

MEMORANDUM

TO: City Council
FROM: City Manager
DATE: September 5, 2018
SUBJECT: Comments on Agenda Items, Meeting of September 11, 2018

ITEM 6.A. The City Council will recognize Troy Wittenbrock, the City's Field Services Manager, as he will be retiring from the City after 31 years of employment. A short 15-minute reception will follow this presentation.

ITEM 6.B. A Proclamation will be presented recognizing September 25, 2018, as "City of Duarte High School Voter Registration Day" in collaboration with Los Angeles Mayor Eric Garcetti's "Mayor for Our Lives" coalition, and pledging to provide resources to support a day of voter registration on local school campuses.

ITEM 6.C. An update on recent activities from the Mayor's Youth Council will be provided.

ITEM 6.D. Richard Harmon of Townsend Public Affairs will provide the City Council an update of all grant-related activities.

ITEM 6.E. Rick Anderson, Business Development Director of Clean Streets, will provide the City Council with an update on the latest street sweeping equipment.

ITEM 10.D (Consent). This is the second reading of an ordinance adding Chapter 13.12 (Tree Preservation and Protection) to Title 13 (Trees and Vegetation) of the Municipal Code. Chapter 13.12 establishes regulations addressing tree preservation and protection applicable to private properties and development sites. Council introduced Council Bill 18-O-06 for first reading at the previous meeting.

ITEM 10.E (Consent). This is a resolution for the City Council to consider opposing the executive clemency request made to Governor Brown for the reduction in sentence or possible pardon of Shanker Patel in the 1991 murder of Usha Patel. Staff has prepared the attached resolution requesting that justice for Usha continues to prevail, and that those responsible for her death remain behind bars.

ITEM 10.F (Consent). This is a resolution asking the City Council to accept the California violence Intervention Program (Cal VIP) funding of \$498,448 during 2018-20, and the Board of State and Community Corrections (BSCC) recommendations for administering the grant. With this new 24-month contract, the Duarte Public Safety Department will implement a multi-agency regional violence prevention and intervention approach including case management, education after-school, recreation, and mentoring programs focusing on community police relations.

ITEM 10.G (Consent). This item recommends that the City Council approve a budget amendment adding \$35,000 in Measure R funds to the Citywide Concrete Repair Program FY 18/19, and award a contract to I. E. General Engineering in the amount of \$89,290 for the concrete program. There was a report of hazardous sidewalk conditions adjacent to Valley View Elementary School. City staff assessed and determined that there was a need for removal and replacement of sections of sidewalk, curb, and gutter to meet the needs of all sidewalk users. The increase in the project budget from \$64,000 to \$99,500 would allow the additional work to be performed, and would add a continued and accessible path of travel fronting Valley View Elementary School.

ITEM 10.H (Consent). This is to authorize the City Manager to execute an agreement with Alco Building Solutions in the amount of \$27,386 for renovations to the Encanto Park restrooms, in order to meet ADA requirements. Renovations to the restrooms will include, but not be limited to, new interior paint, door signage, toilets, sinks, toilet paper, soap and paper towel dispensers, and partitions.

ITEM 10.I (Consent). This is to authorize the Notice of Completion for the Citywide Street Sweeping Sign and Installation Project. It is also being recommended to authorize a budget amendment for the funding of the project. Contractor PCI has completed the project. There was one change order in the amount of \$37,274 for additional signage, poles, and added adjustments. The final construction cost, including one approved change order, is \$233,414. City Council authorized \$196,140 for this project in February. Staff recommends that City Council authorize an additional General Fund budget amendment of \$37,274.

ITEM 10.J (Consent). This is a Proclamation recognizing September as Childhood Cancer Awareness Month in Duarte. The City encourages all residents to support the organizations and programs that educate and raise awareness about childhood cancer, and to reaffirm our commitment to fighting childhood cancer.

ITEM 12. This is a Public Hearing to consider a number of resolutions and an ordinance related to the following: Mitigated Negative Declaration, General Plan Amendment, Zone Change, Tentative Tract Map, Planned Development Permit, and Site Plan and Design Review, all pertaining to property at 946, 952, 956, and 962 Huntington Drive. The project site is comprised of four parcels, three of which are owned by the Dissolved Redevelopment Agency of the City of Duarte (946, 952, 962) and vacant; the remaining parcel (956) is owned by the developer and includes two structures.

MJW Investments, LLC is proposing to develop a new multi-family residential project. The existing structures will be demolished and cleared for the construction of 25 new townhomes with common access drive aisles, common area open space, and private open space yards. The townhomes will be three stories tall with direct-access two-car garages on the ground floor, and two floors of living area above. The townhomes will be attached in clusters of three, six, and seven, and designed with a Spanish Architectural style. For complete project approval, the City Council will need to approve all of the resolutions and ordinance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Darrell J. George', with a stylized flourish at the end.

Darrell J. George
City Manager



Proclamation

HIGH SCHOOL VOTER REGISTRATION DAY

WHEREAS, the City of Duarte strives to empower tomorrow's leaders through numerous youth civic engagement programs including the Teen Nutrition Council and the Mayor's Youth Council; and

WHEREAS, despite representing the future of our democracy, younger citizens are registering to vote and exercising their right to vote at significantly lower rates than older Americans; and

WHEREAS, increased participation of younger voters will significantly impact on the future of our democracy; and

WHEREAS, the November 2018 election will have a critical impact on the City of Duarte, its students, its community, and on key issues such as education, social welfare and health care, and international relations; and

WHEREAS, the California Education Code designates the last two full weeks of April and September as California High School Voter Education Week to cultivate lifelong voters and active citizens. During the 2018-2019 school year, these weeks will fall on September 17-28, 2018, and April 15-26, 2019; and

WHEREAS, National Voter Registration Day will be celebrated across the nation on September 25, 2018, and the California State Voter Registration deadline is October 22, 2018; and

WHEREAS, in collaboration with the Duarte Unified School District, the Duarte Mayor's Youth Council will conduct a youth voter registration drive on the campus of Duarte High School on September 25, 2018;

NOW, THEREFORE, BE IT RESOLVED that the City of Duarte hereby declares September 25, 2018, as "City of Duarte High School Voter Registration Day" in collaboration with Los Angeles Mayor Eric Garcetti's "Mayor for Our Lives" coalition, pledging to provide resources to support a day of voter registration on local school campuses; and

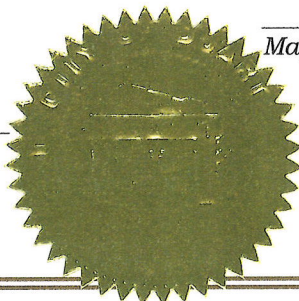
BE IF FURTHER RESOLVED that the City of Duarte hereby encourages other cities and other school districts around California and the nation to commit to holding voter registration events on their school campuses.

Mayor John Fasana

ATTEST:

City Clerk Marla Akana
Duarte, California

September 11, 2018



MINUTES

JOINT CITY COUNCIL/CITY COUNCIL AS SUCCESSOR AGENCY TO DISSOLVED REDEVELOPMENT AGENCY/HOUSING AUTHORITY/COMMUNITY FACILITIES FINANCING AUTHORITY OF THE CITY OF DUARTE REGULAR MEETING – AUGUST 28, 2018

RECEPTION	A Reception was held in celebration of the City of Duarte's 61 st Anniversary.
CALL TO ORDER	The City Council/City Council as Successor Agency to Dissolved Redevelopment Agency/Housing Authority/Community Facilities Financing Authority of the City of Duarte met in a regular meeting in the Council Chambers, 1600 Huntington Drive, Duarte, California. Mayor Fasana called the meeting to order at 7:13 p.m.
RECORDATION OF ATTENDANCE	The following were in attendance: PRESENT: Finlay, Paras-Caracci, Fasana ABSENT: Kang, Reilly ADMINISTRATIVE STAFF PRESENT: City Manager George, City Attorney Cosgrove
ADOPTION OF AGENDA	Finlay moved, Paras-Caracci seconded to adopt the Agenda, as amended to adjourn in memory of Senator John McCain, Neil Simon, and Victor Burton, and carried with Kang and Reilly absent.
PLEDGE TO THE FLAG	Betty McWilliams led the Pledge of Allegiance to the Flag.
MOMENT OF REFLECTION	Fasana provided a moment of reflection.
FITNESS/MENTAL WARM-UP	Cosgrove and Finlay provided the warm-up.
SPECIAL ITEMS Council Bill 18-R-31 Mayor's Youth Council	Cesar Monsalve presented a staff report about the updated information in the Council Bill, including the administration of the Oath by the Mayor to members of the Mayor's Youth Council. Fasana read by title Council Bill 18-R-31: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE AMENDING AND RESTATING RESOLUTION NOS. 08-04 AND 08-23 ESTABLISHING THE MAYOR'S YOUTH COUNCIL
RESOLUTION NO. 18-31	Paras-Caracci moved, Finlay seconded to adopt Resolution No. 18-31, and carried with Kang and Reilly absent.
Oath of Office to Mayor's Youth Council	Mayor Fasana administered the Oath of Office to the members of the Mayor's Youth Council, and extended congratulations.
Public Safety update	Brian Villalobos presented the monthly Public Safety update, including Part 1 crimes, Outreach Coordinator, street sweeping, and shopping carts.

ANNOUNCEMENTS

Joanna Gee, Duarte Library, announced upcoming classes, programs, and workshops in August and September.

Tina Heany, Duarte Chamber, announced upcoming Chamber events and availability of Chamber tee shirts.

Karen Herrera announced upcoming community events, programs, and celebrations in August and September.

CONSENT CALENDAR

Finlay moved, Paras-Caracci seconded to approve the Consent Calendar as follows, and carried with Kang and Reilly absent.
Approve Items A, B, C, D, E.

Item E – RESOLUTION 18-30 Adopts Biennial Report

(Council Bill 18-R-30) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, ADOPTING BIENNIAL REPORT ON THE CONFLICT OF INTEREST CODE FOR THE CITY OF DUARTE

PUBLIC HEARING

Council Bill 18-O-06

Tree Preservation (First Reading)

Mayor Fasana announced this was the time and place set for a Public Hearing to consider this item.

Notice of the hearing was given, the affidavit is on file, and no written communications were received concerning the item.

Yesenia Serna, Community Development Technician, presented the staff report about the proposed ordinance to adopt a tree preservation/protection provision, including analysis, survey, research, types of property subject to the ordinance, review and application process, penalties, replacement options, off-site planting, in-lieu fee payment, and identifying native and specimen trees.

Jason Golding, Planning Division Manager, presented additional information and answered questions pertaining to the permit process, tree trimming, and arborist. Cosgrove answered questions pertaining to liability.

Mayor Fasana asked if there was anyone in the audience who wished to speak on the matter.

Kevin Kane thanked the City for developing this provision, stated he is a certified arborist, and inquired about in-lieu fees, formula to determine value of trees, County ordinance, and urban forestry program.

Golding provided responses to the inquiry, explained the in-lieu fee, stated it is not meant to assess the value of the tree being removed, referred to the exhibit which shows examples of the DBH minimum for native trees, and described the urban forestry program. Cosgrove described the penalty provision and regulatory mechanism.

Finlay moved, Paras-Caracci seconded to close the Public Hearing, and carried with Kang and Reilly absent.

Cosgrove read by title Council Bill 18-O-06:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, ADOPTING MUNICIPAL CODE AMENDMENT 18-02 WHICH WOULD ADD CHAPTER 13.12 "TREE PRESERVATION AND PROTECTION" IN ITS ENTIRETY, TO TITLE 13 "TREES AND VEGETATION" OF THE DUARTE MUNICIPAL CODE, TO ESTABLISH REGULATIONS ADDRESSING TREE PRESERVATION AND PROTECTION APPLICABLE TO PRIVATE PROPERTIES AND DEVELOPMENT SITES (First Reading)

Finlay moved, Paras-Caracci seconded to introduce Council Bill 18-O-06 for first reading, and carried with Kang and Reilly absent.

BUSINESS ITEM
Local Match Fund Commitment
Letter

Cosgrove stated a determination has been made that the Mayor has no disabling conflict of interest pertaining to this item, pursuant to the provision of the code.

Amanda Hamilton, Public Works Manager, presented the staff report about the item, and stated the Local Match Fund Commitment Letter is a component of the application.

Paras-Caracci moved, Finlay seconded to authorize the City Manager to sign the Local Match Fund Commitment Letter for the Mel Canyon Debris and Sediment Catchment Basin (Project Number DR-4344-0397), and carried with Kang and Reilly absent.

ORAL COMMUNICATIONS

The following spoke on items not on the Agenda.
Steve Hernandez – Senator McCain.

ITEMS FROM CITY COUNCIL/
CITY MANAGER

GEORGE: Stated Field Services Manager Troy Wittenbrock will be retiring in mid-September, and we have engaged a recruiting firm for the Director of Parks and Recreation position.

PARAS-CARACCI: Congratulated the Boxing Program and the coaching staff on the tournament held this past weekend, inquired about the completion of the traffic signal at Royal Oaks (Hensley responded), met with the new Superintendent, she appreciates his open door policy and calling students scholars, stated near Andres Duarte School, drivers are ignoring the red lines and red painted curb, some leave children in the vehicle when dropping off another child, stated it is election time, it is inspiring to have residents engaged, and expressed condolences to the family of Victor Burton.

FINLAY: Attended the Boxing Program tournament, staff and the trainers did a good job, attended Sheri Uhlig memorial service and the Planning Commission meeting, stated the Duarte Education Foundation gave checks to each elementary school

for Science Camp, and thanked Dr. Mucerino for his vision in bringing the California School of the Arts here.

FASANA: Stated he met with Dr. Amerson and thinks the District has chosen well, noted L.A. Unified is in the midst of a strike vote now, and other districts are facing enrollment issues throughout the State.

ADJOURNMENT

Finlay moved, Paras-Caracci seconded to adjourn the meeting at 8:42 p.m., in memory of Senator John McCain, Neil Simon, and Victor Burton, and carried with Kang and Reilly absent.

Mayor John Fasana

ATTEST:

City Clerk



City of Duarte

Council Warrant Register by Account By Fund

Payment Dates 08/29/2018 - 09/11/2018

Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
Fund: 100 - GENERAL FUND					
100-1005-7648	DUARTE ADMINISTRATION PETTY C	Sam Kang Export/Trade Round Table Event	210871		37.60
100-1010-7610	DUARTE ADMINISTRATION PETTY C	Darrell & Karen Chamber Luncheon 8/15/18	210871		24.00
100-1010-7614	DUARTE ADMINISTRATION PETTY C	Office Supplies	210871		11.38
100-1010-7650	ALEX ROMO INC.	Veh 37 PM Service/Flat Tire Repair	210845		130.90
100-1010-7651	DUARTE ADMINISTRATION PETTY C	Election Paperwork Drop-Off and Pick-Up	210871		75.21
100-1010-7965	BECKER BOARDS SMALL LLC	Billboard (210/605 Fwy Ads 7/23/18 - 8/19/18)	210852		1,500.00
100-1010-7980	SMART & FINAL	City Council 61st Anni Reception	117		29.06
100-1010-7980	SMART & FINAL	Closed Session Supplies	117		38.26
100-1015-7682	BURKE, WILLIAMS & SORENSEN LL	Labor Legal 7/2018	210858		2,837.50
100-1020-7716	BOTANICA FLORIST	61st Anniversary Reception Arrangement	210854		54.75
100-1020-7716	DUARTE ADMINISTRATION PETTY C	Photography Contest Winner Gift Cards	210871		75.00
100-1020-7716	DUARTE PETTY CASH	61st Anniversary Supplies	210872		41.45
100-1020-7724	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		115.00
100-1205-7614	MYRON CORP	Public Safety 2019 Calendars/Planners	210898		1,199.72
100-1205-7614	TONY HADLOC	Office Equipment	210885		109.49
100-1205-7615	ECHO COMMUNICATIONS	Duplexer For Repeater Cables	210873		1,425.75
100-1205-7615	ECHO COMMUNICATIONS	Royal Oaks Repeater Equipment	210873		660.52
100-1205-7615	ECHO COMMUNICATIONS	CWIRS Base Station Antenna	210873		126.99
100-1205-7615	ECHO COMMUNICATIONS	Substation Base Station Antenna	210873		177.80
100-1205-7615	NETWORKFLEET INC	Emergency Asset Tracking Hardware	210900		76.66
100-1205-7650	ALEX ROMO INC.	Vehicle 13 Battery	210845		210.57
100-1205-7650	ALEX ROMO INC.	Vehicle 22 Alternator	210845		545.72
100-1205-7650	ALEX ROMO INC.	Veh 24 Serpentine Belt/Key Battery	210845		161.53
100-1205-7650	HUNTINGTON & DUARTE INC	Vehicle 29 Fuel	210902		51.41
100-1205-7650	ADVANTAGE FORD LINCOLN	Veh 35 PM Srvcs/Trans/Coolant Service	210844		496.05
100-1205-7650	HUNTINGTON & DUARTE INC	Vehicle 29 Fuel	210902		30.25
100-1205-7650	HUNTINGTON & DUARTE INC	Vehicle 29 Fuel	210902		52.22
100-1205-7650	HUNTINGTON & DUARTE INC	Vehicle 29 Fuel	210902		30.02
100-1205-7655	T-MOBILE	Emergency Asset Tracking 7/21/18 - 8/20/18	210912		8.04
100-1205-7761	DATA TICKET INC	DUI Processing 7/2018	210870		3.00
100-1205-7761	DATA TICKET INC	Admin Citation Processing 7/2018	210870		2,283.12
100-1205-7761	DATA TICKET INC	Parking Citation Processing 7/2018	210870		1,771.33
100-1205-7761	CITY OF ARCADIA	Admin Cite Hearings	210847		150.00
100-1205-7779	FSP DESIGNS	Youth Program Uniforms (Tobacco Prevention)	210880	201904-Youth Prgm-Tobacco Grant	477.73
100-1205-7780	COUNTY OF LOS ANGELES - ANIMA	Animal Shelter Services 7/2018	210865		2,130.61
100-1205-7787	MOUNTAIN VISTA PLAZA	Public Safety Lease	210897		11,098.59
100-1205-7980	SMART & FINAL	S Yard Breakroom Supplies	117		55.08
100-1205-7980	ROBERT MACLEAN	Special Assignment Equipment	210894		84.45
100-1405-7690	GEORGE K FARRA	Planning Commission Meeting	210877		50.00
100-1405-7690	SARA VASQUEZ	Planning Commission Meeting	210913		50.00
100-1405-7690	PAULA WATSON-GARDNER	Planning Commission Meeting	210915		50.00
100-1405-7690	TINA HEANY	Planning Commission Meeting	210887		50.00
100-1405-7690	WALLACE WOLFF	Planning Commission Meeting	210916		50.00
100-1405-7801	COUNTY OF LOS ANGELES DEPART	Industrial Waste Inspections 6/2018	210868		1,815.54
100-1405-7802	DUARTE PETTY CASH	CMd Tablecloth Dry Cleaning	210872		20.00
100-1410-7630	SIMON EQUIPMENT RENTALS	Stump Grinder Rental	210908		154.82
100-1410-7650	ALEX ROMO INC.	Skid Steer Trailer Tires	210845		609.39
100-1410-7650	ALEX ROMO INC.	Veh 11 A/C Service/Daytime Running Lights R/R	210845		659.43
100-1410-7650	EXXONMOBIL	Fuel-City Vehicles	210876		78.89
100-1410-7810	A1 MAINTENANCE SERVICES CA	Las Brisas Sweeping 8/2018	210842		58.00
100-1410-7810	A1 MAINTENANCE SERVICES CA	Las Posadas Sweeping 8/2018	210842		58.00
100-1410-7980	SMART & FINAL	S Yard Breakroom Supplies	117		55.07
100-1415-7916	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		2,130.00

