submitted a Groundwater Monitoring Report to the VCEHD.*

*Additional assessment required by the VCEHD included evaluation of soil and groundwater to evaluate whether released had also occurred from the waste oil tank. The scope of work was developed for the advancement of eight soil borings around the waste oil tank. Upon completion of all field activities, prepared and submitted a Waste Oil Tank Area Assessment Report to the VCEHD*

### Limited Site Investigation and Reporting – Altadena and Newhall Maintenance Facilities, Los Angeles County, California (Project Manager)

*Steve managed implementation of a limited site investigation and reporting project for the Caltrans Altadena and Newhall Maintenance Facilities for the evaluation of potential impacts near the former USTs. These investigations were conducted in order to maintain compliance with County of Los Angeles Department of Public Works mandates. Steve was liaison with the lead regulatory agency, oversaw field activities and prepared Subsurface Investigation reports documenting field procedures, evaluating analytical results, and recommending no further action (NFA) status from the Los Angeles County Department of Public Works.*

### Transit-Oriented Development

#### Limited Site Investigation and Reporting - Altadena and Newhall Maintenance Facilities, Los Angeles County, California (Project Manager)

*Steve managed implementation of a limited site investigation and reporting project for the Caltrans Altadena and Newhall Maintenance Facilities for the evaluation of potential impacts near the former USTs. These investigations were conducted in order to maintain compliance with County of Los Angeles Department of Public Works mandates. Steve was liaison with the lead regulatory agency, oversaw field activities and prepared Subsurface Investigation reports documenting field procedures, evaluating analytical results, and recommending no further action (NFA) status from the Los Angeles County Department of Public Works.*

\* denotes projects completed with other firms

# Steven Brady PG, CEG, CHG

Managing Principal Hydrogeologist Technical Intro

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## Water

### Santa Clara River Watershed Hydrogeologic and Hydrologic Evaluation\*

*Steve served as a member of the project team evaluating the hydrogeologic and hydrologic conditions within portions of the Santa Clara River watershed. An extensive water budget analysis was performed on individual watersheds and contributory streams to the eastern groundwater basin, as well as for the entire groundwater basin, of the Santa Clara River, to estimate volumes of available water at any portion of the Basin.*

### Calleguas Creek Watershed Management Planning Habitat and Recreation and Water Quality Subcommittees (Geologic and Hydrogeologic Engineer)

*Steve participated as a member of the Calleguas Creek Watershed Management Planning Habitat and Recreation and Water Quality Subcommittees. He provided engineering geologic and hydrogeologic opinions and recommendations to the committees aimed at consensus for management and obtainment of numerous conflicting goals of the various stakeholders. Additionally, he served on the Calleguas Creek wetlands restoration team for the California Coastal Conservancy identifying wetlands restoration candidates in the watershed.*

### Calleguas Creek/Ormond Beach Wetlands, Oxnard, California (Project Manager)

*Steve managed multiple site assessments and risk evaluations for the acquisition of coastal and proposed wetland restoration properties in Ventura County. Properties included tank farms, hazmat storage areas, degraded wetlands, and agricultural land. Projects included oversight of tank farm decommissioning, remedial cost estimates and recommendations.*

\* denotes projects completed with other firms



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## Notice of Preparation

**Date of Notice:** July 5, 2016

**To:** State Clearing House  
Governor's Office of Planning and Research  
1400 Tenth Street  
Sacramento, California 95814

-AND-

Agencies, Organizations, and Interested Parties

**Subject:** Notice of Preparation of a Draft Environmental Impact Report

**Project Title:** Kaiser Permanente Specialty Medical Office Building Project

**Project Location:** 12761 Schabarum Avenue Irwindale, California 91706

**Lead Agency:** City of Irwindale

**Lead Agency Contact:** Brandi Jones  
Associate Planner  
City of Irwindale, Planning Division  
5050 Irwindale Avenue  
Irwindale, California 91706  
[bjones@irwindaleca.gov](mailto:bjones@irwindaleca.gov)

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Irwindale (City), as the Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed Kaiser Permanente Specialty Medical Office Building (MOB) Project (proposed project). The project description, location, and the potential environmental effects of the project are included below in this NOP.

The City requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to the directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the proposed project. To the extent that your agency has authority to issue permits or take other actions related to the project, your agency will need to use the EIR prepared by the City when considering your permitting decisions or other approval for the project.



In accordance with the time limits established by CEQA, the City requests comments be received by the close of business on August 3, 2016. Please send your comments, including a return address and contact name, via mail to:

Brandi Jones  
Associate Planner  
City of Irwindale, Planning Division  
5050 Irwindale Avenue  
Irwindale, California 91706  
[bjones@irwindaleca.gov](mailto:bjones@irwindaleca.gov)

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**Project Location:**

The approximately 4.04-acre project site consists of an irregular-shaped parcel, located within the City of Irwindale, Los Angeles County, California. Specifically, the proposed project is located at 12761 Schabarum Avenue Irwindale, California 91706 (Assessor Parcel Number 8546-031-090), north of Ramona Boulevard and west of Durbin Street. The project site is generally bounded by the Vulcan Durbin Quarry to the north, industrial/business park uses to the east and south, and the Interstate 605 (I-605) freeway to the west. Figure 1 shows the project location in a regional context, and Figure 2 shows the project site boundaries.

The project site was previously operated by Jacmar Foods Distribution from 1999 until 2014. Jacmar Foods Distribution vacated the project site in the summer of 2015 and relocated to the City of Industry.

**Project Description:**

Kaiser Permanente proposes the development of a three-story, approximately 59-foot high, outpatient MOB with a maximum building gross square footage of 90,000 square feet (sf). An approximately 11,357-sf urban plaza will be located on the central portion of the project site along with a public amphitheater, east of the proposed MOB. Additionally, an approximately 1,200-sf native garden will be located on the northern portion of the project site, immediately north of the proposed MOB. Based on information provided by Kaiser Permanente representatives, the following four existing specialty care departments at the Baldwin Park Medical Center campus would be relocated to the proposed new MOB: 1) Podiatry, 2) Ophthalmology, 3) Gastroenterology, and 4) Outpatient Surgery.

Table 1 (Kaiser Permanente Medical Office Building Departments) outlines the various departments that would be included in the proposed MOB and the components within each department.