Council Warrant Register by Account

Payment Dates: 08/29/2018 - 09/11/2018

Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
100-1605-7610	CPRS DISTRICT 13	Professional Development Training	210869		60.00
100-1605-7728	KIMBERLY GARCIA	2018 Red Wagon Scholarship	210882	201809- Duarte's Promise - America's Pro	250.00
100-1605-7733	SMART & FINAL	Senior Ctr Supplies	117		171.27
100-1605-7733	SMART & FINAL	Senior Ctr Supplies	117		49.26
100-1605-7733	ISLAND INSPIRATIONS INC	SC Luau Entertainment	210891		600.00
100-1605-7733	RAVEN FIERRO	SC Entertainment	210879		175.00
100-1605-7735	SMART & FINAL	Teen Ctr BBQ Supplies	117		137.10
100-1605-7735	SMART & FINAL	Teen Ctr BBQ Supplies	117		60.06
100-1605-7735	HOPE CAFE AND CATERING	SC Hawaiian Luau Dinner 9/14/18	210889		2,024.38
100-1605-7735	JULIANNA BARRAGAN	Youthworks Internship Program	210851		100.00
100-1605-7737	SMART & FINAL	SC Beach Trip Supplies	117		21.87
100-1605-7737	SMART & FINAL	SC Beach Trip Supplies	117		201.46
100-1605-7737	SMART & FINAL	SC Beach Trip Supplies	117		137.91
100-1605-7737	SMART & FINAL	SC Beach Trip Supplies	117		39.39
100-1605-7737	KELLY BARNES	Doheny Beach BBQ Bus Parking	210850		100.00
100-1605-7744	ARANZASU CABALLERO	Teen Nutrition Council	210859		100.00
100-1605-7744	ALEXANDRA TAPIA	Teen Nutrition Council	210910		100.00
100-1605-7744	DYLAN FELICIANO	Teen Nutrition Council	210878		100.00
100-1605-7744	ELAYSSA AQUINO	Teen Nutrition Council	210846		100.00
100-1605-7744	DALYLAH SANDOVAL	Teen Nutrition Council	210906		100.00
100-1605-7744	OLGALIVIER GARCIA	Teen Nutrition Council	210883		100.00
100-1605-7745	SMART & FINAL	TC Boxing Show Supplies	117		260.38
100-1605-7745	SMART & FINAL	TC Boxing Show Supplies	117		35.02
100-1605-7745	MIGUEL VEGA	TC Boxing DJ 8/15/18 and 8/25/18	210914		150.00
100-1605-7745	SOUTHERN CALIFORNIA ASSOCIATI	Duarte Boxing Show Sanction Fee	210909		330.00
100-1605-7745	STEVE HARRIMAN	TC Boxing Tournament Belts/Medals	210886		1,270.37
100-1605-7745	SIMON EQUIPMENT RENTALS	TC Boxing Show Fan Rental	210908		106.94
100-1605-7980	SMART & FINAL	S Yard Breakroom Supplies	117		55.07
100-1610-7616	CALIBER COMMERCIAL POOL SERVI	Small Pool Chemical Pump Repair	210860		384.25
100-1610-7617	FULLER ENGINEERING INC	Pool Chemicals	210881		496.31
100-1610-7617	FULLER ENGINEERING INC	Pool Chemicals	210881		514.16
100-1610-7618	SMART & FINAL	SC Coffee Supplies	117		160.65
100-1610-7618	MAINTEX INC	Janitorial Supplies	210895		66.07
100-1610-7618	MAINTEX INC	Janitorial Supplies	210895		330.36
100-1610-7618	MAINTEX INC	Janitorial Supplies	210895		456.24
100-1610-7618	GRAINGER	Shelving Unit	210884		109.85
100-1610-7636	CINTAS CORPORATION #693	Facility Maint Uniforms	210863		199.45
100-1610-7636	CINTAS CORPORATION #693	Facility Maintenance Uniforms	210863		38.84
100-1610-7650	ALEX ROMO INC.	Veh 6 PM Srvc/Tires (2)	210845		458.27
100-1610-7652	OMNI BUILDING SERVICES INC	CH Window Cleaning/High Dusting	210901		1,950.00
100-1610-7652	ACCO ENGINEERED SYSTEMS	FC Locker Room HVAC Repair	210843		327.00
100-1610-7652	ACCO ENGINEERED SYSTEMS	Senior Ctr HVAC Repair	210843		463.00
100-1610-7652	MONROVIA LOCK SHOP	Lock Repair	210896		220.00
100-1610-7652	CINTAS CORPORATION #693	Floor Mats	210863		29.09
100-1610-7652	COUNTY OF LOS ANGELES DEPART	Supplemental FY19 Pool Public Health Permit	210866		133.00
100-1805-7610	DUARTE PETTY CASH	Transit Workshop Food/Drinks 8/29/18	210872		37.15
100-1805-7610	DUARTE PETTY CASH	Roger Cathey LSL GASB75 Training	210872		28.34
100-1805-7980	DUARTE PETTY CASH	Electrical Safety Supplies	210872		20.71
100-1810-7614	CANON SOLUTIONS AMERICA INC	HR Printer Toner	210861		403.25
100-1810-7980	SMART & FINAL	Health Fair Supplies	117		75.07
100-1815-7830	THE TECHNOLOGY DEPOT INC	Move Ext 317 @ PS (A Hadloc)	210911		120.00
100-1815-7980	DUARTE PETTY CASH	Shipping Expenses (Barracuda)	210872		20.00
100-1825-7613	CANON SOLUTIONS AMERICA INC	Copier Paper	210861		422.95
100-1825-7613	CANON SOLUTIONS AMERICA INC	Copier Paper	210861		358.61
100-1825-7626	DUARTE PETTY CASH	Postage-Special Mailing (Job Recruitment)	210872		70.00
100-1825-7631	CANON SOLUTIONS AMERICA INC	Copier Maint-CH (2) 7/16/18 - 8/15/18	210861		712.62
100-1825-7631	CANON SOLUTIONS AMERICA INC	Copier Maint-SC 7/16/18 - 8/15/18	210861		83.86
100-1825-7631	CANON SOLUTIONS AMERICA INC	Copier Maint-TC 7/16/18 - 8/15/18	210861		34.89
100-1825-7674	JIM KIRCHNER	Health Insurance Reimbursement	210893		435.00
100-1825-7674	STEVE ESBENSHADE	Health Insurance Reimbursement	210875		218.00

Council Warrant Register by Account

Payment Dates: 08/29/2018 - 09/11/2018

Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
100-1825-7674	JACQUELINE BURCKHARD	Health Insurance Reimbursement	210857		218.00
100-1825-7674	LINDA HENDERSON	Health Insurance Reimbursement	210888		435.00
100-1825-7674	GINNY JOYCE BELBA	Health Insurance Reimbursement	210853		218.00
100-1825-7674	CATHERINE BRATTA	Health Insurance Reimbursement	210855		435.00
100-1825-7945	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856	990002 - Oper of Acq Prop - Duarte Traile	41.67
100-1825-7945	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856	250016-Oper of Acq Prop-1229 Pops Roa	41.67
100-1825-7980	SHRED-IT USA LLC	Document Shredding	210907		53.81
100-2023	PAMELA ROMERO	City Kitty Bereavement Gift	210905		75.00
100-2120	ANDRES ZELADA	Field Rent Deposit Refund	210917		100.00
100-2120	ANDRES ZELADA	Field Rent Deposit Refund	210917		150.00
100-2120	ELIZABETH CEDENO	ROP Bldg Rent Deposit Refund	210862		150.00
100-2124	BARBARA ARMSTRONG	Gazebo Rent Deposit Refund	210848		50.00
100-4302	ARTURO CONCHAS	Admin Cite Hearing Dismissal	210864		1,000.00
Fund 100 - GENERAL FUND Total:					53,556.52

Council Warrant Register by Account

Payment Dates: 08/29/2018 - 09/11/2018

Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
Fund: 220 - GAS TAX FUN					
220-2205-8100	ELIE FARAH INC	Galen Str Improvement Project	210874	201825-Other Cap Improv-Galen St Impro	300.00
220-2205-8100	PTM GENERAL ENGINEERING SERVI	Royal Oaks Traffic Signal	210904		100,849.16
Fund 220 - GAS TAX FUN Total:					101,149.16

Council Warrant Register by Account

Payment Dates: 08/29/2018 - 09/11/2018

Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
Fund: 240 - LIGHTING AND LANDSCAPE DISTRICT FUND					
240-2405-7888	ECM PECO INC / PRECISION ELECTR	Street Light Repairs	210903		625.00
240-2405-7890	COUNTY OF LOS ANGELES DEPART	Traffic Signal Maintenance 8/1/17 - 4/31/18	210867		535.56
240-2405-7890	COUNTY OF LOS ANGELES DEPART	Traffic Signal Maintenance 10/1/17 - 4/30/18	210867		125.73
240-2405-7890	COUNTY OF LOS ANGELES DEPART	Traffic Signal Repairs 6/2018	210868		9,868.19
240-2410-7891	INDUSTRIAL METALS	Drain Repairs	210890		10.95
240-2410-7891	INDUSTRIAL METALS	Drain Repair	210890		35.36
240-2410-7915	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		7,500.00
240-2410-7917	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		4,145.00
240-2410-7917	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		485.00
240-2420-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		345.16
240-2421-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		1,300.00
240-2422-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		480.58
240-2423-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		900.00
240-2424-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		550.00
240-2425-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		400.00
240-2426-7810	A1 MAINTENANCE SERVICES CA	Mikes Ctr Sweeping 8/2018	210842		747.00
240-2426-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		180.00
240-2427-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		630.33
240-2431-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		800.00
240-2432-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		835.00
240-2433-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		530.00
240-2434-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		355.00
240-2435-7914	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maintenance Srvcs 8/2018	210856		500.00
Fund 240 - LIGHTING AND LANDSCAPE DISTRICT FUND Total:					31,883.86

Council Warrant Register by Account

Payment Dates: 08/29/2018 - 09/11/2018

Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
Fund: 440 - PROPOSITION A TRANSIT FUND					
440-4405-7619	AUTOZONE	Bus Oil	210849		48.37
440-4405-7650	AUTOZONE	Transit Supplies	210849		115.99
440-4405-7887	NAVARRO'S TOWING SERVICE	Bus 103 Towing	210899		225.00
440-4405-7887	NAVARRO'S TOWING SERVICE	Bus 103 Towing	210899		225.00
440-4405-7980	SMART & FINAL	S Yard Breakroom Supplies	117		55.07
Fund 440 - PROPOSITION A TRANSIT FUND Total:					669.43

Council Warrant Register by Account

Payment Dates: 08/29/2018 - 09/11/2018

Account Number	Vendor Name	Description (Item)	Payment No	Project Key	Amount
Fund: 470 - MEASURE R LR TRANSIT FUND					
470-4705-8100	JCL BARRICADE/JCL TRAFFIC	Street Name Sign	210892		39.97
Fund 470 - MEASURE R LR TRANSIT FUND Total:					39.97
Grand Total:					187,298.94

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	53,556.52
220 - GAS TAX FUN	101,149.16
240 - LIGHTING AND LANDSCAPE DISTRICT FUND	31,883.86
440 - PROPOSITION A TRANSIT FUND	669.43
470 - MEASURE R LR TRANSIT FUND	39.97
Grand Total:	187,298.94

Account Summary

Account Number	Account Name	Payment Amount
100-1005-7648	Travel & Exp - Kang	37.60
100-1010-7610	Travel, Mtgs & Conf	24.00
100-1010-7614	Office Supplies	11.38
100-1010-7650	Vehicle Maintenance	130.90
100-1010-7651	Election Services	75.21
100-1010-7965	Professional Services	1,500.00
100-1010-7980	Other Expenses	67.32
100-1015-7682	Labor Counsel Legal	2,837.50
100-1020-7716	Special Community Even	171.20
100-1020-7724	Post Office Parking	115.00
100-1205-7614	Office Supplies	1,309.21
100-1205-7615	Emergency Supplies	2,467.72
100-1205-7650	Vehicle Maintenance	1,577.77
100-1205-7655	Emergency Services	8.04
100-1205-7761	Parking Ticket Collect	4,207.45
100-1205-7779	Youth Programs	477.73
100-1205-7780	Animal Control	2,130.61
100-1205-7787	Public Safety Cntr Lease	11,098.59
100-1205-7980	Other Expenses	139.53
100-1405-7690	Planning Commission	250.00
100-1405-7801	Industrial Waste Inspecti	1,815.54
100-1405-7802	NPDES Requirements	20.00
100-1410-7630	Equipment Rentals	154.82
100-1410-7650	Vehicle Maintenance	1,347.71
100-1410-7810	Street Sweeping	116.00
100-1410-7980	Other Expenses	55.07
100-1415-7916	Landscape-Sport Park	2,130.00
100-1605-7610	Travel, Mtgs & Conf	60.00
100-1605-7728	Americorp's VIP Progra	250.00
100-1605-7733	Senior Center	995.53
100-1605-7735	Teen Center	2,321.54
100-1605-7737	Adult Excursions	500.63
100-1605-7744	Nutrition Program Costs	600.00
100-1605-7745	Boxing Program	2,152.71
100-1605-7980	Other Expenses	55.07
100-1610-7616	Pool Supplies	384.25
100-1610-7617	Pool Chemicals	1,010.47
100-1610-7618	Building Supplies	1,123.17
100-1610-7636	Uniforms	238.29
100-1610-7650	Vehicle Maintenance	458.27
100-1610-7652	Building Maint Services	3,122.09
100-1805-7610	Travel, Mtgs & Conf	65.49
100-1805-7980	Other Expenses	20.71
100-1810-7614	Office Supplies	403.25
100-1810-7980	Other Expenses	75.07
100-1815-7830	Telephones	120.00
100-1815-7980	Other Expenses	20.00
100-1825-7613	Duplications And Photos	781.56

Account Summary

Account Number	Account Name	Payment Amount
100-1825-7626	Postage	70.00
100-1825-7631	Equipment Maintenance	831.37
100-1825-7674	Retiree Health Insurance	1,959.00
100-1825-7945	Operation Of Acq Prop	83.34
100-1825-7980	Other Expenses	53.81
100-2023	EE City Kitty Contributio	75.00
100-2120	Refundable Deposits	400.00
100-2124	Gazebo Refundable Dep	50.00
100-4302	Parking Citations	1,000.00
220-2205-8100	Other Capital Improvem	101,149.16
240-2405-7888	Repairs-Citywide	625.00
240-2405-7890	Repairs-Traffic Signal	10,529.48
240-2410-7891	Repairs-Medians	46.31
240-2410-7915	Landscape-Citywide	7,500.00
240-2410-7917	Landscape-Medians	4,630.00
240-2420-7914	Landscape Maintenance	345.16
240-2421-7914	Landscape Maintenance	1,300.00
240-2422-7914	Landscape Maintenance	480.58
240-2423-7914	Landscape Maintenance	900.00
240-2424-7914	Landscape Maintenance	550.00
240-2425-7914	Landscape Maintenance	400.00
240-2426-7810	Street Sweeping	747.00
240-2426-7914	Landscape Maintenance	180.00
240-2427-7914	Landscape Maintenance	630.33
240-2431-7914	Landscape Maintenance	800.00
240-2432-7914	Landscape Maintenance	835.00
240-2433-7914	Landscape Maintenance	530.00
240-2434-7914	Landscape Maintenance	355.00
240-2435-7914	Landscape Maintenance	500.00
440-4405-7619	Fuel And Oil	48.37
440-4405-7650	Vehicle Maintenance	115.99
440-4405-7887	Repairs & Replacements	450.00
440-4405-7980	Other Expenses	55.07
470-4705-8100	Other Capital Improvem	39.97
Grand Total:		187,298.94

Project Account Summary

Project Account Key	Payment Amount
None	186,187.87
201809- Duarte's Promise - America's Promise Exp	250.00
201825-Other Cap Improv-Galen St Improv. Project	300.00
201904-Youth Prgm-Tobacco Grant	477.73
250016-Oper of Acq Prop-1229 Pops Road	41.67
990002 - Oper of Acq Prop - Duarte Trailer Park	41.67
Grand Total:	187,298.94



City of Duarte

Council Warrant Register Over \$5000

By Payment Number

Payment Dates 08/29/2018 - 09/11/2018

Payment Number	Payment Date	Vendor #	Description	Vendor Name	Account Number	Project Account Key	Payment Amount
	Payable Number						Item Amount
210856	9/11/2018	3889	BRIGHTVIEW LANDSCAPE SERVICES INC				22,264.41
	5880558		Landscape Maintenance Srvcs 8/2018		100-1020-7724		115.00
	5880558		Landscape Maintenance Srvcs 8/2018		100-1415-7916		2,130.00
	5880558		Landscape Maintenance Srvcs 8/2018		100-1825-7945	250016-Oper of Acq Prop-1229 Pops Road	41.67
	5880558		Landscape Maintenance Srvcs 8/2018		100-1825-7945	990002 - Oper of Acq Prop - Duarte Trailer Park	41.67
	5880558		Landscape Maintenance Srvcs 8/2018		240-2410-7915		7,500.00
	5880558		Landscape Maintenance Srvcs 8/2018		240-2410-7917		485.00
	5880558		Landscape Maintenance Srvcs 8/2018		240-2410-7917		4,145.00
	5880558		Landscape Maintenance Srvcs 8/2018		240-2420-7914		345.16
	5880558		Landscape Maintenance Srvcs 8/2018		240-2421-7914		1,300.00
	5880558		Landscape Maintenance Srvcs 8/2018		240-2422-7914		480.58
	5880558		Landscape Maintenance Srvcs 8/2018		240-2423-7914		900.00
	5880558		Landscape Maintenance Srvcs 8/2018		240-2424-7914		550.00
	5880558		Landscape Maintenance Srvcs 8/2018		240-2425-7914		400.00
	5880558		Landscape Maintenance Srvcs 8/2018		240-2426-7914		180.00
	5880558		Landscape Maintenance Srvcs 8/2018		240-2427-7914		630.33
	5880558		Landscape Maintenance Srvcs 8/2018		240-2431-7914		800.00
	5880558		Landscape Maintenance Srvcs 8/2018		240-2432-7914		835.00
	5880558		Landscape Maintenance Srvcs 8/2018		240-2433-7914		530.00
	5880558		Landscape Maintenance Srvcs 8/2018		240-2434-7914		355.00
	5880558		Landscape Maintenance Srvcs 8/2018		240-2435-7914		500.00
210868	9/11/2018	2028	COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS				11,683.73
	REPW-18081600279		Industrial Waste Inspections 6/2018		100-1405-7801		1,815.54
	REPW-18081600648		Traffic Signal Repairs 6/2018		240-2405-7890		9,868.19
210897	9/11/2018	2461	MOUNTAIN VISTA PLAZA				11,098.59
	9/2018		Public Safety Lease		100-1205-7787		11,098.59
210904	9/11/2018	5203	PTM GENERAL ENGINEERING SERVICES INC				100,849.16
	P.E. #2		Royal Oaks Traffic Signal		220-2205-8100		100,849.16
Payment Total:							145,895.89

Report Summary**Fund Summary**

Fund	Payment Amount
100 - GENERAL FUND	15,242.47
220 - GAS TAX FUN	100,849.16
240 - LIGHTING AND LANDSCAPE DISTRICT FUND	29,804.26
Grand Total:	145,895.89

Account Summary

Account Number	Account Name	Payment Amount
100-1020-7724	Post Office Parking	115.00
100-1205-7787	Public Safety Cntr Lease	11,098.59
100-1405-7801	Industrial Waste Inspecti	1,815.54
100-1415-7916	Landscape-Sport Park	2,130.00
100-1825-7945	Operation Of Acq Prop	83.34
220-2205-8100	Other Capital Improvem	100,849.16
240-2405-7890	Repairs-Traffic Signal	9,868.19
240-2410-7915	Landscape-Citywide	7,500.00
240-2410-7917	Landscape-Medians	4,630.00
240-2420-7914	Landscape Maintenance	345.16
240-2421-7914	Landscape Maintenance	1,300.00
240-2422-7914	Landscape Maintenance	480.58
240-2423-7914	Landscape Maintenance	900.00
240-2424-7914	Landscape Maintenance	550.00
240-2425-7914	Landscape Maintenance	400.00
240-2426-7914	Landscape Maintenance	180.00
240-2427-7914	Landscape Maintenance	630.33
240-2431-7914	Landscape Maintenance	800.00
240-2432-7914	Landscape Maintenance	835.00
240-2433-7914	Landscape Maintenance	530.00
240-2434-7914	Landscape Maintenance	355.00
240-2435-7914	Landscape Maintenance	500.00
Grand Total:		145,895.89

Project Account Summary

Project Account Key	Payment Amount
None	145,812.55
250016-Oper of Acq Prop-1229 Pops Road	41.67
990002 - Oper of Acq Prop - Duarte Trailer Park	41.67
Grand Total:	145,895.89



MEMORANDUM

Date: September 11, 2018

To: Mayor and Duarte City Council

From: Yesenia Serna, Community Development Technician

Subject: **Ordinance 18-O-06 (second reading)** – Adoption of Ordinance adding Chapter 13.12 (Tree Preservation and Protection) to Title 13 (Trees and Vegetation) of the Duarte Municipal Code (MCA 18-02)

At its August 28, 2018 meeting, the City Council considered Municipal Code Amendment 18-02 at a noticed public hearing and introduced Ordinance 18-O-06 to add Chapter 13.12 (Tree Preservation and Protection) to Title 13 (Trees and Vegetation) of the Duarte Municipal Code. Chapter 13.12 establishes regulations addressing tree preservation and protection applicable to private properties and development sites. Council voted unanimously to approve the first reading Ordinance 18-O-06.

Staff recommends adoption of the attached Ordinance for second reading. If adopted, Ordinance 18-O-06 will become effective 30 days from the date of adoption.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA ADOPTING MUNICIPAL CODE AMENDMENT 18-02 WHICH WOULD ADD, CHAPTER 13.12 "TREE PRESERVATION AND PROTECTION" IN ITS ENTIRETY, TO TITLE 13 "TREES AND VEGETATION" OF THE DUARTE MUNICIPAL CODE, TO ESTABLISH REGULATIONS ADDRESSING TREE PRESERVATION AND PROTECTION APPLICABLE TO PRIVATE PROPERTIES AND DEVELOPMENT SITES

WHEREAS, trees reduce air pollution by keeping the air clean and producing oxygen; and

WHEREAS, property values increase when properties and neighborhoods include well maintained, healthy trees; and

WHEREAS, removing healthy trees displaces wildlife habitat for birds and other types of creatures; and

WHEREAS, the City has determined that it is appropriate to create a Tree Preservation and Protection ordinance to consistently and objectively manage the preservation and protection of trees on all private properties and development sites; and

WHEREAS, the City seeks to protect trees on private property and development sites in order to preserve cultural heritage, maintain and enhance the scenic beauty of the city, preserve and enhance property values; and

WHEREAS, the Ordinance will be consistent with the goals, objectives and policies of the General Plan, specifically Conservation Element Goal 3, which desires to protect Duarte's environment through the proper consideration of the environmental implications of new development in the City; and

WHEREAS, notice of a public hearing of the City Council on the proposed Municipal Code Amendment 18-02 were given in accordance with applicable law; and

WHEREAS, on August 28, 2018, the City Council of the City of Duarte held a duly noticed public hearing on the proposed Municipal Code Amendment 18-02, and related environmental review. At the public hearing the City Council received and independently considered the staff report and all of the information, evidence, and testimony presented in connection with the foregoing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUARTE, CALIFORNIA, ORDAINS AS FOLLOWS:

SECTION 1. CHAPTER 13.12 ADDED IN ITS ENTIRETY

Add Chapter 13.12 "Tree Preservation and Protection" in its entirety to Title 13, "Trees and

Vegetation” of the Duarte Municipal Code in its entirety, to protect existing and significantly sized native and non-native trees and establish regulations addressing tree preservation and protection applicable to private properties and development sites, as well as, establish a permit process for removal, alterations, and associated replacement tree requirements; and the inclusion of definitions, exemptions, and related penalties.

Chapter 13.12 is depicted on the exhibit attached hereto and made a part of this resolution by reference marked "Exhibit A" for identification.

SECTION 2. CEQA DETERMINATION.

The City Council finds and determines that, pursuant to provisions of the California Environmental Quality Act (CEQA), the addition of Chapter 13.12 to the Duarte Municipal Code to create regulations, to preserve and protect oak, native, and specimen trees on private properties and development sites are categorically exempt under Section 15306, 15307, 15308, and 15321 which exempts information collection, actions taken by regulatory agencies to protect the environment, and enforcing such regulations.

The City Council further finds that the adoption of this Municipal Code Amendment will result in the preservation and protection of oak, native, and specimen trees on private properties and development sites in the City, and will not result in negative impact to the environment; therefore, it is exempt from the provisions of CEQA and no further environmental review is necessary.

SECTION 3. SEVERABILITY.

If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this Ordinance is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end the provisions of this Ordinance are declared to be severable.

SECTION 4. POSTING OF ORDINANCE.

The City Clerk shall certify as to the adoption of this Ordinance and shall cause this Ordinance to be posted in the manner provided for in the Duarte Municipal Code.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect thirty (30) days following its second reading.

PASSED, APPROVED, AND ADOPTED after second reading at a regular meeting of the City Council of the City of Duarte this ____ day of _____, 2018.

Mayor John Fasana

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF DUARTE)

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Ordinance No. ____ was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the ____ day of _____, 2018, by the following Roll Call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California

Exhibit A

Chapter 13.12 - TREE PROTECTION AND PRESERVATION**13.12.010 - Purpose**

The purpose of this chapter is to protect certain trees in order to preserve cultural heritage, maintain and enhance the scenic beauty of the city, improve air quality, abate soil and slope erosion, preserve and enhance property values, and thereby promote public health, safety and welfare by:

- A. Identifying native and specimen trees and establishing procedures to encourage their conservation;
- B. Including consideration of existing trees and their protection in the review and implementation of development proposals;
- C. Requiring permits for the removal and alteration of native and specimen trees except in emergencies; and
- D. Requiring replacement plantings when native and specimen trees are removed.

13.12.020 - Applicability

The provisions of this chapter shall apply to all the following with respect to the removal and maintenance of native and specimen trees:

- A. *Trees subject to this Chapter.* Any of the following tree types are subject to the provisions of this Chapter. For the purposes of this Chapter, the word "tree(s)" shall refer to:
 - 1. Native trees 12" inches in diameter or greater, as measured from DBH; and
 - 2. Specimen trees 24" inches in diameter or greater, as measured from DBH.
- B. *Properties subject to this Chapter.*
 - 1. Developed, single-family residential zoned properties with trees in the front or street-facing side yard(s);
 - 2. Undeveloped, single-family residential zoned properties with trees on the property;
 - 3. Developed or undeveloped properties in multiple-family residential, commercial, industrial, hospital, and open space zones, with trees on the property; and
 - 4. Developed or undeveloped properties in specific plan zones, with trees on the property, unless otherwise regulated by the individual specific plan.
- C. *Activities subject to this Chapter.*
 - 1. Tree removal; and
 - 2. Tree alteration

13.12.030 - Definitions

The following words and phrases as used in this Chapter are defined as follows:

- A. *Diameter at breast height (DBH).* The measurement of tree diameter measured at 4.5 ft above ground level. In the situation where measurement of DBH is unclear, DBH shall be calculated using recognized arboricultural resources, such as: A Simplified Guide to Measuring DBH by the International Society of Arboriculture (<http://www.isa-arbor.com/Portals/0/Assets/PDF/Certification/Tree-Ordinance-Guidelines.pdf>); and/or

Measuring Guidelines Handbook by American Forests (www.americanforests.org/wp-content/uploads/2014/12/AF-Tree-Measuring-Guidelines_LR.pdf).

- B. *Native tree*. Trees indigenous to the desert, foothills or canyons of southern California prior to the California Mission Period. For the purposes of this Chapter, native trees are defined as: all endemic California oak species, (including but not limited to: *Quercus agrifolia*, *chrysolepis*, *engelmannii*, *kelloggii*, *lobata*, and *wislizeni*); California bay laurel (*Umbellularia californica*); California black walnut (*Juglans californica*); California sycamore (*Platanus racemosa*); and Toyon (*Heteromeles arbutifolia*).
- C. *Specimen tree*. Generally larger and/or older trees (except Native trees) that make a significant aesthetic or environmental contribution to their immediate surroundings.
- D. *Tree alteration*. Actions taken by cutting or pruning any branch, trunk or root of a tree, or by filling, surfacing, grading, compacting or changing the drainage pattern of the soil around any tree in a manner that threatens to diminish the vigor of the tree; provided that, as used in this chapter, the term *alteration* does not include:
 - 1. Normal seasonal trimming, shaping, thinning or pruning of a tree necessary to its health and growth on less than one-fourth of the tree's foliage, and within national pruning standards as defined in the ANSI 300A Standards;
 - 2. Trimming, pruning or clearance of tree branches, performed by a utility company or their contractors, from lines of any public utility necessary to the maintenance of the lines; and
 - 3. Trimming, clearing or pruning by the Community Development Director or their designee of any tree necessary for:
 - a. The clearance of streets for pedestrian or vehicular traffic; or
 - b. Compliance with fire, building and wildland urban interface codes and/or requirements.
- E. *Tree removal*. Complete or partial removal of a tree or any other actions including but not limited to acts which inflict damage upon the roots systems or other parts of the tree by fire, cutting, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drip line area around the trunk resulting in the death of a tree or permanent damage to its health, or removal of more than one-fourth of the tree's foliage in any 12-month period.

13.12.040 - Permits

No person shall remove or cause the removal of, or alter any native or specimen tree unless a tree permit is first obtained from the Community Development Department.

13.12.050 - Permit Process

Prior to the granting of a tree permit, an application for alteration and/or removal shall be submitted to the Community Development Department. The application shall be in the form required by the Community Development Department and shall be accompanied by any fees established by the City Council.

13.12.060 - Review Required

An application for a tree permit for the removal or alteration of a native or specimen tree shall be made to the Community Development Department. The content, form, instructions, procedures, and requirements of the application package deemed necessary and appropriate for the proper enforcement of this Chapter shall be established by the Community Development Department.

As a part of any development application, the Community Development Director may require that the applicant submit a tree report which shall include, as a minimum: data regarding genus and/or species, age, size (including canopy, caliper, trunk and height), relative health, and any preservation proposals for all protected trees on the site. The tree report shall be prepared by a certified Arborist approved by the City, and funded by the applicant. The application shall also include, but not be limited to the following:

- A. An explanation as to why the tree's removal is necessary;
- B. The location of all trees on the site, including those to be removed, shall be identified on a plan or map indicating species and trunk diameter;
- C. Photographs of the proposed trees to be removed or relocated shall be included; and
- D. Any fees (established by the City Council).

13.12.070 - Review Authority

The Community Development Director or their designee shall review and have authority to approve, conditionally approve, or deny tree permit applications. Pursuant to Duarte Development Code, Chapter 19.122.050, if any tree permit application is filed concurrently with another discretionary land use application, the decision to approve, conditionally approve, or deny the tree permit shall be made by the authority responsible for reviewing the other discretionary land use application.

13.12.080 - Replacement Required

Tree permit applications which approve tree removal(s) shall provide replacement tree(s) in the following manner:

- A. *Native tree(s) removed*
 - 1. The aggregate replacement tree(s) box container size shall be equivalent to the DBH of the tree(s) removed.
 - 2. An individual replacement tree container size shall be no less than a 24" box, irrespective of the DBH removed.
 - 3. Replacement tree(s) shall be a native tree species.
- B. *Specimen tree(s) removed*
 - 1. The aggregate replacement tree(s) box container size shall be equivalent to the DBH of the tree removed.
 - 2. An individual replacement tree container size shall be no less than a 24" box.
- C. *Off-site planting*
 - 1. A minimum of fifty percent (50%) of required replacement trees shall be planted on-site. The remaining balance of required replacement trees may be planted off-site, subject to the applicable review authority.
- D. *In-lieu fee payment*
 - 1. A maximum of fifty percent (50%) of required replacement trees may be substituted with an in-lieu fee payment, subject to the applicable review authority.

2. The value of each replacement tree, including the cost of installation, shall be established by a certified Arborist, selected by the City and paid for by the applicant. All in-lieu fees shall be dedicated to an urban forestry program administered by the City of Duarte or its approved urban forestry partner.

E. *Replacement tree details*

1. The applicable review authority shall have the ability to regulate the details of the replacement tree(s) planted, including but not limited to: container size, species, location, appropriateness of irrigation, amount of off-site planting (up to 50%), and amount of in-lieu fee payment (up to 50%).

F. *Replacement tree maintenance and survivability*

1. Any required replacement tree must be maintained and/or irrigated by the property owner.
2. On-site replacement tree(s) that do not survive a minimum of 12 months from the date of planting shall be replaced by the applicant at their own cost.

13.12.090 - Exceptions

All trees should be protected, but there are a few cases where this Chapter does not apply, as follows:

- A. Trees planted, grown, and/or held for sale by licensed nurseries and/or tree farms or the removal or transplanting of such trees pursuant to the operation of licensed nursery and/or farm;
- B. Any trees or parts thereof growing upon private property, that due to health, condition, shape, or growth habits that interfere with the use of any public street, parkway, sidewalk, improvement, utility or public place of the City which endangers the life, health, safety or property of the public, as determined by the Director of Community Development;
- C. Trees where their removal or relocation is necessary to obtain adequate line-of-site distances as required by the Director of Community Development;
- D. Trees which, in the opinion of the Director of Community Development, will cause damage to existing public improvements or infrastructure;
- E. Trees which require maintenance or removal for the protection of existing public utility electrical power or communication lines or other property of a public utility;
- F. Trees damaged by thunderstorms, windstorms, flood, earthquakes, fire, widespread organic disease or insect infestation, or other natural disaster and determined to be dangerous by any of the following Departments: Sheriff, Fire, Public Safety, or Community Development;
- G. Minor trimming and/or pruning of trees on developed property within the scope of typical and reasonable tree maintenance, as further described under the definition of Tree Alteration in this Chapter;
- H. Trees declared by the Director of Community Development to be dead, diseased, or dying. The Community Development Director may require that the applicant submit a tree report prepared by a certified Arborist approved by the City, and funded by the applicant;
- I. Trees declared by the Director of Community Development to be known to reproduce itself excessively, thus becoming weedlike;

- J. Fruit trees, including: citrus, plum, nectarine, cherry, apricot, peach, pear, pomegranate, persimmon, loquat, fig, avocado and other species determined similar by the Director of Community Development; and
- K. In case of emergency when a tree is hazardous or dangerous to life or property, it may be removed by order of any member of the Sheriff, Fire, Public Safety, or Community Development Departments; provided, further, that any franchised public utility or representative of the city may remove trees which interfere with the safe and efficient operation of the public service for which they are responsible.

13.12.100 - Prohibited Activities

It is prohibited and unlawful for any person to do, cause or allow the following activities or conditions to occur:

- A. No person shall cause, authorize or permit any brine, oil, liquid dye or other substance deleterious to tree life to lie, leak, pour, flow or drip upon or into the soil about the base of protected trees at a point from which such substance may flow, drip or seep into such soil, injure such protected tree, or to otherwise harm or kill any such protected tree.
- B. Cause or allow irrigation on or close proximity in such a manner as to cause harm, decline or death to a protected tree.

13.12.110 - Appeals

Any interested party may appeal any determination of the Community Development Director, Architectural Review Board, or Planning Commission made under this chapter to the City Council by filing a written notice of appeal with the City Clerk within fifteen (15) days following the actual date the decision is rendered. The City Council shall hold a public hearing within sixty (60) days after its receipt of such written appeal, giving to the appellant at least ten days written notice of the date of such hearing, by first class mail. At such hearing, the appellant shall have the right to be heard and to present witnesses in his behalf. The City Council shall make its determination and shall mail written notice thereof to the appellant within twenty-one (21) days of the date of the hearing. The decision and determination of the City Council shall be final.

13.12.120 - Penalty for Violation

Anyone found in violation of this Chapter is subject to the following:

- A. Violations of this Chapter shall be governed by Chapter 1.04.100 of the Duarte Municipal Code and Chapter 19.154 of the Duarte Development Code.
- B. Tree(s) removed without approval of a City tree permit shall be replaced at a time established by the Director of Community Development. The aggregate replacement tree(s) box container size shall be equivalent to triple the DBH of the tree(s) removed. All other regulations promulgated by section 13.12.080 remain.

13.12.130 - "Non-liability of city"

Nothing in this ordinance shall be deemed to impose any liability for damages or a duty of care and maintenance upon the City or upon any of its officers or employees. The person in possession of public property or the owner of any private property shall have a duty to keep native and specimen trees

upon the property and under their control in a safe, healthy condition. Except as provided in the Exceptions Section, any person who feels a tree located on property possessed, owned or controlled by them is a danger to the safety of themselves, others or structural improvements on-site or off-site shall have an obligation to secure the area around the tree or support the tree, as appropriate to safeguard both persons and improvements from harm.

Agenda Memo City Manager's Office

To: Mayor and Members of the Duarte City Council
From: Karen A. Herrera, Deputy City Manager
Date: September 5, 2018
Subject: Resolution 18-R-37

Recommendation: It is requested that the City Council, by motion approve Resolution 18-R-37 opposing the Executive Clemency Petition of Shanker C. Patel to Governor Edmund G. Brown for the reduction in sentence or possible pardon of his first-degree murder conviction in the 1991 murder of his wife, Usha Patel.

Background: On November 19, 1991, Usha Patel, 29-year old, mother of 3 children ages 7yr, 2yr and 7months, walked into the garage at her home located at 397 Conestoga Road in San Dimas, was grabbed from behind by Miguel Garcia, her mouth, hands, feet were duct taped and Garcia used an ice pick to stab her 24 times resulting in her death. Usha's body was placed in her car's trunk and driven to Lone Hill Middle School Parking Lot with keys left in the ignition. Mrs. Patel had previously been a resident of the City of Duarte and graduated Valedictorian of Duarte High School.

No person or persons were brought to justice until 2016; almost 27 years after the crime. Due to advances in DNA technology, Shanker C. Patel, the victim's husband and accomplice Miguel Garcia were both proven guilty of first degree murder and verdicts of life imprisonment without the possibility of parole were handed down in 2016. Prior to this, Shanker C. Patel has had 25 years of freely moving all over the world, and enjoying life including remarrying, and establishing a new life in India.

Discussion: Recently, Mayor John Fasana was contacted by long-time resident and business owner Manoj Patel about a new development in the 1991 murder of his sister. Specifically, in August of 2018, the Los Angeles County District Attorney's Office received notification that inmate Shanker C. Patel had filed a petition for the grant of Executive Clemency and/or reduction in sentence or possible pardon for the murder of wife, Usha Patel. The office of District Attorney Jackie Lacey, Usha's family along with members of the Indian community are in opposition to this petition and request that the City of Duarte support their quest for continued justice for Usha Patel. To ratify this opposition to the petition, staff has prepared the attached Resolution requesting that justice for Usha's continues to prevail and that those responsible for her death remain behind bars.

Based on staff's research into this case, it is not without controversy. It should be noted to the Council that Shanker C. Patel's children, now adults, have openly contested their father's verdict and do not believe that he harmed their mother.

Fiscal Impact: None.

Attachment: Resolution 18-R-37

RESOLUTION NO.**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE,
CALIFORNIA, OPPOSING THE EXECUTIVE CLEMENCY PETITION TO
GOVERNOR EDMUND G. BROWN FOR REDUCTION IN SENTENCE OR POSSIBLE
PARDON OF SHANKER PATEL IN THE 1991 MURDER OF USHA PATEL**

WHEREAS, in accordance with Article V, Section 8, Subdivision (a) of the California Constitution, Penal Code Section 4807, and Government Code Section 12017, the Governor of California has the legal authority to annually pardon, commute, or reprieve the sentences of convicted persons; and

WHEREAS, on November 19, 1991, Usha Patel, the 29-year old mother of three children ages 7 years, 2 years, and 7 months, walked into the garage at her home located at 397 Conestoga Road in San Dimas, was grabbed from behind by Miguel Garcia, her mouth, hands, and feet were duct taped, and Garcia used an ice pick to stab her 24 times resulting in her death. Usha's body was placed in her car's trunk and driven to Lone Hill Middle School Parking Lot with keys left in the ignition; and

WHEREAS, due to advances in DNA technology, Shanker C. Patel was proven guilty of plotting to murder his wife for financial gain, and a verdict of life imprisonment without the possibility of parole was handed down in 2016; and

WHEREAS, Usha Patel, a former resident of the City of Duarte and Duarte High School Valedictorian, received justice after 27 years; and

WHEREAS, in August of 2018, the Los Angeles County District Attorney's Office received notification that inmate Shanker Patel had filed a petition for the grant of Executive Clemency and/or reduction in sentence or possible pardon for the murder of wife, Usha Patel, in 1991; and

WHEREAS, the office of District Attorney Jackie Lacey, Usha's family, along with members of the Indian community, are also in opposition of this petition, and request that the City of Duarte support both the District Attorney's office and Usha's family in strongly opposing this petition; and

WHEREAS, Shanker Patel has had 25 years of freely moving all over the world, and enjoying life including remarrying, and establishing a new life;

NOW, THEREFORE BE IT RESOLVED that the City of Duarte, Los Angeles County, hereby opposes the proposed clemency petition of Shanker Patel, and let the long-awaited justice of over 27 years prevail for Usha and her loved ones.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2018.

Mayor John Fasana

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF DUARTE)

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 18-37 was adopted by the City Council of the City of Duarte at a regular meeting of said Council held on the 11th day of September, 2018, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California



AGENDA MEMO

To: City Council
From: Aida Torres, Crime Prevention Specialist
Subject: California Violence Intervention Program (CalVIP) Grant
Date: September 11, 2018

Recommendation: The Public Safety Department recommends that the City Council execute a resolution accepting the California Violence Intervention Program (CalVIP) Grant funding of \$498,448 from the Board of State and Community Corrections (BSCC) to administer the grant during September 11, 2018, through August 31, 2020.

Background: Following a years of research and deliberation, the Duarte Public Safety office in contract with the Los Angeles County Sheriff's and Probation Departments and the Boys & Girls Club of the Foothills will expand their current violence prevention and intervention services to encompass case management. The program will help implement trauma informed care to reduce violence among youth six to 25 years old.

Discussion: With this new twenty-four month contract, the Duarte Public Safety Department will implement a multi-agency regional violence prevention and intervention approach including, case management, education after-school, recreation and mentoring programs focusing in community and police relations.

City contractors have agreed to expand the scope of their violence prevention and intervention services. The new emphasis will include a case management approach with a focus in trauma informed care by developing a caring trusting relationship with 900 individuals 5-25 years of age at-risk for violence. The deputies, and staff will provide positive after-school programs, refer them to services and resources and help them navigate behavioral healthcare services, family wellness, enhancement and empowerment within diverse neighborhoods in the region.

The Duarte Public Safety Crime Prevention Specialist will be required to manage grant related programs, and submit quarterly financial and program reports. She will also work with partner Azusa Pacific University in program evaluation plans and program execution to satisfy the grant terms showing actual services performed and State visits.

Fiscal Impact: All costs associated are already budgeted for FY 18-19 and FY 19-20 in the amount of \$498,448. It is 100% financially supported by a CAL VIP award and approved by the best practices approach initiative from the Board of State and Community Corrections of California Department Corrections.

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE
ACCEPTING THE CALIFORNIA VIOLENCE INTERVENTION
PROGRAM (CalVIP) FUNDING OF \$498,448 DURING 2018-2020
AND THE BOARD OF STATE AND COMMUNITY CORRECTIONS (BSCC)
RECOMMENDATIONS FOR ADMINISTERING THE GRANT**

WHEREAS, the City of Duarte desires to participate in the California Violence Intervention and Prevention (CalVIP) Grant administered by the Board of State and Community Corrections (hereafter referred to as BSCC) during September 11, 2018, through August 31, 2020; and

WHEREAS, the City of Duarte will contract to work in a collaboration with the community based organizations of the Boys and Girls Club of the Foothills, and contribute the required fifty percent of funding toward the growth of their programs; and

WHEREAS, the City of Duarte will match the approved funding dollar for dollar and will administer the Duarte CalVIP grant;

NOW, THEREFORE, BE IT RESOLVED that:

1. City Manager Darrell George is hereby authorized on behalf of the City of Duarte to sign the Grant Agreement with the BSCC, including any amendments thereof.
2. The City of Duarte agrees to abide by the terms and conditions of the Grant Agreement as set forth by the BSCC.
3. The approved grant funds of \$498,448 received hereunder shall not be used to supplant expenditures controlled by this body.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2018.

Mayor John Fasana

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF DUARTE)

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 18-38 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 11th day of September, 2018, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California



MEMORANDUM

To: City Council

From: Teresa Renteria, Assistant Civil Engineer

Date: September 11, 2018

Subject: Bid Results, Budget Amendment and Award of Contract for Citywide Concrete Repair Program FY 18/19, Project No. 18-9

RECOMMENDED ACTION

Staff recommends that the City Council approve a Budget Amendment to add \$35,000 in Measure R funds to the Citywide Concrete Repair Program FY 18/19; and award the Citywide Concrete Repair Program FY 18/19 contract to I.E. General Engineering at 1440 Beaumont Ave, Suite A2-130, Beaumont, CA 92223.