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**Table 1**  
**Kaiser Permanente Medical Office Building Departments**

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Departments	Components
Ophthalmology Clinic	<ul style="list-style-type: none"> <li>• 14 provider offices</li> <li>• 30 exam rooms</li> <li>• Up to 17 specialty testing rooms</li> <li>• Pretest area</li> <li>• Sub wait for dilation</li> <li>• 1 clinic minor procedure room</li> <li>• Associated clinic and administrative support spaces</li> </ul>
Gastroenterology Clinic	<ul style="list-style-type: none"> <li>• 16 provider offices</li> <li>• 12 exam rooms</li> <li>• 1 minor clinic procedure room</li> <li>• Offices and work station for clinic and administrative support staff</li> <li>• Module shared with Podiatry</li> </ul>
Gastroenterology Procedure Lab	<ul style="list-style-type: none"> <li>• 5 procedure suites</li> <li>• 18 pre- and post-op holding bays</li> <li>• Scope wash</li> <li>• Nurses stations</li> <li>• Work space for procedure suite clinical and administrative support staff</li> </ul>
Podiatry Clinic	<ul style="list-style-type: none"> <li>• 8 provider offices</li> <li>• 13 exam rooms</li> <li>• 1 minor clinic procedure room</li> <li>• 1 cast room with 4 casting bays</li> <li>• Mini C Arm</li> <li>• Associated clinic and administrative support spaces</li> <li>• Module shared with Gastroenterology (GI) clinic</li> </ul>
Imaging Department	<ul style="list-style-type: none"> <li>• 1 General Rad Digital X-ray room with portable foot machine and scoliosis unit</li> <li>• Dexa machine</li> <li>• Work area for technicians</li> </ul>
Ambulatory Surgery Unit	<ul style="list-style-type: none"> <li>• 5 main operating rooms</li> <li>• 1 Ophthalmology procedure room (total of 6 rooms)</li> <li>• PACU with 20 pre-op/post-op bays</li> <li>• 4 pre-op/post-op chairs</li> <li>• Onsite sterile processing</li> <li>• Office for physician in charge</li> <li>• Associated clinic and administrative support spaces</li> </ul>
Laboratory	<ul style="list-style-type: none"> <li>• 2 phlebotomy draw stations</li> <li>• Work station for full-time equivalent (FTE) employees</li> </ul>
Pathology	<ul style="list-style-type: none"> <li>• 1 grossing and accession station</li> <li>• Work station for FTE(s)</li> </ul>
Pharmacy	<ul style="list-style-type: none"> <li>• Small size outpatient pharmacy</li> </ul>

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**Table 1**  
**Kaiser Permanente Medical Office Building Departments**

Departments	Components
Support Services Departments	<ul style="list-style-type: none"> <li>• Clinical technology</li> <li>• Environmental Services (EVS)</li> <li>• Materials management</li> <li>• Facilities and plant maintenance</li> <li>• Information technology</li> <li>• Supply chain</li> <li>• Security</li> </ul>
Administrative Suite	<ul style="list-style-type: none"> <li>• 1 office for building administrator</li> </ul>

The proposed project would provide a total of approximately 450 parking spaces. Proposed parking will include the construction of a five-story, an approximately 115,339-sf, 339-space parking structure on the northeastern portion of the project site. The proposed parking structure would be 64 feet 5 inches in height. Approximately 111 additional parking spaces will be provided in a surface parking lot to be located along the southern, western, and northern sides of the project site. A drop-off/pick-up zone will be provided just south of the new parking structure, along the northeastern portion of the MOB. The proposed project will also include associated landscaping and infrastructure improvements as well as ancillary uses including a “Thrive” bar (e.g., café), coffee cart, pharmacy, a small biweekly farmer’s market, conference center, and other weekly healthcare-related events.

The project site is already improved with street frontage, curbs, gutters, sidewalks, parkway landscaping, and utilities stubbed to the property line. The proposed site plan is shown on Figure 3.

The proposed project would require the following land use entitlements to allow for a specialty MOB on the project site:

1. Site Plan and Design Review (DA); and
2. Conditional Use Permit

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) include:

- a. Regional Water Quality Control Board (RWQCB), Los Angeles Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit
- b. RWQCB, Los Angeles Region – Stormwater Pollution Prevention Plan (SWPPP)

- c. RWQCB, Los Angeles Region – 401 Water Quality Certification – Waste Discharge Requirement (WDR)
- d. South Coast Air Quality Management District (SCAQMD) – Dust Control Plan
- e. SCAQMD – Permits for stationary sources, such as the proposed generator, two boilers, and two water heaters.
- f. Office of Statewide Health Planning and Development (OSHPD) - Review and approve the plans and specifications of the proposed MOBs to ensure compliance with the provisions of the CBC, Title 24, California Code of Regulations.
- g. Los Angeles County Department of Public Works/Building Division – Issuance of all permits related to on-site construction.

**Potential Environmental Effects of the Proposed Project:**

The EIR will evaluate the following environmental resource issues in addition to the CEQA-mandated topics such as cumulative impacts, growth inducement, and project alternatives:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Public Services
- Transportation and Traffic
- Utilities and Service Systems

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The content of the EIR will be subject to input received during the NOP comment period.

Date: 06-28-2016

Signature: 

Attachments: Figure 1, Regional Location  
Figure 2, Project Site  
Figure 3, Proposed Site Plan

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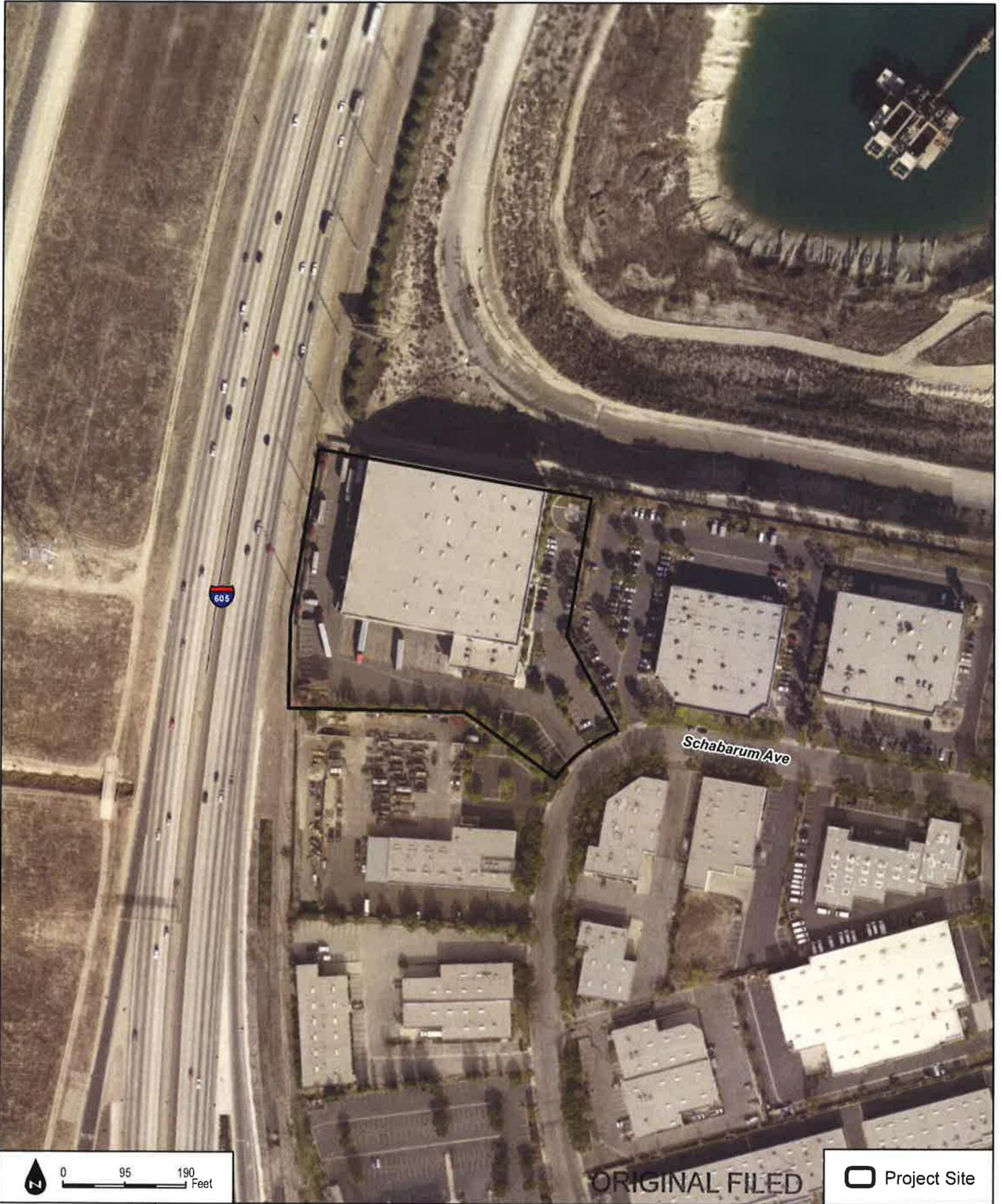
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0 95 190 Feet