BACKGROUND

For many years the Engineering Division in collaboration with the Field Services staff have surveyed the sidewalks and curb/gutters citywide to assess the accessibility and risks associated with these areas. In addition to the survey, staff responds to resident reports of hazardous and failing sidewalk conditions.

This annual project consists of citywide removal and replacement of concrete sidewalks, curb and gutters that have been damaged by tree roots or other factors. This practice has improved the accessibility and safety for pedestrians and significantly reduced the number of trip and fall claims in the City of Duarte, thereby becoming an integral part of the City's Risk Management Plan.

On August 2018 there was a report of hazardous sidewalk conditions adjacent to Valley View Elementary School. City staff assessed and determined that there was a need for removal and replacement of sections of sidewalk, and curb and gutter to meet the needs of all sidewalk users. The increase in the project budget from \$64,000 to \$99,500 would allow the additional work to be performed and would add a continues and accessible path of travel fronting Valley View Elementary School.

On September 4, 2018, the City Clerk publicly opened bids for the above project. The results of the bid opening are as follow:

Contractor	Base Bid	Additive Bid	Total Bid
I.E. General Engineering, Inc.	\$60,970.00	\$28,320.00	\$89,290.00
FS Contractors, Inc.	\$67,595.00	\$25,895.00	\$93,490.00
All Cities Engineering, Inc.	\$55,175.00	\$38,556.00	\$93,731.00
Vido Samarzinch, Inc.	\$78,720.00	\$37,569.00	\$116,289.00
GM Sager Construction, Inc.	\$96,665.00	\$40,171.00	\$136,836.00

ANALYSIS

To complete the additive work on Valley View Elementary School, staff is requesting that the City's budget be amended to reflect the increase in Measure R funds from City of Duarte.

I.E. General Engineering, Inc. has completed concrete removal and restoration in the City of Duarte and their license status has been verified by staff.

This project is funded by the Transportation Development Act (TDA) and through a Metro Local Return Program for Measure R which is funded with ½-cent sales tax.

CONCLUSION

Staff recommends that the City Council approve a Budget Amendment to add \$35,000 in Measure R funds to the Citywide Concrete Repair Program FY 18/19, Project No. 18-9; and award the Citywide Concrete Repair Program FY 18/19 contract to I.E. General Engineering at 1440 Beaumont Ave, Suite A2-130, Beaumont, CA 92223.

ID	ADDRESS	LOCATION	CG LF	RR DIMS	4" SIDEWALK SF	6" THK PCC	COLORED SIDEWALK SF	PARKWAY DRAIN
1	1327 HUNTINGTON DR	1ST ONE EAST OF RITE AID MONUMENT SIGN	22	30 X 7.5			225	
2	1060 HUNTINGTON DR X 2 LOCAITONS	2ND ONE EAST OF MOUTAIN VISTA PLAZA	37	31 X 7.5			232.5	
3	2532 HUNTINGTON DR	EAST SIDE OF APPROACH		17 X 7.5			127.5	
4	2600 HUNTINGTON DR		28	16.5 X 7.5			123.75	
5	2610 HUNTINGTON DR			37 X 7.5			277.5	
6	2664 HUNTINGTON DR			26 X 7.5			195	
7	2666 HUNTINGTON DR			26 X 7.5			195	
8	2447 HUNTINGTON DR			23 X 7.5, 9 X 4			208.5	
9	2161 HUNTINGTON DR			56 X 5.5			308	
10	2151 HUNTINGTON DR	RANCHO FLOWER SHOP	29	29 X 7.5		225	217.5	
11	1835 HUNTINGTON DR			13 X 7.5, 8 X 4			129.5	
12	HUNTINGTON DR W/O MT OLIVE	1ST ONE W/O MT OLIVE		16 X 7.5, 30 X 7.5			225	
13	509 BETTYHILL (SWC BETTYHILL/CONATA)		40	15 X 4	60			
14	416 GREENBANK			10 X 4	40			
15	3076 FISHCANYON	TRIP HAZARD		72 X 4	288			
16	3336 FISHCANYON			18 X 4	72			
17	341 MOUNTAINCREST (ACROSS)	AT TREE		9 X 4	36			
18	251 MOUNTAINCREST			24 X 4	96			
19	3224 TANNENCREST			10 X 5	100	50		
20	311 LARKHALL			16 X 4	64			
21	3016 CONATA	HAS AC		24 X 4	96			
22	2966 CONATA	HAS AC		8 X 4	32			
23	304 FIELDVIEW			16 X 4	64			
24	3437 BROOKRIDGE			34 X 4, 19 X 4	212			
25	930-936 JUNIPERO			23 X 5	115			
26	901 JUNIPERO			23 X 5	115			
27	841 JUNIPERO			23 X 5	115			
28	1633 COTTER		35	21 X 11, 14 X 5	301			
29	SWC COTTER AND ROYAL OAKS			30 X 4.5	135			
30	234 MOUNTAIN			24 X 6	144			
31	OPP 839 NEWINGTON			29 X 5	145			
		TOTALS	191		2230	275	2464.75	
ADDITIVE BID ITEM	DEERLANE W/O MELCANYON	VALLEYVIEW ELEMENTARY SCHOOL	37		1243	630		15 X 5, 4' OPENING





MEMORANDUM

TO: MAYOR AND CITY COUNCIL

FROM: CESAR MONSALVE, PARKS AND RECREATION DIRECTOR

SUBJECT: ENCANTO PARK ADA RESTROOM RENOVATIONS

DATE: 9/11/18

Recommendation: The Parks and Recreation Department recommends to the Council to authorize the City Manager to sign a contract agreement to hire Alco Building Solutions to renovate the Encanto Park restrooms to meet Americans with Disabilities Act (ADA) requirements. This recommendation is based on their lowest quoted proposal among three proposals. Alco Building Solutions is a Duarte-based company and is a member of the Duarte Chamber of Commerce and the Department has confidence in their ability to complete the work professionally and within the compressed timeline established.

Background: The City Council approved \$35,000 in funding for this project in the 2018/19 budget. This project was included on the City's capital projects list, but moved up in priority as a result of a lawsuit settlement. As part of this settlement City Council agreed to either close the facility to the public or address the ADA improvements by the end of September 2018. Staff is recommending that the facility be closed to the public and construction begin immediately. Portable ADA compliant restrooms will be provided on site during the entire construction period.

Discussion: Renovations to the restrooms will include but not be limited to new interior paint, door signage, toilets, sinks, toilet paper, soap and paper towel dispensers, and partitions.

Staff reached out and solicited three bids for the project, including labor based on prevailing wages. The following bids were received.

<i>Alco Building Solutions</i>	\$27,386.00
<i>Be Green Builders Inc.</i>	\$26,550.00 (plus City would provide supplies estimated at an additional \$9-\$10,000.00)
<i>Lofti Construction</i>	\$50,995.00

Attachments: Contract Proposals

Alco Building Solutions

1804 Evergreen Street, Duarte, Ca 91010 Lic# 831145

Duarte City Hall
Facility Maintenance
1600 Huntington Drive
Duarte CA 91010

August 3, 2018

Attn: Jeff Risley

Re: Encanto Park – Bathroom Renovations

We are pleased to offer the following for the above-mentioned project. This pricing is based on the job walk and specs provided by the City of Duarte.

Demolition

Remove and dispose of existing plumbing and bathroom fixtures.
Remove (2) concrete pads underneath toilets.
Remove and dispose of existing partitions
Remove and dispose of existing FRP and rubber base board
Grind down concrete at each door by ½” minimum.

\$ 2,600.00

Electrical

Provide and install (2) Vaportite LED strip lights. Connect to existing photocell.
Relocate power to new hand dryer location.

\$ 920.00

Millwork

Provide and install FRP, in white, and rubber base board, in black.

\$ 2,808.00

Flooring

Clean, prepare and seal existing concrete using an anti-slip additive.
Patch (2) areas at toilets

\$ 1,452.00

Painting

Prepare and paint ceiling.

\$ 2,273.00

Specialties

Provide and install (1) urinal and flushing system, (3) toilets and flushing systems, (2) ADA lavatories, (2) sensored faucets, (2) soap dispensers, (2) seat cover dispensers, (2) toilet paper dispensers, (2) sensor hand dryers, (6) ADA approved signage. See Exhibit “A”.
Provide and install floor mounted headrail braced solid plastic toilet compartments for (3) toilet compartment with doors and (1) entrance screen. Partitions to be ADA compliant. See Exhibit “A”.

\$ 17,333.00

Alco Building Solutions

1804 Evergreen Street, Duarte, Ca 91010 Lic# 831145

Total Base Bid

27,386.00

Clarifications

- Pricing is based on work being done during normal day shift 7:00- 3:30.
- Pricing is based on a prevailing wage.
- Pricing is for the above mentioned only.

Exclusions:

- Any and all work not included in the above-mentioned proposal
- Premium fees
- Engineering drawings, city fees,
- Permits, City Fees will be extra
- Any testing

If you have any questions, please call me at (626) 319-5559.

Sincerely,

Allan Cook Approved by; _____ Date; _____
President

Option #1:

- Provide and install (2) ADA compliant exterior metal doors including hardware.
- Painting is not included.

\$ 1,860.00

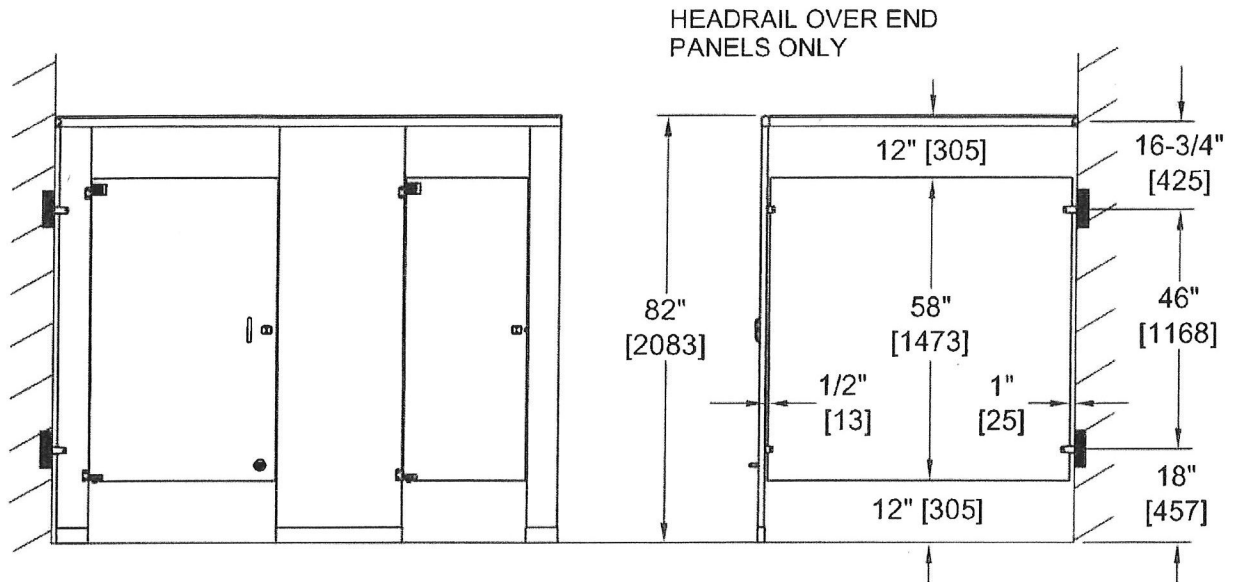
Alco Building Solutions

1804 Evergreen Street, Duarte, Ca 91010 Lic# 831145

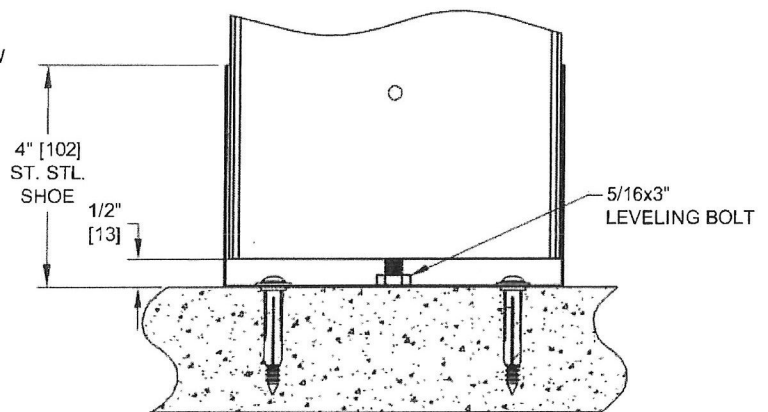
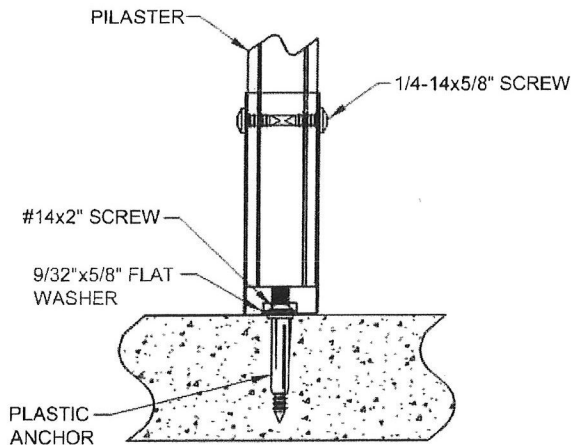
EXHIBIT “A”

Product specification; attached.

NOTE: (1) BLOCKING BY OTHERS AT BRACKET LOCATIONS SHOWN, OR FULL LENGTH FOR CONTINUOUS BRACKETS. BLOCKING IS CRITICAL TO ENSURE A RIGID INSTALLATION. (RECOMMENDED MINIMUM REQUIREMENTS: 2x6 WOOD BLOCKING). (2) THESE ELEVATIONS ARE GENERAL VIEWS MEANT TO SHOW COMPONENT SIZES AND COMPONENT/HARDWARE MOUNTING HEIGHTS.



PROVISIONS MUST BE MADE IN THE CONSTRUCTION OF THE BUILDING, (WALLS, FLOOR & CEILING) TO PROVIDE SUFFICIENT SUPPORT FOR TOILET PARTITIONS, INCLUDING IMPACT OF DOORS AGAINST PILASTERS.

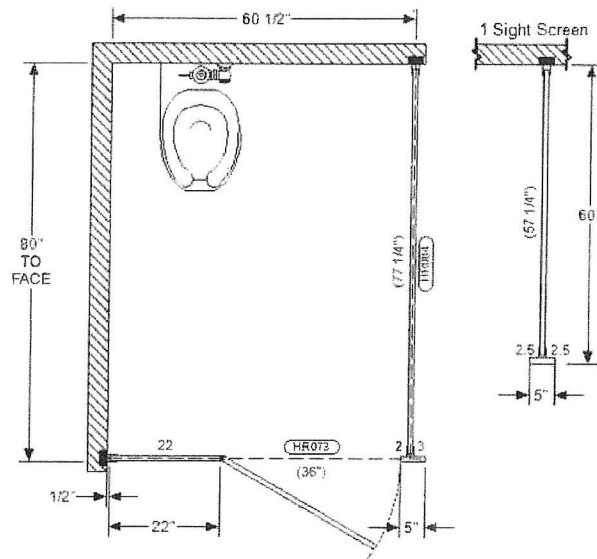


Mills
A subsidiary of **Bradley**

FLOOR MOUNTED OVERHEAD BRACED
ELEVATIONS / DETAILS POWDER COATED & ST. STL.

Quote # 200293

■ = BLOCKING REQUIRED



NOTE: FIELD VERIFY ALL DIMENSIONS PRIOR TO FINAL APPROVAL
 VERIFY STALLS MEET LOCAL ADA CODES AND GUIDELINES.
 LOCATION OF DOOR HINGE/SWING WILL NOT AFFECT YOUR QUOTED PRICE
 LAYOUTS WILL BE UPDATED AT TIME OF ORDER BASED ON FINAL APPROVALS

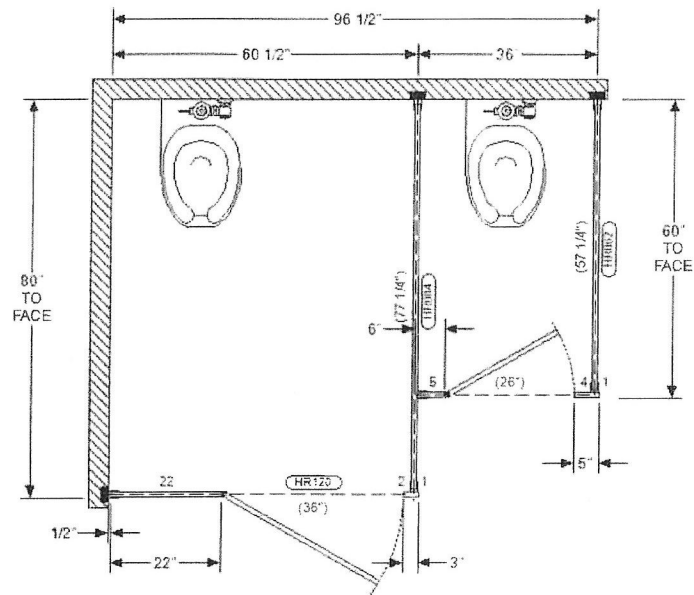
TYPE		F.M.O.B. SENTINEL		MATERIAL		POWDER COATED		JOB NAME:	
1		THIS PLAN	A	RM#		MENS		ENCANTO PARK ALTERNATE	
COLOR NAME: Unknown Color				COLOR		BASE		QUOTE NO.	
LATCH: CHRM CONCEAL'D				BRACKET: CHRM STIRRUP		HINGE: CHRM WRAPARND		200293	
FSTNR: TORX				FSTNR: TORX		FSTNR: TORX		CUST. NAME	
								MASTER BUILDING SPECIALTIES	
								CUST. NO.	
A subsidiary of 								503164	
P.O. Box 309, Menomonie Falls, WI 53061								DATE:	
								7/31/2018	
								DRAWN BY:	
								Lori Hammer	
								SCALE:	
								NTS	
								SHEET	
								3 of 4	

Mills
 A subsidiary of **Hardy**
 P.O. Box 309, Menomonee Falls, WI 53051

DIMENSIONS SHOWN ARE TO FINISH
 WALLS, FLOORS, AND CEILING
 DO NOT SCALE DRAWINGS IF FAXED

Note: All products are manufactured in US dimensions

■ = BLOCKING REQUIRED



NOTE: FIELD VERIFY ALL DIMENSIONS PRIOR TO FINAL APPROVAL VERIFY STALLS MEET LOCAL ADA CODES AND GUIDELINES LOCATION OF DOOR HINGE/SWING WILL NOT AFFECT YOUR QUOTED PRICE LAYOUTS WILL BE UPDATED AT TIME OF ORDER BASED ON FINAL APPROVALS			
TYPE	F.M.O.B. SENTINEL	MATERIAL	POWDER COATED
1	THUS PLAN B	RM#	WOMEN
COLOR NAME	Unknown Color	COLOR	-
LATCH	CHRM CONCEAL'D	BRACKET	CHRM STIRRUP
FSTNR	TORX	FSTNR	TORX
		JDS NAME	
		ENCANTO PARK ALTERNATE	
		QUOTE NO	
		200293	
		CUST. NAME	
		MASTER BUILDING SPECIALTIES	
		CUST. NO.	
		503164	
		DATE	
		7/31/2018	
		DRAWN BY	
		Lori Hammer	
		SCALE	
		NTS	
		SHEET	
		4 of 4	

Note: All products are manufactured in US dimensions



5757 Wilshire Blvd. #448

Los Angeles CA, 90036

License # 1036245

Office: (424) 261- 5053

Date: 8/10/18

Customer Name: City of Duarte – Jeff Risley

Address: 777 Encanto Pkwy

Duarte, CA 91010

Public Restroom Agreement:

Public restroom work as described (Mens and Womens):

- **Demolition:** Demo existing bathroom and haul away of all debris.
- **Cement Floor leveling:** Level flooring in restroom to comply with ADA regulations.
- **Partitions:** Install new 2 stall partitions, to comply with ADA regulations, in each restroom.
- **Rough Plumbing:** prepare plumbing for vanity sink, install waste and over flow, new angle stops for sink and install new shower valves per approved design by owner and contractor.
- **Rough electrical:** supply and install new switch to control lights.
- **Interior paint:** Supply and apply primer-paint on all walls and ceiling using Behr primer-paint.
- **Finish plumbing:** install new faucet, vanity and valves trim finish, urinal and toilets.
- **Finish electrical:** Install switch covers (white), outlet covers (white), light fixtures, and fan finish trim cover. Install 1 new hand dryer fan in each restroom
- **Finish fixtures:** Install all finish fixtures, finish fixtures supplied by customer.

5757 Wilshire Blvd. #448

Los Angeles CA, 90036



5757 Wilshire Blvd. #448
Los Angeles CA, 90036
License # 1036245
Office: (424) 261- 5053

Date: 8/10/18

Owner To Supply:

New Vanity Sink x2
Partition Stalls x2
Paper towel dispenser trash combo x2
Electrical Hand Dryer x2
Soap Dispenser x2
Mens Urinal x1
Toilet x3
Gender Signs x2
Grab Bars x4

Contractor to supply:

- All labor and rough materials to complete the above work according to plans and specifications agreed on in this document.
- Lien releases from all suppliers and sub-contractors at the completion of the project.
- Lockbox with a combination to maintain the keys on site and secured as possible.
- Warranty of one year for labor accompanied with manufacturers warranties. There is no warranty for hair cracks in cement slabs and stucco – it is a given in California!
- Our price doesn't include: Permit or permit fees, Architectural design, title 24 calculation and structural engineer plans.
re-pipe work in the entire house, rewire the electrical system of the entire house, interior doors replacement in the entire house, pre hung front door supply or install, replace of main water line/drain/sewer/gas lines, plumbing and electrical fixtures, new HVAC system or heating system, low voltage work, speakers system, supply or install sky lights or solar tube, supply or install custom shower glass, no reglazing work, shower glass door, glass work of any kind, alarm systems, asbestos/mold removal, upgrade service panel box, under cabinet lights, pendant lights supply or install, structural modification,

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reface cabinets, custom cabinets, refinish cabinets, skim coat, changing existing texture on walls to smooth, complete drywall replacement in the entire bathroom, exterior paint.

Notes:

- Our scope of work will not include any abatement or removal of asbestos or any hazardous material if needed. If found, contractor can't be held for any financial or legal repercussions related to any said materials, or any related work, within the boundaries of the original contract. If requested to arrange a removal/abatement by others – it will adjust the total price accordingly.
- Any additional work or change of order will be in writing with the approval of home owners and contractor. Emails and text messages will be an approved way for communication. Any approved changes of orders will change the price agreed on accordingly.
- Stucco color and texture, drywall color and texture, to match as possible to existing whenever there is a need to match color and texture. No precast or foam molding nor the installation of precast or foam molding is included. No stone veneer/ cultured stones or installation of any veneer stone is included. No prefab columns or installation of prefab columns is included.
- This is a remodeling project, contractor cannot guarantee perfect results.
- No custom modification to finish materials is included in our scope (tile modification, custom cuts, glass or stone special fabrication, etc.).
- For additional requested work that is not covered as part as this proposal, there will be an additional charge.
- Only Contractor has the right to control and manage the sequence of the different phases of the job or the daily activity of the workers.
- The Phases of payments don't reflect the actual cost of each phase, if payment is not made when due, contractor has the right to stop the work until further payment is made.

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- Contractor is not liable and cannot be held liable to any preexisting defects/wear and tear repairs that are not related to the scope of work agreed upon, nor any delays caused by others such as city inspectors.
- Due to the fact that most walls and floors on older homes are not straight, contractor cannot guarantee perfect results! (Tile, drywall, or any other trade that can be affected by walls that is not straight).
- Customer understands that Change orders will change the completion date, also delays in receiving finish materials and fixtures will delay to completion date of this project.
- Change orders will extend the completion date of the initial contract.
- Customer supplied all finish materials for the above job, contractor cannot and will not guarantee delivery time of finish materials, and contractor will install all finished materials furnished by owner.
- All permit fees, city fees, city license fees, obtaining permit fees to be covered and paid by owner.
- Cleaning: contractor will remove from owner's property debris and surplus material created by his operation and leave it in a broom clean condition, we are not a professional cleaning company! Also we cannot guarantee dust penetration to other areas in the house.
- Removal of load bearing walls: Contractor will open the wall and evaluate what can be done, framing work, beams, metal beams or metal posts work are not including in our scope of work.

Total Price for this project: \$26,550

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Office: (424) 261- 5053

Date: 8/10/18

*Phases of payments will be finalized upon agreement of scope of work.

Contractor

Date

City Rep.

Date

5757 Wilshire Blvd. #448
Los Angeles CA, 90036

lofti Construction

833 Meridian St.
Duarte Ca 91010

Proposal**Name / Address**

Jeff Risley
Facility Maint. Supervisor
City of Duarte, Duarte Ca

Job location

Encanto Park
777 Encanto Pkwy
Duarte, Ca 91010

Date

8/10/2018

Contract #

51338

Payment Ref #

ADA Bathrooms

Rep**Project**

Encanto Park Restrooms

Description**Total**

Men's room at play area-grind down concrete at threshold and re float as needed to eliminate Lip that is larger than allowed 1/2 inch.

180.00

Both Men's room next to play area remove door and jamb the is not required height and install new ADA compliant 36x81 door with reframe of header as needed, with self-closing hardware and locking mechanism. (painted to match existing)

1,850.00

Adjust door in ladies's room, add bottom sweep to compensate for the 1/2 to 3/4 inch adjustment

525.00

Install 2 new sinks in men's and women's bathrooms to max height of 34 inches, includes new drain pipe wrap and new ADA compliant faucet.

2,200.00

Remove combo unit for trash and close wall.

900.00

Install new 4 soap dispensers, refinish one hand dryer and relocate 2 hand dryers in order to be correct ADA height for operation.

1,040.00

Install new urinal 17 inches off finish floor includes opening of wall to expose connection on back and extend flush valve as needed will also need to relocate 3 inches to right and relocate urinal shield to required 36 inch.

2,950.00

Install new signage on men's and ladies room door, side of door and inside of door

350.00

Adjust and install new toilet in men's room to be approx. 1 inch lower, includes modification of flush valve to be on right side and relocate in order to provide correct Ada clearance, includes relocation of flange as needed and setting of toilet

3,600.00

3 new toilet paper dispenser to required 7-9 inch in front of toilet and to max Ada height off floor in both men's and women's room

900.00

Replace handicap stall partition with new Ada accessible space in men's restroom. this will be done in addition to relocation of urinal and toilet to accommodate new layout. install hardware included (design and fabrication take approx. 2 weeks) includes all ADA hardware. (color to be determined)

3,950.00

Option - add \$800 for the swirl stainless

Adjust and install new toilet in women's room to includes modification of flush valve to be on right side and relocate in order to provide correct Ada clearance, includes relocation of flange as needed and setting of toilet in order to have proper clearance when stall is replaced

2,700.00

Replace handicap stall partition with new Ada accessible space in ladies room. this will be done in addition to relocation of toilet to accommodate new layout. install hardware included.

3,650.00

(design and fabrication take approx. 2 weeks) Includes all ADA hardware. (color to be determined)

Option - add \$800 for the swirl stainless

Install 3 toilet seat holder covers

600.00

Warranty: One-year warranty on all labor plus manufacture warranty on all purchased fixtures.

LOFTI CONSTRUCTION /s/ Joe Lofti

ACCEPTANCE OF PROPOSAL: I, the undersigned hereby approve the above prices and specifications and agree to accept all work performed under in conformity with such specifications unless otherwise stated in a written modification of this proposal.

Approved By:

Total

lofti Construction

833 Meridian St.
Duarte Ca 91010

Proposal

**Name / Address**

Jeff Risley
Facility Maint. Supervisor
City of Duarte, Duarte Ca

Job location

Encanto Park
777 Encanto Pkwy
Duarte, Ca 91010

Date

8/10/2018

Contract #

51338

Payment Ref #

ADA Bathrooms

Rep**Project**

Encanto Park Restrooms

Description

Repair existing floors, fill and prep for new epoxy coating. Includes 2 coats epoxy (color to be determined)
Remove FRP on both bathroom walls and install new white textured FRP. Includes wall prep installation and dividers.
Option- Upgrade to tile \$ 2000 extra per bathroom.
Paint both bathroom ceiling. includes prep, fill in holes and cracks and 2 coats of paint.
Builders Risk Insurance
Supervision and Management
Profit & Overhead

Total

3,800.00
6,300.00
2,800.00
750.00
3,500.00
8,450.00

Warranty: One-year warranty on all labor plus manufacture warranty on all purchased fixtures.

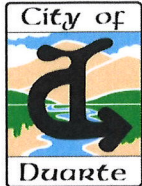
LOFTI CONSTRUCTION /s/ Joe Lofti

ACCEPTANCE OF PROPOSAL: I, the undersigned hereby approve the above prices and specifications and agree to accept all work performed under in conformity with such specifications unless otherwise stated in a written modification of this proposal.

Approved By: _____

\$50,995.00

Total



MEMORANDUM

To: Mayor and City Council

From: Amanda Hamilton, Public Works Manager

Date: September 11, 2018

Subject: Notice of Completion - Citywide Street Sweeping Sign and Installation Project with Associated Budget Amendment

RECOMMENDED ACTION

Staff recommends that the City Council authorize the notice of completion for the Citywide Street Sweeping Sign and Installation Project. It is also recommended that City Council authorize a budget amendment to the General Fund for the funding of the Citywide Street Sweeping Sign and Installation Project.

BACKGROUND

At the May 10, 2016, City Council meeting, the Duarte City Council adopted Resolution 16-08 establishing a pilot parking restriction program for the purposes of facilitating a more comprehensive citywide street sweeping program. After the program was established, signs were posted in Area 2 of the City street sweeping map.

On December 12, 2017, the Duarte City Council approved the first reading of Council Bill 17-O-09, adding Chapter 11.15 to the Duarte Municipal Code "Prohibiting Alternate Side Parking on Designated Streets for the Purposes of Street Sweeping." Staff determined and developed the bid specifications for the installation of street sweeping signs in Area 1, Area 3, and Area 4 of the City street sweeping map.

On February 13, 2018, City Council awarded a contract to PCI for the Citywide Street Sweeping Sign and Installation Project in the amount of \$196,140.00. The Citywide Street Sweeping Sign and Installation Project consists of the installation of 1,162 street sweeping signs for both the residential and commercial areas of the City. Throughout the project, adjustments were made for sign consolidation and additions resulting in added cost. Additional signage was needed in dense areas of the City requiring additional manufacturing of signs and poles.

CONCLUSION

PCI has completed the Citywide Street Sweeping Sign and Installation Project. There was one change order in the amount of \$ 37,274.00 for additional signage, poles and added adjustments. The final construction cost, including one approved change order is \$233,414.00

City Council authorized \$196,140 for Citywide Street Sweeping Sign and Installation Project in February. Staff recommends that City Council authorize an additional General Fund budget amendment of \$37,274.00.

ATTACHMENTS:

- Attachment A - Commercial and Residential Street Sweeping Signs
- Attachment B - Residential Street Sweeping Map
- Attachment C - Commercial Street Sweeping Map

Attachment A

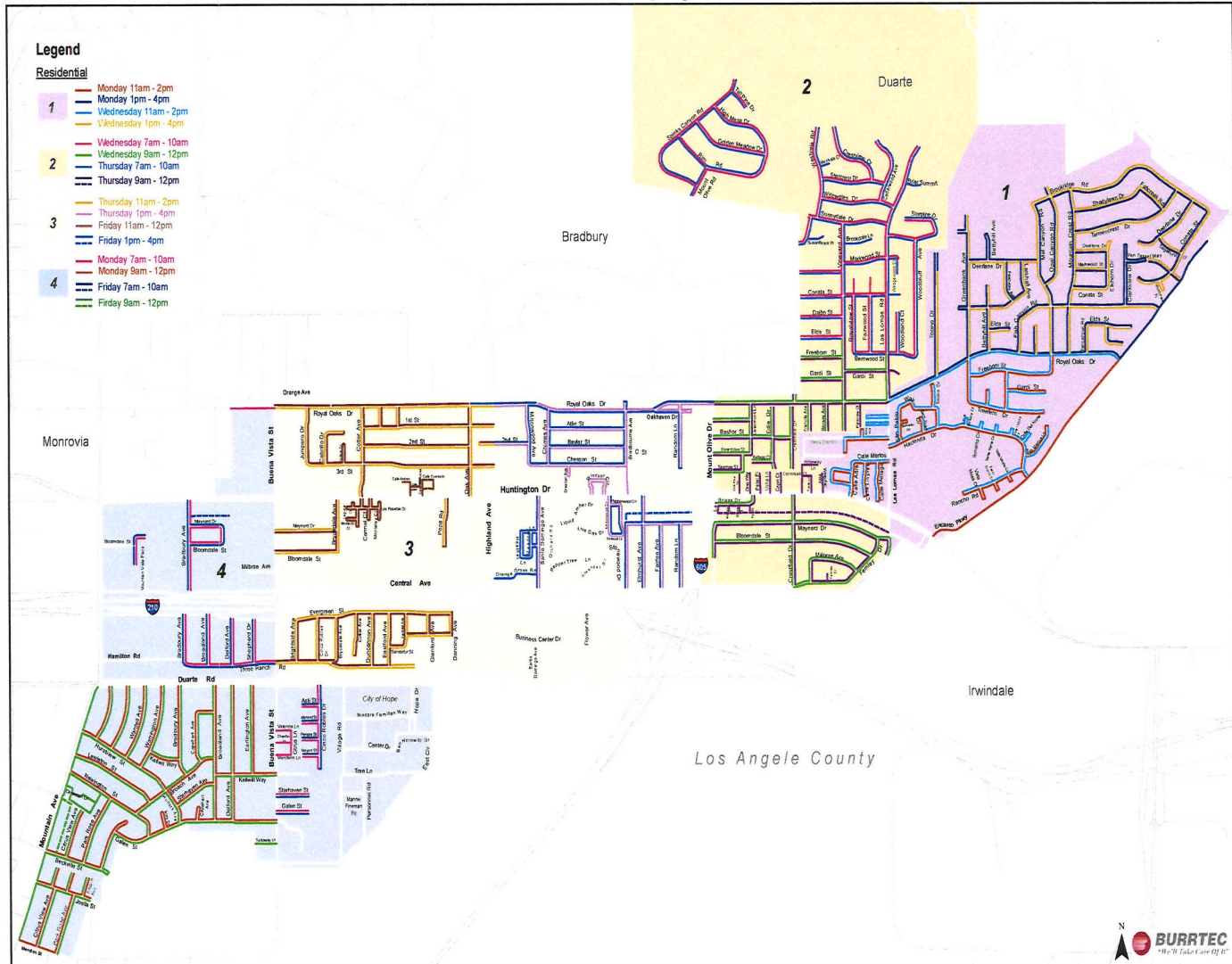
Commercial Zone Signs



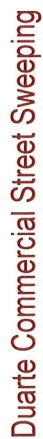
Residential Zone Signs



Duarte Residential Street Sweeping - 2nd and 4th Weeks



Attachment C



September 11, 2018





Proclamation

CHILDHOOD CANCER AWARENESS MONTH

WHEREAS, cancer in children is the leading cause of death by disease among children in the United States between infancy and age 15, and is detected in more than 16,000 young people each year; and

WHEREAS, one in five of our nation's children loses his or her battle with cancer, and many youth will suffer from long-term effects of comprehensive treatment, including secondary cancers; and

WHEREAS, a major part of helping children with cancer is to make their situation known, and to enhance the quality of life for these children and their families; and

WHEREAS, philanthropic organizations, healthcare professionals, social support organizations, researchers, and parent advocacy groups throughout the United States are dedicated to raising awareness about the unique needs of children facing cancer; and

WHEREAS, the American Cancer Fund for Children, Inc., and Kids Cancer Connection are two organizations that are dedicated to helping these children and their families, and provide a variety of vital patient services to children undergoing cancer treatment at a number of participating hospitals, including the City of Hope National Medical Center in Duarte; and

WHEREAS, programs such as the "Courageous Kid Recognition Awards," family sailing events, KCC Supercar Experience, pet-assisted therapy, and hospital celebration ceremonies help children after the trauma of chemotherapy, surgery, or radiation treatments, and recognize their determination and bravery to fight the battle against childhood cancer;

NOW, THEREFORE, BE IT RESOLVED that the City of Duarte hereby proclaims September 2018 as CHILDHOOD CANCER AWARENESS MONTH in the City of Duarte, and encourages all residents to support the organizations and programs that educate and raise awareness about childhood cancer, and to reaffirm our commitment to fighting childhood cancer.

Mayor John Fasana

ATTEST:

City Clerk Marla Akana
Duarte, California

September 11, 2018



From: Kids Cancer Connection, Inc acfkids@earthlink.net 
Subject: Duarte / Childhood Cancer Awareness Month - SEPTEMBER
Date: September 1, 2018 at 12:49 PM
To: akanam@accessduarte.com, fasanaj@accessduarte.com, parast@accessduarte.com, reillyl@accessduarte.com



Dear Mayor Fasana, Mayor Pro Tem Reilly, Council Members and staff,

I hope you are doing well. I am writing to request a proclamation recognizing September as Childhood Cancer Awareness Month in Duarte. Cancer is the leading cause of death by disease among children in our nation today. This tragic disease is detected in nearly 16,000 of our country's young people each and every year. I am truly grateful for Duarte's many years of support.

-County of Los Angeles / 2018 Childhood Cancer Awareness proclamation
www.flickr.com/photos/kidscancerconnection/43763850622/in/album-72157633024938675

-City of Los Angeles / 2018 Childhood Cancer Awareness proclamation
www.flickr.com/photos/kidscancerconnection/41894867361/in/album-72157633024938675

-DUARTE / 2017 Childhood Cancer Awareness proclamation
www.flickr.com/photos/kidscancerconnection/37603296030/in/album-72157633024938675

-DUARTE / 2014 Childhood Cancer Awareness proclamation
www.flickr.com/photos/kidscancerconnection/14891625840/in/album-72157633024938675

-DUARTE / 2006 Childhood Cancer Awareness proclamation
www.flickr.com/photos/kidscancerconnection/14624705452/in/album-72157633024938675

I will continue to coordinate activities including our popular toy distributions and other hospital functions at The City of Hope National Medical Center among other facilities. I've included sample text below for your reference.

(*) May we please receive a .PDF copy to share?

(**) May we also please receive the original in the mail?

Thank you for your time and consideration.

Sincerely,
Steven Firestein, M.A.
Volunteer Director
Kids Cancer Connection, Inc.
IRS 501 (C)(3) # 56-2520924
American Cancer Fund for Children, Inc.
IRS 501 (C)(3) # 13-3780954

MEMORANDUM

TO: Mayor and Councilmembers

FROM: Darrell J. George, City Manager

DATE: September 5, 2018

SUBJECT: Conference Attendance – City Council Meeting of September 11, 2018



Santa Teresita Gala
Saturday, October 20, 2018
819 Buena Vista Street
\$200 per ticket

SANTA TERESITA GALA

819 Buena Vista Street
Duarte, California

SATURDAY
OCTOBER 20, 2018

5:00 p.m.

Holy Mass
St. Joseph Chapel

6:15 p.m.

Silent Auction & Reception
Madonna Hall

7:15 p.m.

Dinner, Live Auction,
& Special Presentation

Route 66 Casual Attire | \$200 ticket

626.408.7810 | www.santa-teresita.org

SNF License #950000125 | RCFE License #198602600



Duarte and Duarte Dispatch

Affiliated with SGV Newspaper Group
605 E. Huntington Dr., Suite 100
Monrovia, CA 91016
626-962-8811 ext. 40891

5007700

CITY OF DUARTE
1600 E. HUNTINGTON DRIVE
DUARTE, CA 91010

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA County of Los Angeles

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of DUARTEAN and DUARTEAN DISPATCH, a newspaper of general circulation printed and published weekly in the City of Duarte, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of July 6, 1948, Case Number POMO C986. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

09/01/2018

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at Monrovia, LA Co. California
On this 4th day of September, 2018.



Signature

(Space below for use of County Clerk Only)

Legal No. **0011166965**

CITY OF DUARTE
1600 Huntington Drive, Duarte, CA 91010 - (626) 357-7931 - FAX
(626) 358-0018

Notice is hereby given that the City Council of the City of Duarte will conduct a public hearing on September 11, 2018 at 7:00 p.m., in the City Hall Council Chambers, 1600 Huntington Drive, Duarte, California, to consider a project that includes the following:

General Plan Amendment (GPA 18-01); Zone Change (ZC 18-01); Tentative Tract Map 82129 (TTM 18-01); Planned Development Permit (PDP 18-01); and Site Plan and Design Review (ARB 18-17): A request from MJW Investments to construct a new 25-unit, owner-occupied, residential townhome development located at 946-962 Huntington Drive. The townhomes will be three stories tall with direct-access two-car garages on the ground floor and two floors of living area above. The townhomes will be attached in clusters of three, six, and seven, and designed with a Spanish Architectural style. The following entitlements will be required for complete project approval: General Plan Amendment (GPA 18-01) to amend the current land use designation from General Commercial to High Density Residential; Zone Change (ZC 18-01) to modify the current zoning designation from C-F Commercial-Freeway to R-4 Multiple Family Residential High Density; Tentative Tract Map 82129 (TTM 18-01) to establish a new residential subdivision; Planned Development Permit (PDP 18-01) to allow customized development standards that provide an efficient use of land and high quality design; and Site Plan and Design Review (ARB 18-17) for the design and site improvements for the proposed townhome development. The project was presented to the Planning Commission on August 20, 2018; the Planning Commission is recommending approval of the project for the City Council's consideration.

In accordance with the California Environmental Quality Act (CEQA) Sections 21000-21177 and pursuant to CEQA Guidelines Section 15063, an Initial Study was required to determine if the proposed project will have a significant environmental impact. An Initial Study was prepared for this project and it was determined that a Mitigated Negative Declaration will be required, which indicates, with the adopted mitigation measures, the proposed project will not have any significant environmental impacts. When implemented, the mitigation measures are expected to reduce any potential significant impacts to a level of less than significant, as required by CEQA.

Any interested party may appear in person or by agent and be heard. If you challenge this matter in court, you may be limited to raising only the issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the Public Hearing. Written correspondence may be sent to Duarte City Hall, Community Development Department, at 1600 Huntington Drive, Duarte, CA 91010. For further information regarding this application, please contact David F. Eoff IV, Associate Planner in the Community Development Department, Monday through Thursday at (626) 357-7931, ext. 239, between the hours of 7:30 a.m. and 6:00 p.m.