 Project Site

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**DUDEK**

SOURCE: Los Angeles County 2014

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**FIGURE 2**  
Project Site

Kaiser Permanente Specialty Medical Office Building

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**SITE PLAN LEGEND**

- ACCESSIBLE PATH OF TRAVEL PER CBC SECTION 118.08
- FIRE ACCESS LINE - NO PARKING ZONE PER CBC SECTION 118.08
- ▨ MOST REMOTE FIRE TRUCK LOCATION
- ▬ FIRE DEPARTMENT ACCESS
- ⊕ ACCESSIBLE WALKING ENTRANCE
- ⊙ EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT (SEE CIVIL)
- ⊞ FIRE DEPARTMENT CONNECTION (FIRE CIVIL)
- ← EXT. FIRE DRYS

ACCESSIBLE ROUTE OF TRAVEL AS INDICATED IS A REQUIRED FIRE ACCESS WITHOUT ANY PARKING REQUIREMENTS PER CBC SECTION 118.08. THE MINIMUM CLEARANCE OF PARKING SPACES SHALL BE 10 FEET MINUS THE WIDTH OF THE PARKING SPACE SHALL BE 7 FEET. FIRE AND SUPPLEMENTARY

PARKING TOTAL: 450

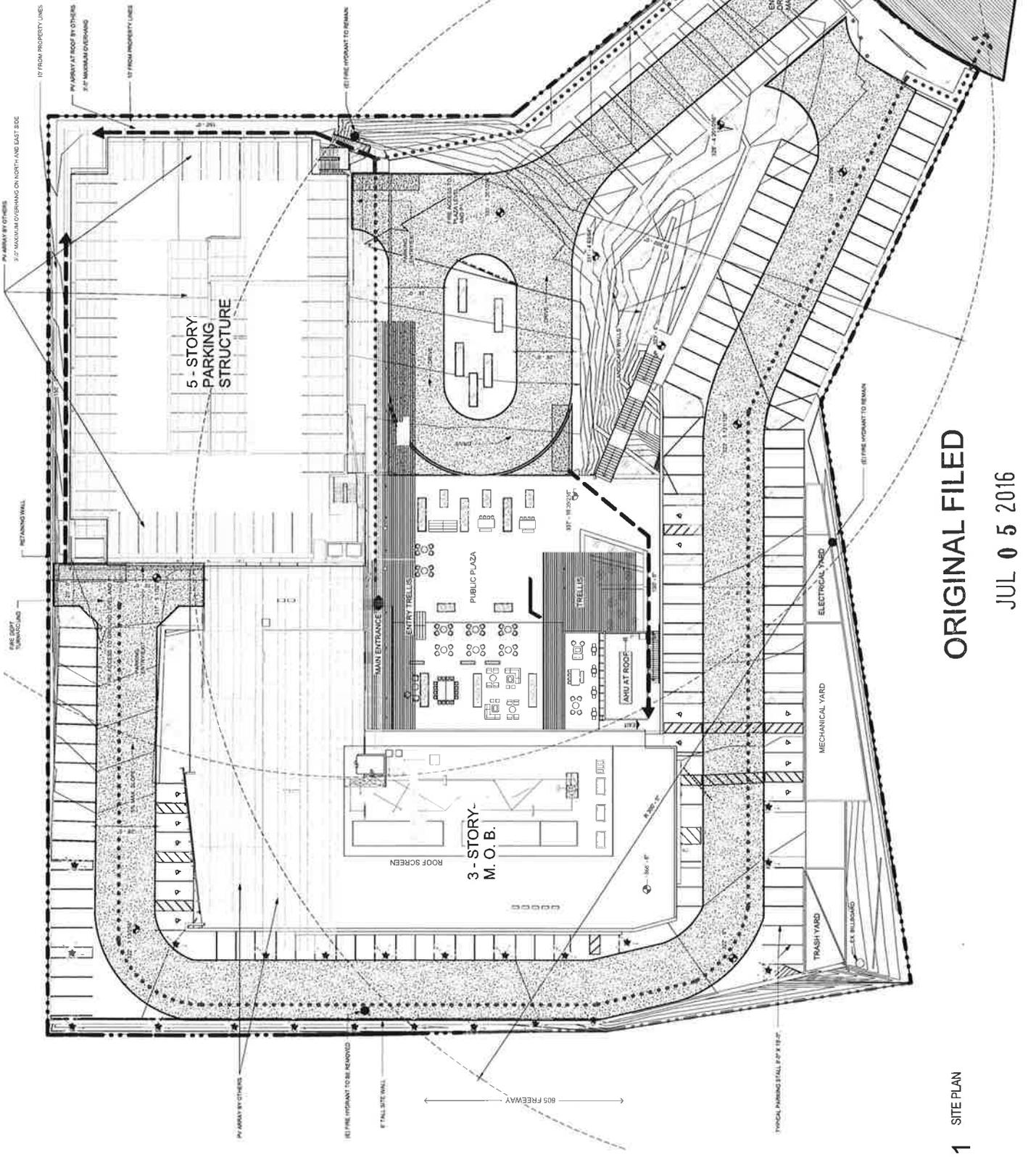
SITE TOTAL:	111
STANDARD:	82
COMPACT:	0
HANDICAPPED:	19 (1 VAN ACCESSIBLE)

PARKING STRUCTURE TOTAL: 339

STANDARD:	274
COMPACT:	112
HANDICAPPED:	26 (2 VAN ACCESSIBLE)

PARKING STALL SIZES:  
 STANDARD: 19'-0" X 8'-0"  
 COMPACT: 16'-0" X 8'-0"  
 HANDICAPPED SINGLE: 18'-0" X 14'-0"  
 HANDICAPPED DOUBLE: 18'-0" X 22'-5"  
 HANDICAPPED VAN: 19'-0" X 16'-0"

HIGH VOLTAGE TRANSMISSION LINE NOTE:  
 THERE ARE NO HIGH VOLTAGE OVERHEAD TRANSMISSION LINES WITHIN 100'-0" OF THE BUILDING IN ANY DIRECTION



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JUL 05 2016

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1 SITE PLAN

**IS-NOP Mailing List**

Name	Title	Company/Organization	Address	City	State	Zip	Shipping Method
<i>Shipped FedEx</i>							
Amy Harbin	City Planner	City of Baldwin Park	14403 East Pacific Avenue	Baldwin Park	California	91706	FedEx
Kurt Christiansen	Director	City of Azusa, Economic and Community Development	213 East Foothill Blvd	Azusa	California	91702	FedEx
Assemblymember Curt Hagman			13920 City Center Drive, Suite 260	Chino Hills	California	91703	FedEx
Steve Sizemore	Community Development Director	City of Monrovia	415 South Ivy Avenue	Monrovia	California	91016	FedEx
Jim Kasama	Community Development Administrator	City of Arcadia	240 West Huntington Drive	Arcadia	California	91007	FedEx
Damien Arrula	Economic Development Director	City of El Monte	11333 Valley Boulevard	El Monte	California	91731	FedEx
Senator Ed Hernandez			100 S. Vincent Avenue, Suite 401	West Covina	California	91790	FedEx
Assemblymember Tim Donnelly			15900 Smoketree Street, Suite 100	Hesperia	California	92345	FedEx
		County of Los Angeles, Regional Planning Dept., San Gabriel Valley Field Office	125 S. Baldwin Avenue	Arcadia	California	91007	FedEx
Supervisor Hilda Solis			3400 Aerojet Ave., Suite 240	El Monte	California	91731	FedEx
Senator Bob Huff			20888 Amar Road, Suite 205	Walnut	California	91789	FedEx
Assemblymember Roger Hernandez			100 North Barranca St., Ste 895	West Covina	California	91791	FedEx
Assemblymember Ed Chau			1255 Corporate Center Dr., Ste 306	Monterey Park	California	91754	FedEx
Assemblymember Jeff Gorell			2659 Townsgate Road, Suite 236	Westlake Village	California	91361	FedEx
Assemblymember Bob Blumenfield			6150 Van Nuys Blvd., Suite 305	Van Nuys	California	91401	FedEx
		Los Angeles Regional Water Quality Control Board - Region 4	320 W. Fourth St., Suite 200	Los Angeles	California	90013	FedEx
		Main San Gabriel Basin Watermaster	725 N. Azusa Avenue	Azusa	California	91702	FedEx
		Covina-Valley Unified School District	519 East Badillo Street	Covina	California	91723	FedEx
		Duarte Unified School District	1620 Huntington Drive	Duarte	California	91010	FedEx
		Azusa Unified School District	546 South Citrus Avenue	Azusa	California	91702	FedEx
		Baldwin Park Unified School District	3699 Holly Avenue	Baldwin Park	California	91706	FedEx
David Hall			403 East Pamela Road	Duarte	California	91010	FedEx
Stephen Maguin	Chief Engineer and General Manager	Los Angeles County Sanitation District	1955 Workman Mill Road	Whitter	California	90601-1400	FedEx
Gerardo Villalobos		County of Los Angeles, Solid Waste Program	5050 Commerce Drive	Baldwin Park	California	91706	FedEx
Lynda Noriega		Valley County Water District	14521 Ramona Blvd	Baldwin Park	California	91706	FedEx
Joan Rupert		County of Los Angeles, Dept of Parks & Recreation	510 South Vermont Avenue	Los Angeles	California	90020	FedEx
Cole Landowski		County of Los Angeles, Environmental Hygiene Program	5050 Commerce Drive	Baldwin Park	California	91706	FedEx
Elmer Alvarez		Dept. of Transportation, District 7, IGR/CEQA Branch	100 South Main Street	Los Angeles	California	90012	FedEx
	President	Upper San Gabriel Valley, Municipal Water District 7	602 E. Huntington Drive, Suite B	Monrovia	California	91016	FedEx
Senator Carol Liu			501 North Central Avenue	Glendale	California	91203	FedEx
Assemblymember Ian C. Calderon			13181 Crossroads Pkwy., Suite 160	City of Industry	California	91746-3497	FedEx
John Guevarra		LAANE	464 Lucas Avenue, Suite 202	Los Angeles	California	90017	FedEx
Lauren Ahkiam		LAANE	464 Lucas Avenue, Suite 202	Los Angeles	California	90017	FedEx
Andrea K. Leisy		Remy Moose Manley, LLP	555 Capitol Mall, Suite 800	Sacramento	California	95814	FedEx
		Rivers and Mountains Conservancy	100 N. Old San Gabriel Canyon Rd.	Azusa	California	91702	FedEx
		California Dept. of Fish & Wildlife, South Coast Region 5	3883 Ruffin Road	San Diego	California	92123	FedEx
		California Dept. of Transportation District 7	100 South Main Street	Los Angeles	California	90012	FedEx