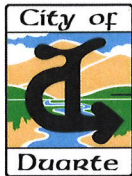
Marla Akana, City Clerk

MAIL/POST: August 30, 2018
Duarte City Hall, Duarte Library, Duarte Office of
Public Safety

PUBLISH: September 1, 2018
"The Duartean"

Dated: August 23, 2018
Publish: Duartean, Saturday, September 1, 2018

AD#116965



CITY COUNCIL STAFF REPORT

Date: September 11, 2018

Project: General Plan Amendment GPA 18-01; Zone Change ZC 18-01; Tentative Tract Map 82129 TTM 18-01; Planned Development Permit PDP 18-01; Site Plan and Design Review ARB 18-17; Mitigated Negative Declaration: for a 25-Unit, Owner-Occupied, Residential Townhome Development.

Location: 946, 952, 956, and 962 Huntington Drive

Applicant: MJW Investments, Inc.

SUMMARY

The project site is comprised of four parcels – 946, 952, 956, and 962 Huntington Drive. Three of the four parcels are owned by the Dissolved Redevelopment Agency of the City of Duarte (946, 952, 962) and vacant; the remaining parcel (956) is owned by the developer and includes two structures. MJW Investments, LLC is proposing to develop a new multi-family residential project. The existing structures will be demolished and cleared for the construction of 25 new townhomes with common access drive aisles, common area open space, and private open space yards.

For complete project approval, the City Council will need to approve the following: General Plan Amendment, Zone Change, Tentative Tract Map, Planned Development Permit, Site Plan and Design Review, and a Mitigated Negative Declaration. Staff is recommending the City Council adopt Resolutions 18-R-32 through 18-R-36, and Ordinance 18-O-07.

BACKGROUND

The project site is roughly 54,014 square feet (1.24 acres) and comprised of four parcels – 946, 952, 956, and 962 Huntington Drive. The parcels form a rectangular shape. However, due to the way they are subdivided, only 952, 956, and 962 have direct access from Huntington Drive. The parcel at 946 abuts the south property line of 952 with no access to a public street.

The Redevelopment Agency acquired the parcels at 946, 952, and 962 in 2007 and 2008. The parcels were vacant at the time of acquisition and have remained vacant to date. The Long Range Property Management Plan, that addresses how former Agency owned properties will be disposed of, calls for these parcels to be assembled with the privately-owned piece.

In April, the City Council approved a Purchase and Sale Agreement (PSA) between the City of Duarte and MJW Investments, LLC to allow the sale of the three City-owned pieces to MJW Investments. Since that time, MJW Investments has acquired the private property at 956 Huntington Drive.

MJW Investments is proposing to develop the site with a 25 unit multi-family residential project. The four parcels are currently zoned C-F Commercial Freeway and contain a General Plan land use designation of General Commercial. Consideration of a multi-family residential development at this site will require a General Plan Amendment, Zone Change, and Tentative Tract Map. Additionally, the project design and site improvements will require a Planned Development Permit and Site Plan and Design Review approval.

On July 9, 2018, the Site Plan and Design Review (ARB 18-17) and Planned Development Permit (PDP 18-01) applications were reviewed by the Architectural Review Board (ARB) and provided a recommendation of approval for the Planning Commission's consideration. On August 20, 2018, the Planning Commission considered the ARB's recommendation and reviewed the remaining entitlements necessary for the entire project and recommended approval to the City Council for consideration.

A public hearing notice for the City Council meeting was mailed to all property owners within a 600-foot radius of the project site on August 30, 2018. A total of 140 notices were mailed.

PROJECT DESCRIPTION

The applicant is proposing to clear the project site and construct 25 attached owner-occupied townhomes. The townhomes will be three stories tall (36-foot overall height) with a direct-access two-car garage and master bedroom on the ground floor, and two floors of living area above. The townhomes will be attached in clusters of three, six and seven structures. A total of six buildings will be constructed at the site – four 3-plex (12 units total), one 6-plex, and one 7-plex for a total of 25 units. The proposed townhomes will include two plan types that will be distributed throughout the six structures. Plan 1 will include three bedrooms and three bathrooms in roughly 1,775 square feet of living area. Plan 2 will include four bedrooms and three and a half bathrooms in roughly 1,852 square feet of living area. Each unit will also include private yard space enclosed by a low wall ranging from 42" to 48" tall.

The property will be accessible from Huntington Drive by a main drive aisle down the center of the property. The two-way drive aisle will be 26 feet wide and will provide access to the residential garages and guest and overflow parking. Pedestrian walkways extending from Huntington Drive will be constructed throughout the property to provide access to the townhome entries and the common open space areas. Several common open space areas will be located throughout the property for the residents. The main open space area will be centrally located and include a combination of landscape and hardscape areas, and other amenities to encourage social interaction. The other smaller common areas will include open space and seating options.

The project site contains a General Plan land use designation of General Commercial and a zoning designation of C-F Commercial Freeway. To facilitate the proposed residential project, a General Plan Amendment to High Density Residential and a Zone Change to R-4 Multiple Family Residential are required. The project will also require the City to undertake the preparation of an Initial Study to determine if the project will have a significant environmental impact. The Initial Study analyzes potential environmental impacts associated with the project, such as Traffic, Noise, Aesthetics, among others.

For instance, to analyze the potential traffic impacts for this project a trip generation analysis was conducted. The analysis identified the potential uses under the existing zoning (C-F) and used calculated volumes for medical office, general office, and general retail developments. The same exercise was performed for the maximum allowable development under the multi-family residential zone (R-4), which, in this case would be 36 residential units. The results indicated 592 daily trips as the worst-case scenario for a commercial development and 264 trips for a maximum multi-family residential development. In comparison, the trips from the maximum 36 residential units is significantly less than the trips generated from a commercial development (-328).

If the City finds that there is no evidence that the project will have a significant impact on the environment, as proposed or as modified with mitigation measures, then the City must prepare a Negative Declaration or a Mitigated Negative Declaration. The results of the Initial Study indicated the project would not have any significant environmental impacts with adopted mitigations. As such, a Mitigated Negative Declaration has been prepared as part of this project and must be certified by the City Council for complete project approval.

ANALYSIS

To allow the consideration and processing of the proposed residential project, the following entitlements are required.

- General Plan Amendment (GPA 18-01). The GPA is necessary to amend the current land use designation of General Commercial to High Density Residential.
- Zone Change (ZC 18-01). The ZC is necessary to change the current zoning designation of Commercial Freeway to R-4 Multiple Family Residential High Density.
- Tentative Tract Map No. 82129 (TTM 18-01). The TTM is necessary to establish a new residential subdivision.
- Planned Development Permit (PDP 18-01). The PDP will allow customized development standards that will provide an optimal and efficient use of the land. These customized standards often yield a better project and include a variety of enhancements that help the project achieve a higher level of excellence in design.
- Site Plan and Design Review (ARB 18-17). The SPDR addresses the architectural design and compatibility of the project, and the improvements to the property. The overall style and aesthetics of the residential structures, and other site improvements are analyzed to ensure the project meets the vision of the City and the guidelines of the Duarte Development Code.
- Environmental Review - Mitigated Negative Declaration (MND). An environmental review, in compliance with the California Environmental Quality Act, is necessary to analyze and address any environmental impacts that may occur as a result of the GPA and ZC. This involves performing an Initial Study to identify potential direct, indirect, and cumulative environmental effects of the project, and develop a means to address them.

These entitlements have been processed concurrently and are further analyzed below. Collectively, all the entitlements must receive final approval from City Council.

General Plan Amendment

The proposed General Plan amendment would change the designation of the project site (all four parcels) from General Commercial (GC) to High Density Residential (HDR). The HDR designation allows a higher density that is suitable for multi-family residential developments. These higher density developments typically include attached-unit projects such as apartments, townhomes, or condominiums. HDR is the highest residential density allowed in the City with a maximum of 28 dwelling units per acre. However, on average most developments tend to produce a density ranging between 17 to 23 dwelling units per acre. This usually depends on the size of the unit or other factors such as project amenities or development standards that may limit the total number of units provided.

The HDR land use designation is consistent with the current designation of the neighboring properties to the west. The HDR designation is also consistent with the R-4 zone that is being processed through the Zone Change application as part of the overall project. Approval of the General Plan Amendment to the HDR designation will support the proposed residential development and allow the project to move forward. The HDR designation will safeguard the character and compatibility of the surrounding areas, and remain consistent with the land use goals and policies of the General Plan. The goals and policies of the General Plan will continue to be met with by providing a range and mix of housing in proximity to complementary uses such as the retail and service commercial shopping center to the east.

Zone Change

The proposed Zone Change would modify the current zoning designation of the project site (all four parcels) from C-F Commercial-Freeway to R-4 Multiple Family Residential High Density. The zone change has a direct correlation with the proposed General Plan Amendment. As with the HDR land use designation, the R-4 zoning also allows the highest residential density in the City with a maximum of 28 dwelling units per acre. With this direct correlation, it is necessary to process the Zone Change along with the General Plan Amendment to ensure they remain consistent.

Another factor associated with the Zone Change is the compatibility with surrounding uses. This includes not only the zoning designation but also the uses allowed by the zone. Using the R-4 standards, the proposed residential development will include the construction of 25 townhomes. This produces a project density of roughly 21 dwelling units per acre, which is less than the R-4 maximum of 28. The zone and the proposed development is compatible with the residential and commercial uses surrounding the site. The property adjacent to the west contains the same R-4 zoning designation and is developed with a multi-family residential condominium project. The property to the north is zoned commercial within the City of Monrovia. The property to the east is zoned C-F and is developed with the Mountain Vista Plaza, one of the City's larger commercial shopping centers.

The properties to the south are also zoned C-F, however these properties are developed with existing single-family homes. In 2010, the City completed a comprehensive update to the Duarte Development Code, which involved rezoning several properties. During this update the

City created the C-F zone for properties established along the 210-freeway. This designation covered a variety of properties, including the residential areas immediately west of the Mountain Vista Shopping Center, which are also directly south of the proposed project site. These properties were rezoned under the C-F designation because of their potential as a future commercial development. However, their use as a single-family home can remain (as a legal nonconforming use) until a development opportunity presents itself. Prior to the zone change, these properties were regulated by the R-1 zone, which provides for a lower density designed for detached single-family homes.

Like the General Plan Amendment, approval of the R-4 designation will also support the proposed residential development and allow the project to move forward. The R-4 zone is established to accommodate higher-density, multi-story residential developments, with a focus on providing an intensity and function at locations within easy walking distance to transit, recreation and community facilities, and commercial services. This zoning classification and others, provide the development standards that help define each zone and shape the character of the development they serve. Requirements, such as density, setbacks, parking, open space and landscape, among others, help ensure new and existing developments are compatible with other nearby developments. The proposed 25-unit townhome project is consistent with the surrounding uses. The project will improve an underutilized site with additional housing opportunities and improve the mix of development along the west end of Huntington Drive. Additionally, the adjacent shopping center provides a variety of commercial, retail and service needs near the residential development.

Tentative Tract Map 82129

The Tentative Tract Map (TTM) proposes to merge and subdivide the four existing parcels, for condominium purposes, to establish a new subdivision for the residential development. It is designed to meet the requirements of the Fire Department, Sanitation District, among other utility companies and agencies. The primary drive aisle meets the City requirements for circulation and the Fire Department's requirements for emergency access. As part of the TTM approval, the applicant will be required to construct a new driveway approach at Huntington Drive and replace the sidewalk, curb, gutter, and plant new street trees on Huntington Drive along the frontage of the project site.

The property will be separated by common area ownership and private ownership. Everything outside of the boundaries of the unit and adjoining private yard is considered common area and will be owned and maintained by a Homeowners Association (HOA). These areas include the common open space and landscape areas, the drive aisles and surface parking areas, the pedestrian walkways, among others. The private ownership will include the residential unit and the adjoining private yard, however, the maintenance of the private yard will be the responsibility of the HOA. Placing the maintenance under the HOA will ensure the yards are adequately maintained.

The TTM will require the establishment of Covenants, Conditions and Restrictions (CC&Rs). The CC&R's will describe the rules and limitations of the development for the residents. These rules will include private yard use and storage, parking requirements, common area use, and resident trash requirements, among others. The private yard areas will include limitations on

improvements, outdoor furniture, use and activities, and a prohibition of outdoor storage. Four of the units have private yards that face Huntington Drive, making this requirement an essential piece to maintaining the visual appeal along the street. Parking requirements will be included to ensure resident garages are maintained free of storage and clutter and are regularly used for vehicle parking. The surface parking areas are available for guests and overflow only and not intended to be used primarily by the residents. The applicant will be required to provide a parking management plan to the City for approval, which will also be incorporated into the CC&R's. The management plan is intended to regulate the amount of resident vehicles to help minimize the amount of on street or spillover parking.

The purpose of the CC&R's is to protect and preserve the property. The CC&R's will be recorded to the property and will be managed and enforced by the HOA. This will ensure the property is well managed at all times and does not become detrimental to the surrounding community. The TTM is critical component to the overall project by facilitating the private property ownership, the HOA maintenance responsibilities, and the CC&R's. The TTM will also ensure the necessary off-site improvements are completed and adequate for the development.

Planned Development Permit Process

The Planned Development Permit (PDP) allows customized development standards for projects where flexibility in such standards can produce an efficient use of land, excellence of design, and provide for enhanced amenities. The proposed project includes a request for flexibility with the front and rear setbacks, and the required open space. Through the Zone Change request, the project will be required to comply with the R-4 development standards. As proposed, the project meets all the required development standards except for the required 30-foot front setback, the required 35-foot rear setback, and the requirements for private open space. Table-1 below provides a comparison of the R-4 Standards and the proposed project compliance.

Table-1

Development Regulation for R-4	Standard	Proposed Project	Complies with Development Regulation
Front Setback	30 feet	20 feet, 24 feet	No
Side Setback (Interior)	5 feet	5 feet	Yes
Rear Setback Abutting R-1 zone ¹	25 feet plus 5 feet for each story above 1	25 feet	No
Height (Maximum)	50 feet or 4 stories, whichever is less	3 stories, maximum of 40 feet	Yes
Density (Maximum)	1 unit per 1,556 square feet of site area (34)	25	Yes
Density (Maximum)	28 dwellings unit per net acre (34)	20.2	Yes
Lot Area (Minimum)	10,000 square feet	51,014 square feet	Yes
Lot Depth (Minimum)	120 feet	345 feet	Yes
Lot Coverage (Maximum)	60%	36.30%	Yes

Minimum Floor Area of Dwelling Unit (# Bedrooms) – Square Feet			
3 Bedrooms	800 square feet	1,775 square feet	Yes
More than 3 Bedrooms	1,000 square feet + 175 square feet per additional bedroom	1,852 square feet	Yes
Common Open Space	200 square feet per unit	6,520 square feet	Yes
Private Open Space	200 square feet per unit; Minimum dimension of 10-feet	5,480 square feet	No
Parking	2.0 spaces per unit	50	Yes
	0.25 guest spaces per unit	6	Yes
	0.25 overflow spaces per unit	6	Yes
Notes: 1. Duarte Development Code Section 19.10.040.B - For structures with more than one story in the R-3 and R-4 zones, the rear setback shall be increased by five feet for each story or fractional story above the first story.			

The applicant is requesting a reduction in the front setback to 20 feet and 24 feet, a reduction in the rear setback to 25 feet, and approval of an Open Space plan in lieu of providing the minimum amount of private open space for each unit. The proposed front setback along Huntington Drive is generally consistent with the adjacent properties, creating a cohesive fit and subtle variation. The proposed rear setback is larger than the adjacent properties and provides a substantial buffer from the residential properties to the south, despite not meeting the minimum requirement.

The Open Space plan is necessary to address the amount of private open space being provided. A minimum of 200 square feet of common open space and private open space is required for each unit. With 25 units proposed, a minimum of 5,000 square feet open space is required for the common and private open space. A total of 6,520 square feet of common open space is provided, which is 30 percent larger than the minimum required. A total of 5,480 square feet of private open space is provided, however, unit 6 and unit 7 only contain 106 square feet of private open space. The total private open space exceeds the minimum because some units, due to their location/orientation, have larger private yards. However, the R-4 zone requires a minimum of 200 square feet for each unit.

Unit 6 and Unit 7 front directly onto the primary common open space area, which is roughly 3,820 square feet and improved with a combination of hardscape and landscape, seating options, barbecue equipment and a large pergola. This is a result of the deviation in the setbacks. These deviations allow a better use of the land and a substantial increase in the centrally located common open space. With this increase it was envisioned the property owners adjacent to the common area, including Unit 6 and Unit 7, would have the benefit of direct access to the common area and an enhanced living experience. The open space plan will also provide three additional common areas throughout the project, each roughly 900 square feet in size and suitable for a more relaxing experience.

In response to the PDP request, the applicant is required to provide project amenities or enhancements that extend above and beyond the standard criteria of the site plan and design review process. The project will include the following enhancements, among others, for further improvement:

- Enhanced decorative pavement at the project entry, private drive aisles, and guest parking
- Enhanced colored concrete pavement for all pedestrian walkways
- Decorative accent tiles and/or tile addresses at all residence entries
- Enhanced exterior finish with 30/30 (semi-smooth) stucco on all buildings
- A minimum of 3" recessed depth to all windows

Staff recommends the request for the deviations through the PDP be approved. The PDP will help gain an optimal use out of the property by providing an appropriate density with a proportionate amount of open space. The proposed design provides a mix of private and shared open space in a way that is more efficient than it would be meeting a strict interpretation of the Code. The proposed project design will also produce a high quality project that includes enhanced architectural amenities and site upgrades not common to many projects within the City.

Site Design and Architectural Style

The project is well-designed and incorporates a variety of details that create a visual appeal along Huntington Drive. The project is designed using Spanish architectural style and each structure includes a variety of architectural features that emphasize that style. A color and material palette that includes 30/30 semi-smooth light/white stucco applied throughout the exterior and will include complementary browns and tans as accents colors. All windows will include a recessed depth ranging from a minimum of 3 inches up to 14 inches throughout each structure, depending on the window type, style, and location. Additional features such as bay windows, decorative garage doors, trellises and awnings, scalloped sills, cornice eaves, gable-end details, faux window shutters, wrought-iron details, among others, also help emphasize and complement the Spanish architectural style.

The buildings are divided into a 3-plex, 6-plex, and 7-plex design. Attached style buildings tend to have higher potential for increased massing and unarticulated building planes. The project has taken this into consideration by including various pop-out features, arched covered entries, and brow roof extensions that help break up the building plane. This creates good horizontal movement and is most notable in the larger/longer 6-plex and 7-plex building. The vertical massing is controlled with a low-profile gable roof using a 3.5:12 and 4:12 pitch. The roof is also finished with concrete Spanish tile to complement the architectural style.

The size and placement of the structures also help facilitate sufficient circulation throughout the property. The main drive aisle will be constructed down the center of the property to provide adequate access to all garages, surface parking areas, and the common open space areas. The main drive aisle will also provide adequate access to the 12 guest and overflow parking spaces. There will be nine stalls centrally-located near the common area while the remaining three will be provided near the rear of the property. The drive aisle is designed for emergency vehicle access with the proper width and required turn-round area. The drive aisle will also be part of the PDP and include enhanced paving at the back of the approach, in the secondary drive aisles, and in the surface parking areas.

Each unit includes a two-car garage that is accessible from the rear of the townhome. The 6-plex and 7-plex will be located to the west side of the drive aisle. The rear of these structures will be adjacent to the drive aisle, allowing direct access to the garages. The 3-plex structures will be located to the east of the drive aisle, with a north/south orientation. A secondary driveway

extending off the main drive aisle will provide access to the 3-plex residential garages. Typically, with residential developments there are concerns with the design and visibility of the garage doors. The orientation and location of the structures helps minimize the visibility of the garage doors. However, despite the minimized visibility, each door will still contain a decorative design and finished in a complementary color.

The project also includes a variety of landscape and open space improvements, new fences and walls, among others. An extensive landscape palette will be incorporated throughout the property. The palette will include a variety of drought tolerant shrubs, ground cover, a variety of tree species, and vines along the perimeter walls. The landscape and hardscape plan will require separate review and approval to ensure compliance with the landscape guidelines of the Duarte Development Code. The landscape plan will also address the open space requirements as part of the PDP.

New 6-foot high split-face block wall will be constructed along the east, west, and south property line. Due to a grade difference, the south property line wall will require a small retaining portion between the project site and the adjacent property to the south. Roughly 18 inches will be retaining and 6 feet will be exposed above grade, creating an overall height of 7 feet 6 inches measured from the adjacent property side. The fences along the property lines are dilapidated and in need of repair. Constructing these new walls will provide an added security and an aesthetic improvement to the subject property and adjacent properties. New fences and/or walls will also be constructed to create private yard areas for the townhome residents. Each yard will be enclosed using a CMU stucco finished wall or a vinyl fence. The wall or fence will range in height from 42 to 48-inches tall and include a complimentary patio gate using wrought-iron or vinyl. The walls will provide the separation for the private open space. The varying height of the walls and gates will create architectural interest along the front of each structure and provide a complementary accent to the overall design.

California Environmental Quality Act (CEQA)

An Initial Study and Mitigated Negative Declaration (MND) have been prepared pursuant to CEQA to analyze the possible environmental impacts from the project. Several technical reports and studies were completed prior to the completion of the Initial Study, including an air quality analysis, greenhouse gas analysis, cultural resource assessment, geotechnical evaluation, hydrology report, environmental assessments, noise studies, and traffic analysis. The environmental factors identified by the Initial Study that would be potentially affected by this project include: Cultural and Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Public Services, and Utilities. The result of the Initial Study indicated the project would not have any significant environmental impacts with adopted mitigations. The Initial Study recommends the adoption of mitigation measures to reduce these potential impacts to a level of less than significant. These mitigations are then implemented as part of the project and monitored through a mitigation monitoring and reporting program as required by the MND. The mitigation measures are provided in the Mitigated Negative Declaration (MND).