**IS-NOP Mailing List**

Name	Title	Company/Organization	Address	City	State	Zip	Shipping Method
		California Dept. of Conservation	801 K Street, MS 24-01	Sacramento	California	95814	FedEx
		California Native American Heritage Commission	1550 Harbor Blvd., Suite 100	West Sacramento	California	95691	FedEx
		Los Angeles Regional Water Quality Control Board	320 W. Fourth St., Suite 200	Los Angeles	California	90013	FedEx
		CalRecycle, Waster Compliance and Mitigation Program, LEA Support Division/Environmental Review	1011 "I" Street	Sacramento	California	95814	FedEx
Karen Cadavona		Southern California Edison, Third Party Environmental Review	2244 Walnut Grove Avenue., Quad 4C 472A	Rosemead	California	91770	FedEx
Ahmad Soloman	Region Manager	Southern California Edison, Local Public Affairs	1440 S. California Avenue	Monrovia	California	91016	FedEx
Susan Nakamura	Director of Strategic Initiatives	South Coast Air Quality Mgmt. District	21865 Copley Drive	Diamond Bar	California	91765-4178	FedEx
Lijin Sun	Senior Planner	SCAG, Inter-Governmental Review Section	818 West 7th Street, 12th Floor	Los Angeles	California	90017	FedEx
		State Clearinghouse	1400 Tenth Street	Sacramento	California	95814	FedEx
Craig Hensley	Community Development Director	City of Duarte	1600 Huntington Drive	Duarte	California	91010	FedEx
Jui Ing Chien		County of Los Angeles, Dept of Parks & Recreation, Planning and Development Agency	510 South Vermont Avenue	Los Angeles	California	90020	FedEx
John Norcia	Superintendent	Santa Fe Dam Recreation Area	15501 Arrow Highway	Irwindale	California	91706	FedEx
Congresswoman Judy Chu			527 South Lake Avenue, Suite 106	Pasadena	California	91101	FedEx
Hayden Sohm	Deputy Director	County of Los Angeles, Dept of Parks & Recreation	265 Cloverleaf Drive	Baldwin Park	California	91706	FedEx
Jeff Anderson	Planning Director	City of West Covina	1444 West Garvey Avenue	West Covina	California	91790	FedEx
Congresswoman Judy Chu			1520 Longworth HOB	Washington	DC	20515	FedEx
	Community Development Director	City of Covina	125 East College Street	Covina	California	91723	FedEx
<i>Shipped USPS Certified Mail</i>							
Mike Mohajer			PO Box 3334	San Dimas	California	91773-7334	USPS
Assemblymember Cristina Garcia		State Capitol	PO Box 942849, Rm 5164	Sacramento	California	94249-0058	USPS
Assemblymember Tim Donnelly			PO Box 942849, Room 2002	Sacramento	California	94249-0033	USPS
John Nicoloro		Monrovia Arcadia Duarte Town Council	PO Box 893	Monrovia	California	91017	USPS
Adriana Raza		County Sanitation Districts of Los Angeles County	PO Box 4998	Whitter	California	90607-4998	USPS
		California Department of Resources Recycling and Recovery	1001 "I" Street, PO Box 4025	Sacramento	California	95812	USPS
Anthony Morales	Chairperson	Gabrieleno/Tongva San Gabriel	PO Box 693	San Gabriel	California	91778	USPS
Sam Dunlap	Cultural Resources Director	Gabrieleno Tongva Nation	PO Box 86908	Los Angeles	California	90086	USPS
Linda Candelaria	Co-Chairperson		PO Box 180	Bonsall	California	92003	USPS
Andrew Salas	Chairperson	Gabrieleno Band of Mission Indians	PO Box 393	Covina	California	91723	USPS
		California Air Resources Board	PO Box 2815	Sacramento	California	95814	USPS
Michael Mirelez	Cultural Resource Coordinator	Torres Martinez Desert Cahuilla Indians	PO Box 1160	Thermal	California	92274	USPS



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

**Notice of Preparation**

July 5, 2016

To: Reviewing Agencies

Re: Kaiser Permanente Specialty Medical Office Building Project  
SCH# 2016071010

Attached for your review and comment is the Notice of Preparation (NOP) for the Kaiser Permanente Specialty Medical Office Building Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Brandi Jones**  
**City of Irwindale**  
**5050 N. Irwindale Avenue**  
**Irwindale, CA 91706**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

**CITY OF IRWINDALE**  
**COMMUNITY DEVELOPMENT**

Attachments  
cc: Lead Agency

**JUL 14 2016**

**RECEIVED**

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2016071010  
**Project Title** Kaiser Permanente Specialty Medical Office Building Project  
**Lead Agency** Irwindale, City of

---

**Type** NOP Notice of Preparation

**Description** Kaiser Permanente proposes the development of a three-story, approx. 59-foot high, outpatient MOB with a maximum building gross sq. footage of 90,000 sq. ft. An approx. 11,357-sf urban plaza will be located on the central portion of the project site along with a public amphitheater, east of the proposed MOB. Additionally, an approx. 1,200-sf native garden will be located on the northern portion of the project site, immediately north of the proposed MOB. Based on information provided by Kaiser Permanente representatives, the following four existing specialty care departments at the Baldwin Park Medical Center campus would be relocated to the proposed new MOB: 1) Podiatry, 2) Ophthalmology, 3) Gastroenterology, and 4) Outpatient Surgery.

---

**Lead Agency Contact**

**Name** Brandi Jones  
**Agency** City of Irwindale  
**Phone** 626-430-2260 **Fax**  
**email**  
**Address** 5050 N. Irwindale Avenue  
**City** Irwindale **State** CA **Zip** 91706

---

**Project Location**

**County** Los Angeles  
**City** Irwindale  
**Region**  
**Cross Streets** Schabarum Ave. and Ramona Blvd.  
**Lat / Long** 34° 4' 52.66" N / 117° 59' 17.71" W  
**Parcel No.** 8546-031-090  
**Township** 1S **Range** 11W **Section** 14 **Base** Baldwin

---

**Proximity to:**

**Highways** I-605, I-10  
**Airports** El Monte Airport  
**Railways** Metrolink  
**Waterways** San Gabriel River  
**Schools** Premiere Career College  
**Land Use** Zoning: M2 (Heavy Manufacturing); General Plan Land Use Designation: Industrial Business Park

---

**Project Issues** Forest Land/Fire Hazard; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Geologic/Seismic; Minerals; Noise; Public Services; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects

---

**Reviewing Agencies** Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4

---

**Date Received** 07/05/2016 **Start of Review** 07/05/2016 **End of Review** 08/03/2016

---

2016071010

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Kaiser Permanente Specialty Medical Office Building Project

Lead Agency: City of Irwindale
Mailing Address: 5050 Irwindale Avenue
City: Irwindale Zip: 91706
Contact Person: Brandi Jones
Phone: 626.430.2260
County: Irwindale

Project Location: County: Los Angeles City/Nearest Community: Irwindale
Cross Streets: Schabarum Avenue and Ramona Boulevard Zip Code: 91706
Longitude/Latitude (degrees, minutes and seconds): 34 ° 4 ' 52.66" N / -117 ° 59 ' 17.74" W Total Acres: 4.04
Assessor's Parcel No.: 8546-031-090 Section: 14 Twp.: 1S Range: 11W Base: Baldwin
Within 2 Miles: State Hwy #: I-605; I-10 Waterways: San Gabriel River
Airports: El Monte Airport Railways: Metrolink Schools: Premiere Career College

Document Type:

CEQA: [X] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA Governor's Office of Planning & Research
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS Other:
[ ] Mit Neg Dec Other:

JUL 05 2016

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone STATE CLEARINGHOUSE
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [X] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

[ ] Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_
[ ] Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_
[ ] Transportation: Type \_\_\_\_\_
[ ] Mining: Mineral \_\_\_\_\_
[ ] Power: Type \_\_\_\_\_ MW \_\_\_\_\_
[ ] Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_
[ ] Hazardous Waste: Type \_\_\_\_\_
[X] Other: Specialty Medical Office Building

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [X] Flood Plain/Flooding [ ] Schools/Universities [X] Water Quality
[X] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [ ] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[ ] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [ ] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Zoning: M2 (Heavy Manufacturing); General Plan Land Use Designation: Industrial/Business Park

Project Description: (please use a separate page if necessary)
See attached page.

**NOP Distribution List**



County: Los Angeles

SCH# 2016071010

Resources Agency

- Resources Agency**  
Nadell Gayou
- Dept. of Boating & Waterways**  
Denise Peterson
- California Coastal Commission**  
Elizabeth A. Fuchs
- Colorado River Board**  
Lisa Johansen
- Dept. of Conservation**  
Elizabeth Carpenter
- California Energy Commission**  
Eric Knight
- Cal Fire**  
Dan Foster
- Central Valley Flood Protection Board**  
James Herota
- Office of Historic Preservation**  
Ron Parsons
- Dept of Parks & Recreation**  
Environmental Stewardship Section
- California Department of Resources, Recycling & Recovery**  
Sue O'Leary
- S.F. Bay Conservation & Dev't. Comm.**  
Steve McAdam
- Dept. of Water Resources**  
Resources Agency  
Nadell Gayou

Fish and Game

- Dept. of Fish & Wildlife**  
Scott Flint  
Environmental Services Division
- Fish & Wildlife Region 1**  
Curt Babcock

- Fish & Wildlife Region 1E**  
Laurie Harnsberger
- Fish & Wildlife Region 2**  
Jeff Drongesen
- Fish & Wildlife Region 3**  
Craig Weightman
- Fish & Wildlife Region 4**  
Julie Vance
- Fish & Wildlife Region 5**  
Leslie Newton-Reed  
Habitat Conservation Program
- Fish & Wildlife Region 6**  
Tiffany Ellis  
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M**  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M**  
Becky Ota  
Marine Region

Other Departments

- Food & Agriculture**  
Sandra Schubert  
Dept. of Food and Agriculture
- Dept. of General Services**  
Public School Construction
- Dept. of General Services**  
Cathy Buck/George Carollo  
Environmental Services Section
- Delta Stewardship Council**  
Kevan Samsam
- Housing & Comm. Dev.**  
CEQA Coordinator  
Housing Policy Division

Independent Commissions, Boards

- Delta Protection Commission**  
Michael Machado

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics**  
Philip Crimmins
- Caltrans - Planning**  
HQ LD-IGR  
Terri Pencovic
- California Highway Patrol**  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1**  
Rex Jackman
- Caltrans, District 2**  
Marcelino Gonzalez
- Caltrans, District 3**  
Eric Federicks - South  
Susan Zanchi - North
- Caltrans, District 4**  
Patricia Maurice
- Caltrans, District 5**  
Larry Newland
- Caltrans, District 6**  
Michael Navarro
- Caltrans, District 7**  
Dianna Watson

- OES (Office of Emergency Services)**  
Monique Wilber
- Native American Heritage Comm.**  
Debbie Treadway
- Public Utilities Commission**  
Supervisor
- Santa Monica Bay Restoration**  
Guangyu Wang
- State Lands Commission**  
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)**  
Cherry Jacques

Cal EPA

Air Resources Board

- Airport & Freight**  
Cathi Slaminski
- Transportation Projects**  
Nesamani Kalandiyur
- Industrial/Energy Projects**  
Mike Tollstrup
- State Water Resources Control Board**  
Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board**  
Cindy Forbes - Asst Deputy  
Division of Drinking Water
- State Water Resources Control Board**  
Div. Drinking Water # \_\_\_\_\_
- State Water Resources Control Board**  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board**  
Phil Crader  
Division of Water Rights
- Dept. of Toxic Substances Control**  
CEQA Tracking Center
- Department of Pesticide Regulation**  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1**  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2**  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3**  
Central Coast Region (3)
- RWQCB 4**  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S**  
Central Valley Region (5)
- RWQCB 5F**  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R**  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6**  
Lahontan Region (6)
- RWQCB 6V**  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7**  
Colorado River Basin Region (7)
- RWQCB 8**  
Santa Ana Region (8)
- RWQCB 9**  
San Diego Region (9)
- Other** \_\_\_\_\_  
\_\_\_\_\_
- \_\_\_\_\_  
Conservancy



## GABRIELENO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians

Recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Dear Brandi Jones  
Associate Planner  
City of Irwindale, Planning Division  
5050 Irwindale, California 91706

**Subject: Kaiser Permanente Specialty Medical Office Building Project - 12761 Schabarum Avenue Irwindale, California 91706**

*"The project locale lies in an area where the Ancestral & traditional territories of the Kizh(Kitc) Gabrieleño villages, adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh (Kitc) Gabrieleños, probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. Therefore in order to protect our resources we're requesting one of our experienced & certified Native American monitors to be on site during any & all ground disturbances (this includes but is not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching).*

*In all cases, when the NAHC states there are "No" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are "NOT" the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.*

*In addition, we are also often told that an area has been previously developed or disturbed and thus there are no concerns for cultural resources and thus minimal impacts would be expected. I have two major recent examples of how similar statements on other projects were proven very inadequate. An archaeological study claimed there would be no impacts to an area adjacent to the Plaza Church at Olvera Street, the original Spanish settlement of Los Angeles, now in downtown Los Angeles. In fact, this site was the Gabrieleno village of Yangna long before it became what it is now today. The new development wrongfully began their construction and they, in the process, dug up and desecrated 118 burials. The area that was dismissed as culturally sensitive was in fact the First Cemetery of Los Angeles where it had been well documented at the Huntington Library that 400 of our Tribe's ancestors were buried there along with the founding families of Los Angeles (Pico's, Sepulveda's, and Alvarado's to name a few). In addition, there was another inappropriate study for the development of a new sports complex at Fedde Middle School in the City of Hawaiian Gardens could commence. Again, a village and burial site were desecrated despite their mitigation measures. Thankfully, we were able to work alongside the school district to quickly and respectfully mitigate a mutually beneficial resolution.*

*Given all the above, the proper thing to do for your project would be for our Tribe to monitor ground disturbing construction work. Native American monitors and/or consultant can see that cultural resources are treated appropriately from the Native American point of view. Because we are the lineal descendants of the vast area of Los Angeles and Orange Counties, we hold sacred the ability to protect what little of our culture remains. We thank you for taking seriously your role and responsibility in assisting us in preserving our culture.*

*With respect,*

*Please contact our office regarding this project to coordinate a Native American Monitor to be present. Thank You*

Andrew Salas, Chairman  
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman  
Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary  
Richard Gradias, Chairman of the council of Elders

Addendum: clarification regarding some confusions regarding consultation under AB52:

AB52 clearly states that consultation must occur with tribes that claim traditional and cultural affiliation with a project site. Unfortunately, this statement has been left open to interpretation so much that neighboring tribes are claiming affiliation with projects well outside their traditional tribal territory. The territories of our surrounding Native American tribes such as the Luiseno, Chumash, and Cahuilla tribal entities. Each of our tribal territories has been well defined by historians, ethnographers, archaeologists, and ethnographers – a list of resources we can provide upon request. Often, each Tribe as well educates the public on their very own website as to the definition of their tribal boundaries. You may have received a consultation request from another Tribe. However we are responding because your project site lies within our Ancestral tribal territory, which, again, has been well documented. What does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors <http://www.thefreedictionary.com/ancestral>. . If you have questions regarding the validity of the “traditional and cultural affiliation” of another Tribe, we urge you to contact the Native American Heritage Commission directly. Section 5 section 21080.3.1 (c) states “...the Native American Heritage Commission shall assist the lead agency in identifying the California Native American tribes that are traditionally and culturally affiliated with the project area.” In addition, **please see the map below.**

CC: NAHC

APPENDIX 1: Map 1-2; Bean and Smith 1978 map.