A 21-day public review period for the Initial Study/Mitigated Negative Declaration was held from July 31, 2018 to August 20, 2018. Two comment letters were received, one from the Sanitation District of Los Angeles County and one from the Los Angeles County Fire Department. The Sanitation District provided updated information to be included in the Initial Study/MND. These

modifications do not change the conclusions in the Initial Study/MND. The comments received from the Los Angeles County Fire Department will be considered for conditions of approval for the proposed project. The comment letters have been included as part of the Initial Study/Mitigated Negative Declaration

RECOMMENDATION

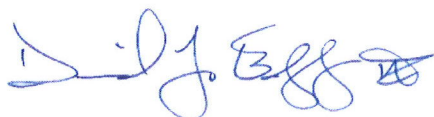
The proposed project provides for the redevelopment of a long-standing vacant property with dilapidated structures into a high-quality residential development along Huntington Drive. With the General Plan Amendment and Zone Change, the project will be consistent with the goals and policies of the Duarte General Plan and the overall intent of the R-4 zone. Collectively the project site is suitable for the proposal. The project meets the standards of the R-4 zone except for the front and rear setbacks and the private open space. The PDP analyzes these deviations and helps create an optimal use for the property with enhanced design elements. The dwelling unit density is 21 units per acre which is less than the allowed maximum density, and allows for improved circulation, parking, and open space. The high density residential land use designation is consistent with the neighboring property to the west and provides a smooth transition to the commercial shopping center to the east. Overall, this project provides an improvement to the quality of life to the City and surrounding community. The architectural design of the project provides an enhanced visual appeal along Huntington Drive and keeps the scale and massing in proportion to the property and surrounding developments.

Conditions of approval have been proposed for the Tract Map and Site Plan and Design Review approvals. Adherence to these conditions, in addition to implementing the required mitigation measures included in the MND, will reduce impacts to the surrounding neighborhood and environment.

Staff recommends that the City Council review and approve the following project entitlements in the order they are listed below:

1. Resolution 18-R-32 - Certifying the Project's Mitigated Negative Declaration (MND)
2. Resolution 18-R-33 - General Plan Amendment 18-01;
3. Ordinance 18-O-07 - Zone Change 18-01;
4. Resolution 18-R-34 - Tentative Tract Map 82129;
5. Resolution 18-R-35 - Planned Development Permit 18-01; and
6. Resolution 18-R-36 - Site Plan and Design Review 18-17

Respectfully Submitted,



David F. Eoff IV
Associate Planner

ATTACHMENTS

Exhibit A	Project Plans
Exhibit B	General Property Information
Exhibit C	Resolution 18-R-32 - Mitigated Negative Declaration (MND)
Exhibit D	Resolution 18-R-33 - General Plan Amendment 18-01
Exhibit E	Ordinance 18-O-07 - Zone Change 18-01;
Exhibit F	Resolution 18-R-34 - Tentative Tract Map 82129
Exhibit G	Resolution 18-R-35 - Planned Development Permit 18-01
Exhibit H	Resolution 18-R-36 - Site Plan and Design Review 18-17



HUNTINGTON & MOUNTAIN

DUARTE, CALIFORNIA

SHEET INDEX:

A0.0 - TITLE SHEET
A1.0 - ARCHITECTURAL SITE PLAN

A2.0 - 3-PLEX ELEVATIONS
A2.1 - 3-PLEX FRONT PERSPECTIVE
A2.2 - 3-PLEX REAR PERSPECTIVE
A2.3 - 3-PLEX FLOOR & ROOF PLAN

A3.0 - 6-PLEX ELEVATIONS
A3.1 - 6-PLEX FRONT PERSPECTIVE
A3.2 - 6-PLEX REAR PERSPECTIVE
A3.3 - 6-PLEX FLOOR & ROOF PLAN

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CIVIL

C1 VESTING TENTATIVE TRACT MAP
C2 CONCEPTUAL GRADING AND UTILITY PLAN

LANDSCAPE

L1 CONCEPTUAL LANDSCAPE PLAN
L2 CONCEPTUAL OPEN SPACE ENLARGEMENT
L3 CONCEPTUAL ELEVATION ENLARGEMENT
L4 CONCEPTUAL WALL & FENCE PLAN
L5 CONCEPTUAL PLANTING PLAN
L6 CONCEPTUAL TRASH CIRCULATION EXHIBIT

BUILDER/DEVELOPER:

MJW INVESTMENTS, LLC
1278 GLENNEYRE ST.
SUITE 439
LAGUNA BEACH, CA 92651

ARCHITECT:

KTGY GROUP, INC
17911 VON KARMAN AVE
SUITE 200
IRVINE, CA 92614

CIVIL:

MFKESSLER
..

LANDSCAPE:

STUDIO PAD, INC
23282 HILL CREEK DRIVE
SUITE 200
LAGUNA HILLS, CA 92653



Architecture + Planning
17911 Von Karmann Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

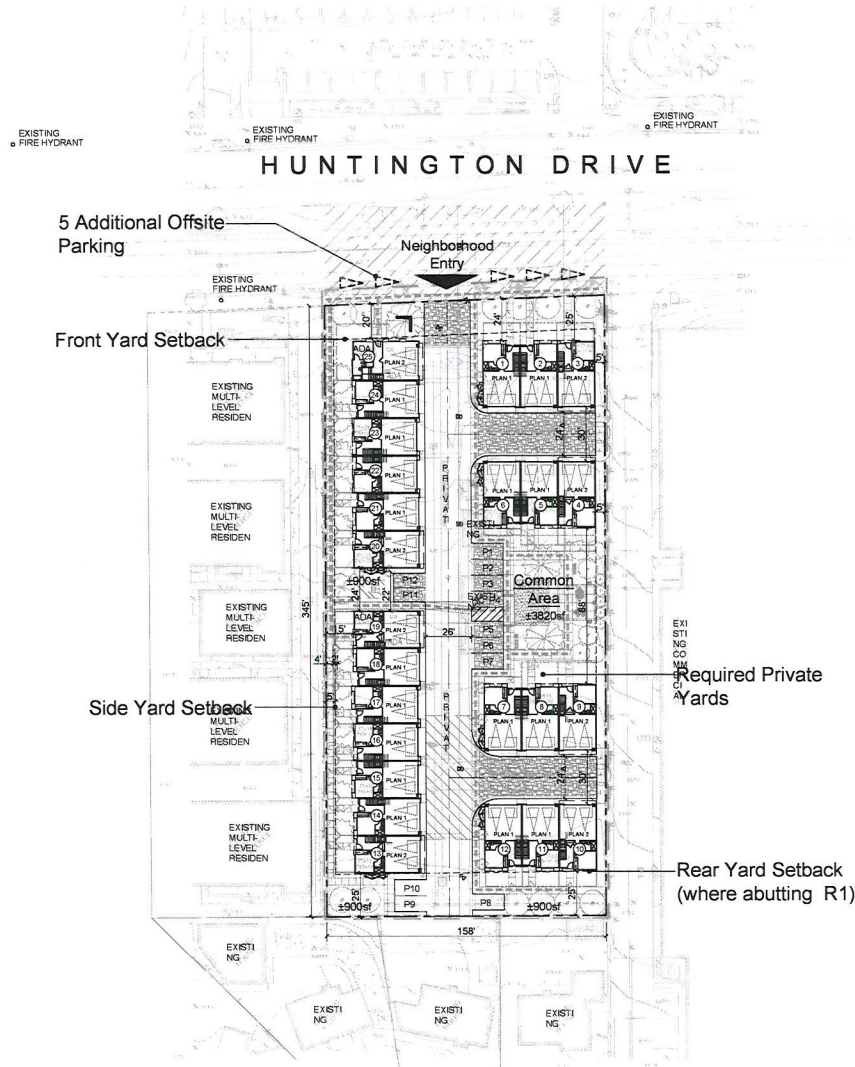


MJW INVESTMENTS, LLC
1278 Glenneyre St. Ste 439
Laguna Beach, CA 92651
626.710.6377

OLIVA - DUARTE 25
DUARTE, CA #2017-1186

Plot Date: July 24, 2018

TITLE SHEET



SITE SUMMARY		
Total S.F.	54,014 SF	1.24 AC
Zoning	Proposed: R3	Current: Commercial
Dwelling Units	25	
Max. Density	21 du/ac	
Construction type	V-B	
Max. Building Height	40' or 3 stories	
Proposed		

Townhomes Plan Summary				
	#	GFA	Beds	Total S.F.
P1	17	1,772	3	30,124
P2	8	1,857	4	14,856
Total	25			44,980

Parking Summary				
Required	Total Units	Parking/Unit	Guest	Spaces Req.
P1 3-beds	17	2.0	0.25	38.25
P2 4-beds	8	2.0	0.25	18
Total Required Parking				56
Parking Provided				Spaces Provided
Garage Spaces				50
Open Spaces (Guest)				12
Total Provided Parking				62
				2.48 Unit

Open Space Provided:			
Building Coverage	19606 SF	36.3%	50% Max.
Pavement Coverage	14515 SF	26.9%	
Total Open Space provided	12000 SF	22.2%	
Common Open Space	6520		
Private Open Space*	5480		

TOTAL SF PER BUILDING

Building(s) Footprint:	
(4) 3-Plex:	2,393 SF
6-Plex:	4,882 SF
7-Plex:	5,618 SF
Total:	20,068 SF

Overall Building Floor Area (included garage SF):	
(17) Plan 1:	2,221 SF
(8) Plan 2:	2,306 SF
Total:	56,205 SF



Architecture + Planning
17911 Von Karman Ave.,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

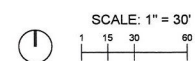


MJW INVESTMENTS, LLC
1278 Glenneyre St. Ste 439
Laguna Beach, CA 92651
626.710.6377

OLIVA - DUARTE 25
DUARTE, CA #2017-1186

Plot Date: July 25, 2018

CONCEPTUAL SITE PLAN



AI.I



MATERIAL LEGEND

- 1 CONCRETE "S" TILE ROOFING
- 2 STUCCO, 30/30 SAND FINISH
- 3 STUCCO SILL TRIM
- 4 STUCCO O/ EXTRUDED FOAM CORNICE EAVE
- 5 WINDOWS
- 6 FIBERGLASS ENTRY DOOR
- 7 DECORATIVE EXTERIOR LIGHTING
- 8 RECESSED STUCCO GABLE-END VENT DETAIL
- 9 WROUGHT IRON POT SHELF
- 10 METAL SECTIONAL GARAGE DOOR
- 11 STUCCO O/ EXTRUDED FOAM OUTLOOKER
- 12 SCALLOPED ARCH
- 13 FABRIC AWNING
- 14 COMPOSITE SHUTTER
- 15 SCALLOPED SILL
- 16 ACCENT TILE TO BE INSET TO STUCCO
- 17 TRELLIS
- 18 STUCCO O/ FOAM CORBEL
- 19 STUCCO BAY WINDOW
- 20 STUCCO O/ FOAM CAP
- 21 DECORATIVE TILE ADDRESS



Architecture + Planning
17911 Von Karman Ave.,
Suite 200
Irvine, CA 92614
949.651.2133
ktgy.com



MJW INVESTMENTS, LLC
1278 Glenneyre St. Ste 439
Laguna Beach, CA 92651
626.710.6377

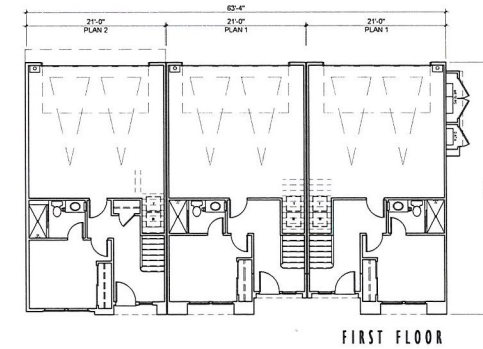
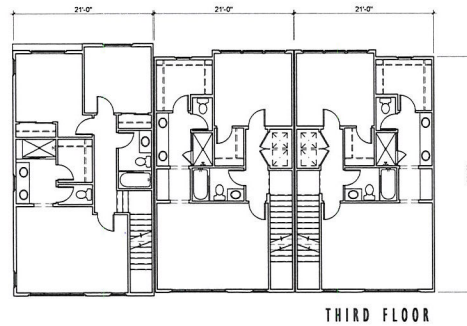
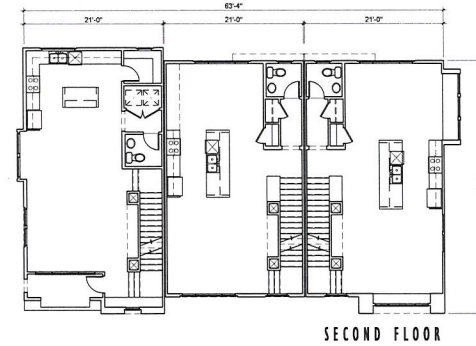
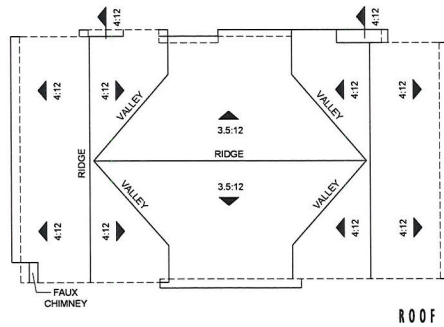
OLIVA - DUARTE 25
DUARTE, CA #2017-1186

Plot Date: July 24, 2018

3-PLEX ELEVATIONS

SCALE: 1/8"=1'-0"
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A2.0



Architecture • Planning
17911 Von Karman Ave.,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



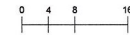
MJW INVESTMENTS, LLC
1278 Glenneyre St. Ste 439
Laguna Beach, CA 92651
626.710.6377

OLIVA - DUARTE 25
DUARTE, CA #2017-1186

Plot Date: July 24, 2018

3-PLEX BUILDING PLANS

SCALE: 1/8"=1'-0"



A2.3



RIGHT SIDE

MATERIAL LEGEND

- 1 CONCRETE "S" TILE ROOFING
- 2 STUCCO, 30/30 SAND FINISH
- 3 STUCCO SILL TRIM
- 4 STUCCO O/ EXTRUDED FOAM CORNICE EAVE
- 5 WINDOWS
- 6 FIBERGLASS ENTRY DOOR
- 7 DECORATIVE EXTERIOR LIGHTING
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- 17 TRELLIS
- 18 STUCCO O/ FOAM CORBEL
- 19 STUCCO BAY WINDOW
- 20 STUCCO O/ FOAM CAP
- 21 DECORATIVE TILE ADDRESS



REAR



LEFT SIDE



Architecture + Planning
17911 Von Karman Ave.,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



MJW INVESTMENTS, LLC
1278 Glenneyre St. Ste 439
Laguna Beach, CA 92651
626.710.6377

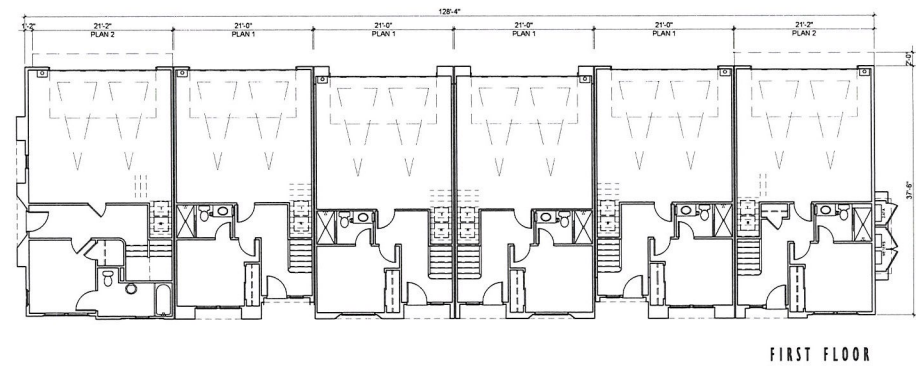
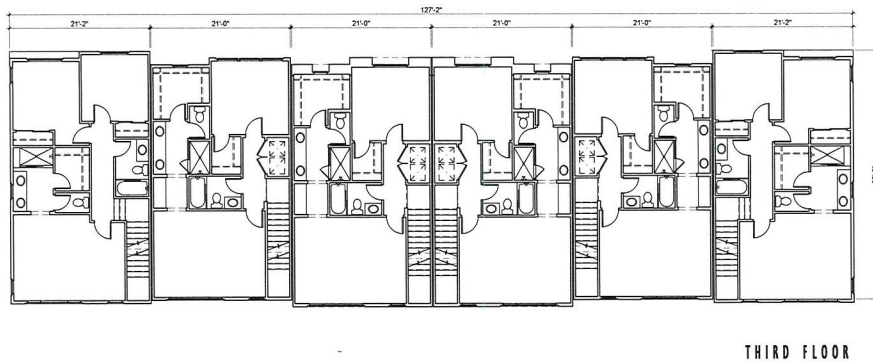
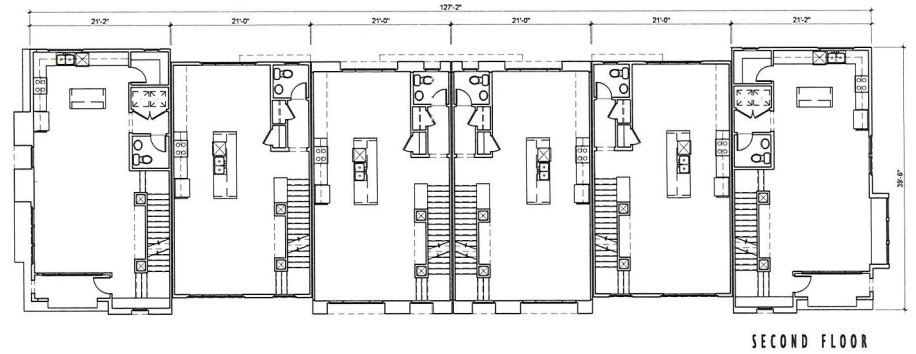
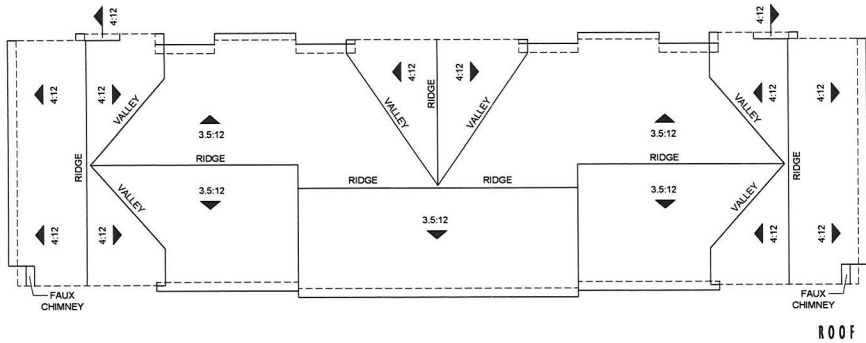
OLIVA - DUARTE 25
DUARTE, CA #2017-1186

Plot Date: July 24, 2018

6-PLEX ELEVATIONS

SCALE: 1/8"=1'-0"
0 4 8 16

A3.0



Architecture • Planning
17911 Von Karman Ave.,
Suite 200
Irvine, CA 92614
949.851.2133
kitgy.com



MW INVESTMENT GROUP
MW INVESTMENTS, LLC
1278 Glenneyre St. Ste 439
Laguna Beach, CA 92651
626.710.6377

OLIVA - DUARTE 25
DUARTE, CA #2017-1186

Plot Date: July 24, 2018

6-PLEX BUILDING PLANS

SCALE: 1/8"=1'-0"
0 4 8 16

A3.3



MATERIAL LEGEND

- 1 CONCRETE "S" TILE ROOFING
- 2 STUCCO, 30/30 SAND FINISH
- 3 STUCCO SILL TRIM
- 4 STUCCO OF EXTRUDED FOAM CORNICE EAVE
- 5 WINDOWS
- 6 FIBERGLASS ENTRY DOOR
- 7 DECORATIVE EXTERIOR LIGHTING
- 8 RECESSED STUCCO GABLE-END VENT DETAIL
- 9 WROUGHT IRON POT SHELF
- 10 METAL SECTIONAL GARAGE DOOR
- 11 STUCCO OF EXTRUDED FOAM OUTLOOKER
- 12 SCALLOPED ARCH
- 13 FABRIC AWNING
- 14 COMPOSITE SHUTTER
- 15 SCALLOPED SILL
- 16 ACCENT TILE TO BE INSET TO STUCCO
- 17 TRELLIS
- 18 STUCCO OF FOAM CORBEL
- 19 STUCCO BAY WINDOW
- 20 STUCCO OF FOAM CAP
- 21 DECORATIVE TILE ADDRESS



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



MW INVESTMENT GROUP

MJW INVESTMENTS, LLC
1278 Glenneyre St. Ste 439
Laguna Beach, CA 92651
626.710.6377