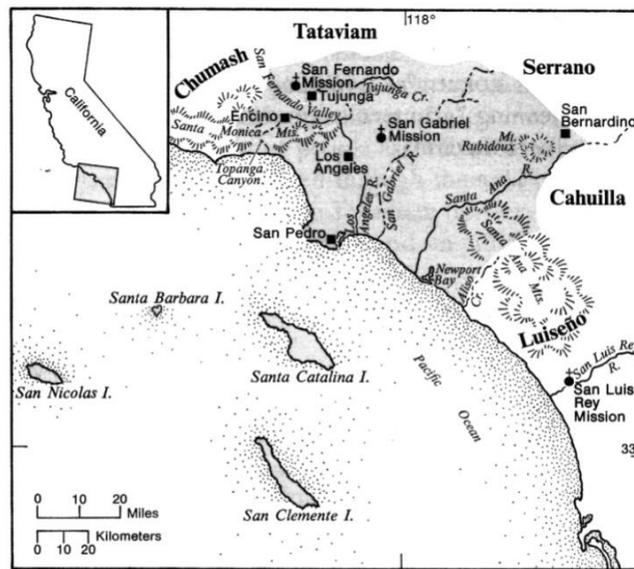


Fig. 1. Tribal territory.

The United States National Museum's Map of Gabrielino Territory:

Bean, Lowell John and Charles R. Smith  
1978 Gabrielino IN *Handbook of North American Indians, California*, Vol. 8, edited by R.F. Heizer, Smithsonian Institution Press, Washington, D.C., pp. 538-549



## GABRIELENO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

### To our future business partners

re: DBE/MBE Certification (June 2016)

I am pleased to announce to lead agencies that the Gabrieleno Band of Mission Indians, LLC has met the Requirements and qualifications and is now certified as a Disadvantaged Business Enterprise (DBE) with the Department of Transportation CUCP (Regulation 49 CFR Part 26; verification #43503) listed under the following areas of expertise: NAICS 2007 541620 (Environmental consulting services), 541690 (other scientific and consulting services) and 541990 (all other professional, scientific and technical services). In addition, we are also now a Minority Business Enterprise (MBE) with the Supplier Clearinghouse (pursuant to Commission General Order 156; verification order #16000312) and thus listed in the CUCP. Now we are able to partner with you to help you meet your small business/DBE goals.

Gabrieleno Band of Mission Indians, LLC has developed partnerships between our Tribe and local professionals to provide the following services:

- Cultural, Archaeological, Paleontological & Biological consulting
- GIS mapping & consulting
- Historical research
- CEQA/NEPA Compliance (AB52/SB18)
- Native American monitoring
- Traditional cultural places consultation
- Cultural, Archaeological, Paleontological & Biological surveys and reports
- Restoration/revegetation design, installation & maintenance
- Invasive species ID and removal
- Grading, grubbing and vegetation removal
- Legal refuse site for disposal of native vegetation

Land stewardship and professional services have been created by our Tribe to support the various development and land rehabilitation efforts occurring throughout our historic tribal territory. Our environmental services combine our elder's cultural knowledge of land management practices attained over a millennia of generations with modern collegiate scientific knowledge attained by our younger generations of tribal members. This combination of old and new enables us to bring a sound and practical foundation that can handle any array of environmental services land stewardship projects.

If any of these services can be of use to you for any of your projects, please contact us at your convenience. We thank you again for your earnest interest in supporting our Tribe's efforts to sustain and build upon the natural integrity, beauty, and provisions that our land has always provided. Together, our land can still provide for the generations of tomorrow.

With gratitude,

Andrew Salas, Chairman  
cell (626)926-4131

Andrew Salas, Chairman

Albert Perez, treasurer I

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the council of Elders

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South Coast

Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 ♦ [www.aqmd.gov](http://www.aqmd.gov)

July 6, 2016

Brandi Jones, Associate Planner [bjones@irwindaleca.gov](mailto:bjones@irwindaleca.gov)  
City of Irwindale, Planning Division  
5050 Irwindale Avenue  
Irwindale, CA 91706

**Notice of Preparation of a CEQA Document for the  
Kaiser Permanente Specialty Medical Office Building Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

**Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a Draft CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing

dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment (“*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*”) can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board’s *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB’s Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD’s CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA’s *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD’s Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD’s Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD’s Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD’s webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact Gordon Mize, Air Quality Specialist by e-mail at [gmize@aqmd.gov](mailto:gmize@aqmd.gov) or by phone at (909) 396-3302.

Sincerely,

*Barbara Radlein*

Barbara Radlein  
Program Supervisor, CEQA Special Projects  
Planning, Rule Development & Area Sources

## NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone (916) 373-3710  
Fax (916) 373-5471  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>  
Twitter: @CA\_NAHC



July 11, 2016

Brandi Jones  
City of Irwindale  
5050 N. Irwindale Avenue  
Irwindale, CA 91706

Sent via e-mail:  
[bjones@irwindaleca.gov](mailto:bjones@irwindaleca.gov)

RE: SCH# 2016071010; Kaiser Permanente Specialty Medical Office Building Project, draft Environmental Impact Report, Los Angeles County, California

Dear Ms. Jones:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

**CEQA was amended significantly in 2014.** Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

#### AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. **Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
  - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
  - a. Avoidance and preservation of the resources in place, including, but not limited to:
    1. Planning and construction to avoid the resources and protect the cultural and natural context.

- II. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
    - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
      - I. Protecting the cultural character and integrity of the resource.
      - II. Protecting the traditional use of the resource.
      - III. Protecting the confidentiality of the resource.
    - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
    - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
    - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
    - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)). *This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,



Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst

cc: State Clearinghouse



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

John Wicker, Director

July 20, 2016

Sent via email: [bjones@irwindaleca.gov](mailto:bjones@irwindaleca.gov)

Ms. Brandi Jones  
Associate Planner  
5050 Irwindale Avenue  
Irwindale, CA 91706

Dear Ms. Jones:

**NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
KAISER PERMANENTE SPECIALTY MEDICAL OFFICE BUILDING PROJECT**

The proposed project has been reviewed for potential impacts on the facilities of this Department. We have determined that the project, which proposes to develop a three-story medical office building, an urban plaza with a public amphitheater, a native garden, a five-story parking structure, a surface parking lot, landscaping and infrastructure improvements as well as ancillary uses, will not affect any Departmental facilities.

Thank you for including this Department in the review of this project. If you have any questions, please contact me at [jchien@parks.lacounty.gov](mailto:jchien@parks.lacounty.gov) or (213) 351-5129.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chien, Jui Ing'.

Jui Ing Chien  
Park Planner

JIC/ City of Irwindale/ Kaiser Medical Building Project

c: DPR (N. E. Garcia, K. King, C. Lau)



# COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
Telephone: (562) 699-7411, FAX: (562) 699-5422  
[www.lacsd.org](http://www.lacsd.org)

GRACE ROBINSON HYDE  
Chief Engineer and General Manager

July 28, 2016

Ref. Doc. No.: 3783102

Ms. Brandi Jones, Associate Planner  
Planning Division  
City of Irwindale  
5050 North Irwindale Avenue  
Irwindale, CA 91706

Dear Ms. Jones:

## **Comment Letter for the Kaiser Permanente Specialty Medical Office Building Project**

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on July 15, 2016. The proposed project is located within the jurisdictional boundaries of District No. 15. We offer the following comments:

### **4.17 Utilities and Service Systems**

1. Item a), *page 76*, first paragraph – The project site is located within District No. 15. District No. 15 is one of the seventeen districts that form the Joint Outfall System (JOS). This system provides sewage treatment, reuse and disposal for residential, commercial and industrial users. The JOS includes the main Joint Water Pollution Control Plant in Carson and six satellite water reclamation plants (WRPs).
2. Item a), *page 76*, second paragraph – The San Jose Creek WRP currently processes an average flow of 65.7 million gallons per day (mgd) of wastewater, resulting in a remaining capacity of approximately 34.3 mgd of wastewater. The Whittier Narrows WRP currently processes an average flow of 7.3 mgd of wastewater, resulting in a remaining capacity of approximately 7.7 mgd of wastewater.
3. Item a), *page 76*, third paragraph – The expected increase in average wastewater flow from the proposed project, described in the document as an outpatient medical office building with a maximum building gross square footage of 90,000, is 22,896 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
4. Item e), *page 79*, first paragraph – The expected increase in average wastewater flow from the proposed project is 22,896 gallons per day, after all structures on the project site are demolished (as stated in comment no. 3 above). The proposed project is located within the jurisdictional

boundaries of District No. 15 and wastewater generated by the proposed project will be treated at either the San Jose Creek WRP or the Whittier Narrows WRP.

5. All other information concerning Districts' facilities and sewerage service contained in the document is current.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza  
Customer Service Specialist  
Facilities Planning Department

AR:ar

cc: M. Sullivan  
M. Tatalovich

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7—OFFICE OF TRANSPORTATION PLANNING  
100 S. MAIN STREET, MS 16  
LOS ANGELES, CA 90012  
PHONE (213) 897-9140  
FAX (213) 897-1337  
www.dot.ca.gov



*Serious drought.  
Help save water!*

August 2, 2016

Ms. Brandi Jones  
Associate Planner  
City of Irwindale, Planning Division  
5050 Irwindale Avenue  
Irwindale, CA 91706

RE: Kaiser Permanente Specialty Medical  
Office Building Project  
Vic. LA-605/PM 21.07  
SCH # 2016071010  
GTS# LA-2016-00007AL-NOP

Dear Ms. Jones:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. Kaiser Permanente proposes the development of a three-story, approximately 59-foot high, outpatient MOB with a maximum building gross square footage of 90,000 square feet.

Caltrans has been working with the City, developer, and consultant since 2015. Currently, there is an on-going effort from Caltrans in assisting the consultant in completing the traffic study. The following is a list of requirements that Caltrans is looking for in the traffic study prior to preparing the Draft Environmental Impact Report (DEIR). Please refer the project's traffic consultant to Caltrans' traffic study guide Website:

[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

Listed below are some elements of what is generally expected in the traffic study:

1. Presentations of assumptions and methods used to develop trip generation, trip distribution, choice of travel mode, and assignments of trips to I-605 and all off ramps at the project vicinity. The traffic consultant should work with Caltrans to identify and confirm the final off-ramp study locations prior to the preparation of the traffic study.

For this project, a queuing analysis already conducted. There will be significant cumulative traffic impact at NB/SB off-ramps to Ramona Blvd. Caltrans is assisting the City to identify feasible mitigations.

2. Project travel modeling should be consistent with other regional and local modeling forecasts and travel data. Caltrans uses the indices to verify the results and any differences or inconsistencies must be thoroughly explained. Please submit modeling assumptions for Caltrans review and comment.
3. Trip generation rates for the project should be based on the nationally recognized recommendations contained in "Trip Generation" manual, 9<sup>th</sup> edition, published by the Institute of Transportation Engineers (ITE).
4. Analysis of ADT, AM and PM peak-hour volumes for both the existing and future conditions in the affected area with and without project. Utilization of transit lines and vehicles, and of all facilities, should be realistically estimated. Existing conditions in the report should include AM and PM peak-hour volumes for bicycles and pedestrians. Future conditions should include build-out of all projects and any plan-horizon years.
5. Include all appropriate traffic volumes. The analysis should include existing traffic, traffic generated by the project, cumulative traffic generated from all specific approved developments in the area, and traffic growth other than from the project and developments.
6. A discussion of multi-modal mitigation measures appropriate to alleviate anticipated traffic impacts, including possible active transportation enhancements that can promote more walking and bicycling. Any mitigation involving transit or Transportation Demand Management (TDM) should be justified and the results conservatively estimated.
7. A fair share contribution toward pre-established or future improvements on the State Highway System is considered acceptable mitigation. (Please see Appendix "B" of the Guide for more information).

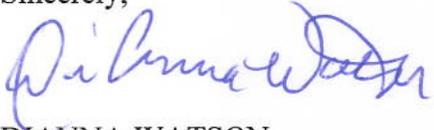
Caltrans is aware of the challenges that the region is faced with in identifying viable solutions to reducing congestion on State and Local facilities. In order to help mitigate the potential significant impacts related to transportation and traffic, consideration should be given to measures that promote walking, bicycling, and taking transit to and from the project site. Additionally, because the project may increase use of nearby on/off ramps, consideration should also be given to upgrading the standard crosswalks that cross the on/off ramps to high-visibility continental crosswalks as a matter of improving pedestrian safety.

Also note that although the initial Study states walking and bicycling will be promoted through "thrive paths, an urban plaza, a Public Square, and bicycle racks," not all of these facilities are clearly visible in the site plan. A revised site plan should indicate where bicycle parking will be accommodated. A discussion of the placement of bicycle parking, as well as the type of bicycle parking provided should be part of the Draft Environmental Impact Report.

Ms. Brandi Jones  
August 2, 2016  
Page 3

Caltrans will continue to work with the City and the consultant in identifying feasible mitigation and fair share calculations. Caltrans is committed in working with the City to solve traffic congestion on the State facilities. If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. LA-2016-00007AL.

Sincerely,



DIANNA WATSON  
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

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August 2, 2016

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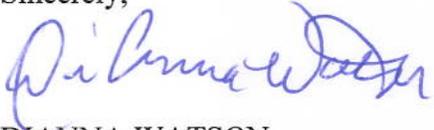
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DIANNA WATSON  
IGR/CEQA Branch Chief

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