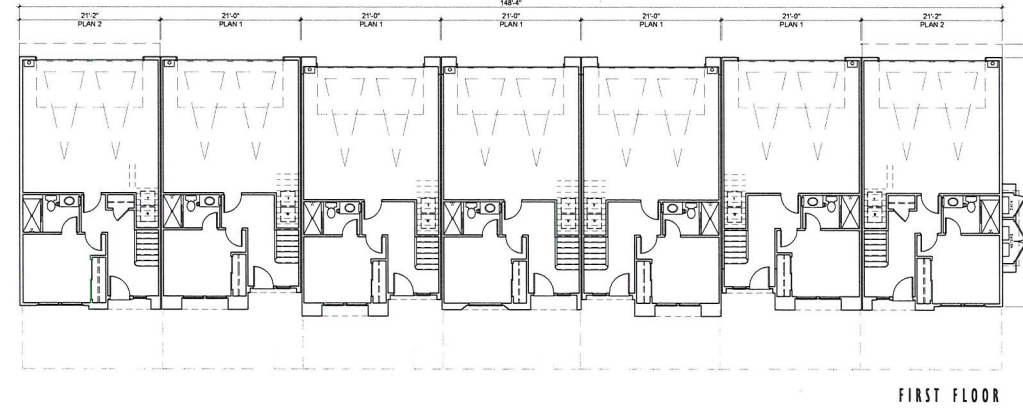
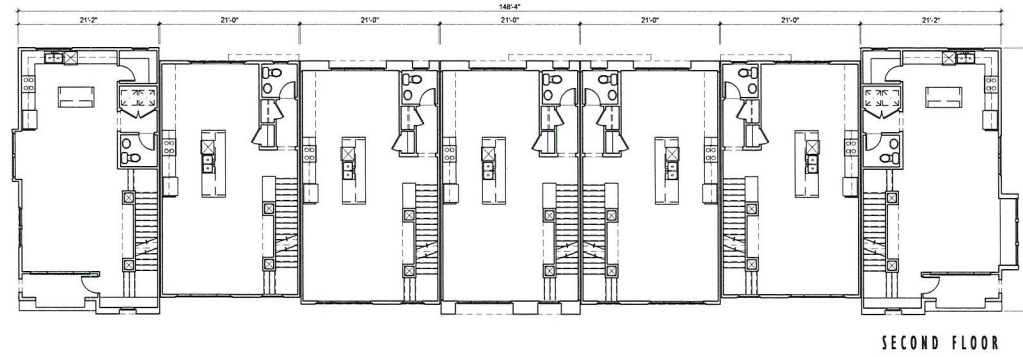
OLIVA - DUARTE 25
DUARTE, CA #2017-1186

Plot Date: July 24, 2018

7-PLEX ELEVATIONS

SCALE: 1/8"=1'-0"
0 4 8 16

A4.0



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Irvine, CA 92614
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ktgy.com



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Laguna Beach, CA 92651
626.710.6377

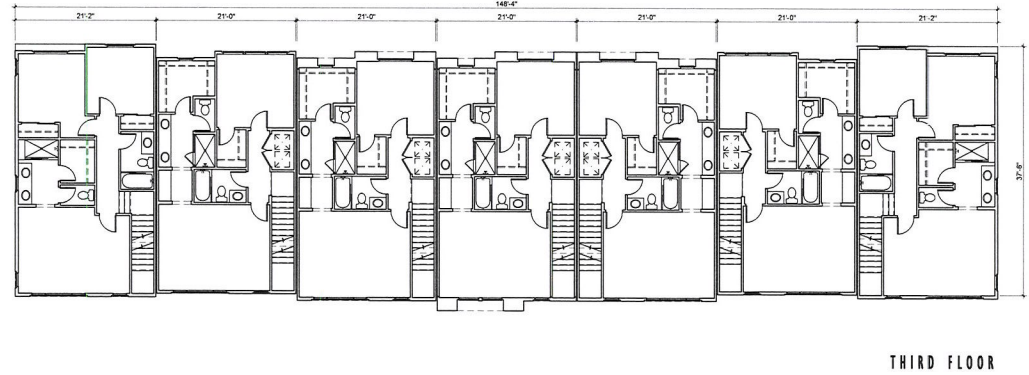
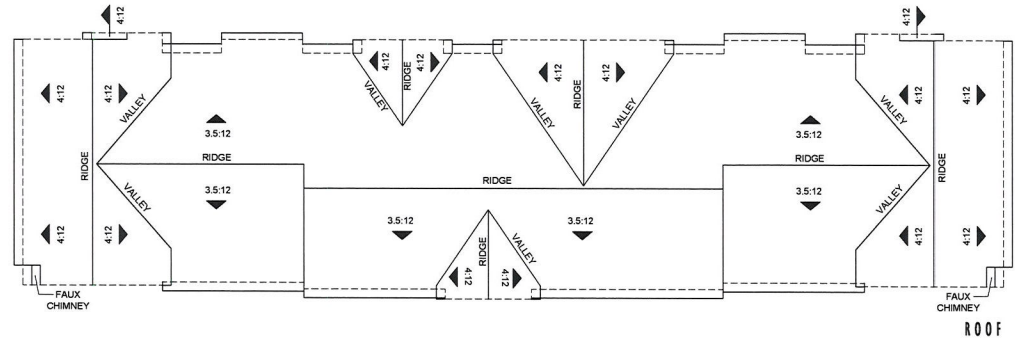
OLIVA - DUARTE 25
DUARTE, CA #2017-1186

Plot Date: July 24, 2018

7-PLEX BUILDING PLANS 1ST & 2ND LEVELS

SCALE: 1/8"=1'-0"
0 4 8 16

A4.3



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Suite 200
Irvine, CA 92614
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1278 Glenneyre St. Ste 439
Laguna Beach, CA 92651
626.710.6377

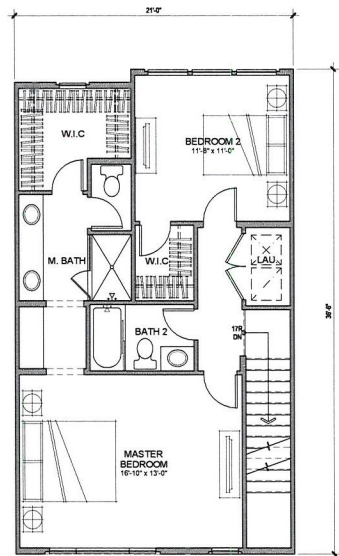
OLIVA - DUARTE 25
DUARTE, CA #2017-1186

Plot Date: July 24, 2018

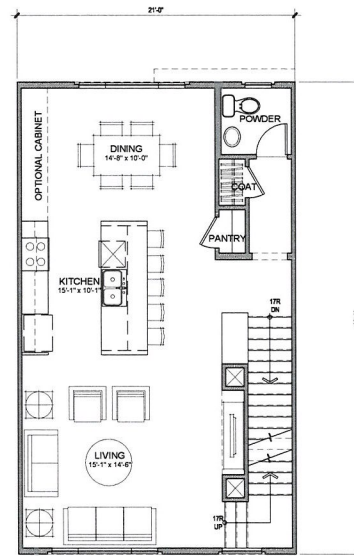
7-PLEX BUILDING PLAN & ROOF PLAN

SCALE: 1/8"=1'-0"
0 4 8 16

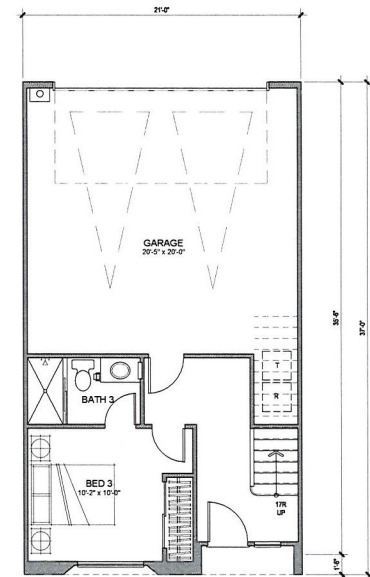
A4.4



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P1 - GROSS SF	
1ST FLOOR	338 SQ. FT.
2ND FLOOR	148 SQ. FT.
3RD FLOOR	891 SQ. FT.
TOTAL LIVING	1772 SQ. FT.
GARAGE	448 SQ. FT.



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17911 Von Karman Ave.,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



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1278 Glenneyre St. Ste 439
Laguna Beach, CA 92651
626.710.6377

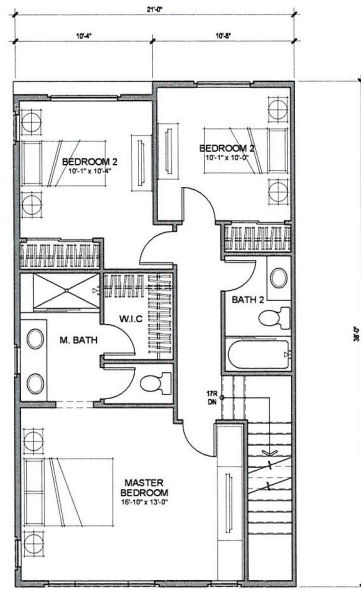
OLIVA - DUARTE 25
DUARTE, CA #2017-1186

Plot Date: July 24, 2018

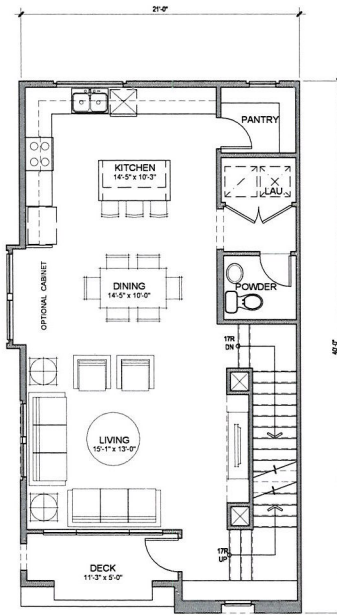
PLAN I - FLOOR PLANS

SCALE: 1/4"=1'-0"
0 2 4 8

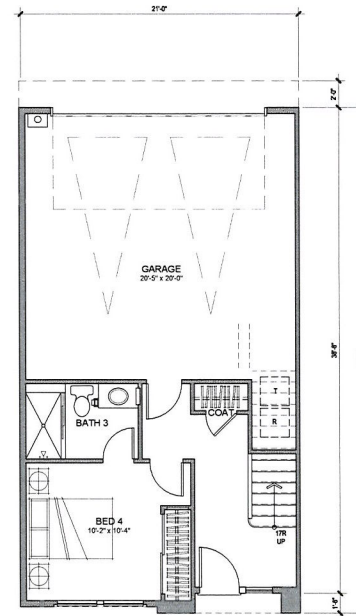
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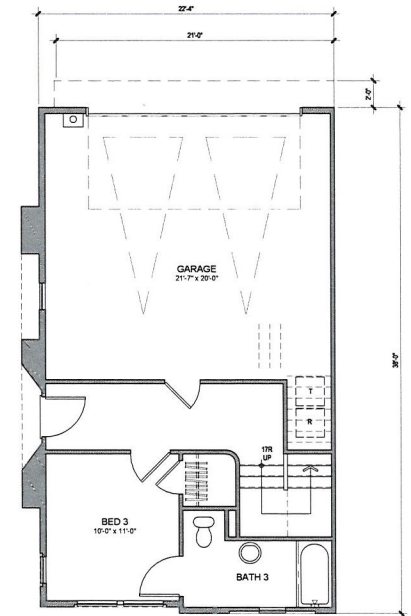
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



ALTERNATIVE ENTRY

P2 - GROSS SF	
1ST FLOOR	369 SQ. FT.
2ND FLOOR	785 SQ. FT.
3RD FLOOR	724 SQ. FT.
TOTAL LIVING	1857 SQ. FT.
GARAGE	445 SQ. FT.
DECK	84 SQ. FT.



Architecture + Planning
17911 Von Karman Ave.,
Suite 200
Irvine, CA 92614
949.851.2133
kitgy.com



MJW INVESTMENTS, LLC
1278 Glenneyre St. Ste 439
Laguna Beach, CA 92651
626.710.6377

OLIVA - DUARTE 25
DUARTE, CA #2017-1186

Plot Date: July 24, 2018

PLAN 2 - FLOOR PLANS

SCALE: 1/4"=1'-0"
0 2 4 8

A5.1



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17911 Von Karman Ave.,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



MJW INVESTMENT GROUP

MJW INVESTMENTS, LLC
1278 Glenneyre St. Ste 439
Laguna Beach, CA 92651
626.710.6377

OLIVA - DUARTE 25
DUARTE, CA

Exhibit B

General Property Information

General Plan Amendment 18-01; Zone Change 18-01; Tentative Tract Map 82129;
Planned Development Permit 18-01; Site Plan and Design Review 18-01
946, 952, 956, 962 Huntington Drive

PROPERTY CHARACTERISTICS

Property Address: 946, 952, 956, 962 Huntington Drive

APN: 8530-013-902 through 8530-013-904; and 8530-013-009

Owner: City of Duarte, MJW Investments

Lot Area: **Project Site:** Approx. 54,014 square feet (1.24 acres)

Public Notice: A public hearing notice was published in the "*The Duartean*" on September 1, 2018 and posted at Duarte City Hall, Public Safety Office, and the Public Library on August 30, 2018. One hundred and forty (140) public hearing notices were also sent to property owners within 600' of the subject property on August 30, 2018.

Environmental: An Initial Study and Mitigated Negative Declaration (MND) have been prepared pursuant to CEQA to analyze the possible environmental impacts from the project. Several technical reports and studies were completed prior to the completion of the Initial Study, including an air quality analysis, greenhouse gas analysis, cultural resource assessment, geotechnical evaluation, hydrology report, environmental assessments, noise studies, and traffic analysis. The environmental factors identified by the Initial Study that would be potentially affected by this project include: Cultural and Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Public Services, and Utilities. The result of the Initial Study indicated the project would not have any significant environmental impacts with adopted mitigations. The Initial Study recommends the adoption of mitigation measures to reduce these potential impacts to a level of less than significant. These mitigations will be implemented as part of the project and monitored through a mitigation-monitoring program as required by the MND.

General Plan: General Commercial
GPA 18-01 proposes amendment to High Density Residential

Zoning: C-F Commercial Freeway
ZC 18-01 proposes change to R-4 Multiple Family Residential High Density

Exhibit B

General Property Information

General Plan Amendment 18-01; Zone Change 18-01; Tentative Tract Map 82129;

Planned Development Permit 18-01; Site Plan and Design Review 18-01

946, 952, 956, 962 Huntington Drive

SURROUNDING ZONES & LAND USE

LOCATION	GENERAL PLAN	ZONING	LAND USE
North	Planned Development Area PD-7 (City of Monrovia)	Planned Development PD-7 (City of Monrovia)	Commercial
South	General Commercial	C-F Commercial Freeway	Residential
East	General Commercial	C-F Commercial Freeway	Commercial
West	High Density Residential	R-4 Multiple Family Residential High Density	Multi-family Condominium

AERIAL IMAGE

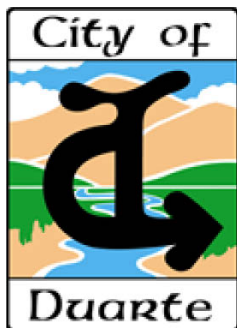


HUNTINGTON WEST RESIDENTIAL PROJECT

INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION



Lead Agency::



Prepared by:

Morse Planning Group

Draft

Initial Study/Mitigated Negative Declaration

Huntington West Residential Project

LEAD AGENCY:

City of Duarte
1600 Huntington Drive
Duarte, CA 91010
Contact: Mr. David F. Eoff IV

PREPARED BY:

Morse Planning Group

July 31, 2018

This document has been produced for double-sided printing to conserve natural resources.



MITIGATED NEGATIVE DECLARATION

Title of Project:	Huntington West Residential
Project Location:	The project site is located north of Interstate 210 (I-210) and east of Mountain Avenue in the western portion of the City of Duarte at 946-962 Huntington Drive.
Project Proponent:	MW Investment Group 1278 Glenneyre Street, Suite 439 Laguna Beach, CA 92651
Brief Description of Project:	The Applicant proposes to demolish two existing single-family dwelling units, remove all on-site landscaping and trees, and construct 25 multi-family residential units (townhomes) on the 1.24-acre (54,014 square feet) project site. Additional details regarding the proposed project are provided in Section 2.4, Project Characteristics. The permits and approvals from lead, responsible, and trustee agencies that would be necessary include: ▪ City of Duarte approval of General Plan Amendment from General Commercial to High Density Residential ▪ City of Duarte approval of Zone Change from C-F Commercial Freeway to R-4 Multiple-Family Residential High Density ▪ City of Duarte approval of Tentative Tract Map ▪ City of Duarte approval of Planned Development Permit ▪ City of Duarte approval of Site Plan and Design Review ▪ City of Duarte issuance of Grading Permit ▪ City of Duarte issuance of Building and Safety Permits ▪ Los Angeles County Fire Department approval of proposed site improvement ▪ California American Water - water connection permit

	Los Angeles County Consolidated Sewer Maintenance District and County Sanitation Districts of Los Angeles County - sewer connection permit
Cortese List:	The proposed project is not on a site located on the Cortese list.
Project Impacts:	The Initial Study/Mitigated Negative Declaration found that the environmental impacts from the project would be less than significant with the incorporation of mitigation measures.
Mitigation Measures:	Mitigation measures or regulatory measures have been included for Cultural and Tribal Cultural Resources; Geology and Soils; Hazards & Hazardous Materials; Noise; Public Services; and Utilities and Service Systems.

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C	Greenhouse Gas Emissions Modeling Data
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E	Hydrology and Hydraulics Study
F	Noise Modeling Data
G	Traffic Study

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1.0 INTRODUCTION

The Huntington West Residential Project (herein referenced as the “project” or the “proposed project”) involves the demolition of all on-site buildings and the development of 25 multi-family residential units (townhomes). Following a preliminary review of the proposed project, the City of Duarte has determined that the proposed project is subject to the guidelines and regulations of the *California Environmental Quality Act (CEQA)*. This Initial Study addresses the direct, indirect, and cumulative environmental effects of the project, as proposed.

1.1. STATUTORY AUTHORITY AND REQUIREMENTS

This environmental document has been prepared in conformance with *CEQA (California Public Resources Code [PRC] Section 21000 et seq.)*; *CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.)*; and the rules, regulations, and procedures for implementation of *CEQA*, as adopted by the City of Duarte.

In accordance with the *CEQA Guidelines* Sections 15051 and 15367, the City of Duarte (City) is identified as the Lead Agency for the proposed project. Under *CEQA (Public Resource Code Sections 21000-21177)* and pursuant to *CEQA Guidelines* Section 15063, the City is required to undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration. Such determination can be made only if “there is no substantial evidence in light of the whole record before the Lead Agency” that such impacts may occur (*Public Resources Code* Section 21080(c)).

The environmental documentation, which is ultimately selected by the City in accordance with *CEQA*, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions relevant to the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

The environmental documentation and supporting analysis are subject to a public review period. During this review, agency and public comments on the document relative to environmental issues should be addressed to the City. Following review of any comments received, the City will consider these comments as a part of the project’s environmental review and include them with the Initial Study documentation for consideration by the City.

1.2. PURPOSE

The purposes of an Initial Study are to:

1. Identify environmental impacts;
2. Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or a negative declaration;
3. Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared;
4. Facilitate environmental assessment early in the design of the project;
5. Document the factual basis of the finding in a negative declaration that a project would not have a significant environmental effect;
6. Eliminate needless EIRs;
7. Determine whether a previously prepared EIR could be used for the project; and
8. Assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

CEQA Guidelines Section 15063 identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

- A description of the project, including the location of the project
- Identification of the environmental setting
- Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries
- Discussion of ways to mitigate significant effects identified, if any
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study

1.3. RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to *CEQA Guidelines* Sections 15381 and 15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

“Responsible Agency” means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term “responsible agency” includes all public agencies other than the Lead Agency, which have discretionary approval power over the project. (Section 15381)

“Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include; The California Department of Fish and Wildlife, The State Lands Commission; The State Department of Parks and Recreation and The University of California with regard to sites within the Natural Land and Water Reserves System. (Section 15386)

For this project, the City of Duarte is the Lead Agency and has the principal responsibility of processing and approving the project.

Responsible Agencies and other entities that may use this Initial Study in their decision-making process or for informational purposes include, but may not be limited to, the following:

- Los Angeles Regional Water Quality Control Board
- Los Angeles County Fire Department
- Los Angeles County Sheriff Department

1.4. CONSULTATION

As soon as the Lead Agency has determined that an Initial Study would be required for a project, the Lead Agency is directed to consult informally with all Responsible Agencies and Trustee Agencies that are responsible for resources affected by the project, in order to obtain the recommendations of those agencies as to whether an EIR or a Negative Declaration should be prepared for the project. Following receipt of any written comments from those agencies, the Lead Agency considers any recommendations of those agencies in the formulation of the preliminary findings. Following completion of this Initial Study, the Lead Agency initiates formal consultation with these and other governmental agencies as required under *CEQA* and its implementing guidelines.

1.5. INCORPORATION BY REFERENCE

Pertinent documents relating to this Initial Study have been cited in accordance with *CEQA Guidelines* Section 15150, which encourages incorporation by reference as a means of reducing redundancy and length of environmental reports. The following documents are hereby incorporated by reference into this EIR. Information contained within these documents has been utilized for this Initial Study. These documents are available for review at the City of Duarte Community Development Department, located at 1600 Huntington Drive, Duarte, California 91010.

City of Duarte Comprehensive General Plan 2005-2020 (General Plan), August 14, 2007, February 11, 2014

The Duarte General Plan assesses and plans future uses for all property within the planning area. The General Plan establishes what the residents and businesses of Duarte want to preserve and achieve. The General Plan includes the following elements:

- Safety
- Open Space and Conservation
- Noise
- Land Use
- Housing¹
- Historic Preservation
- Economic Development
- Circulation

Duarte General Plan Update Environmental Impact Report (General Plan EIR), August 14, 2007

The General Plan EIR analyzed potential environmental impacts associated with buildout of the City in accordance with the General Plan. The General Plan EIR assumes growth in residential, retail, office, and research and development uses over 2005/2006 conditions, as follows:

- 726 residential dwelling units
- 248,744 square feet of retail uses
- 50,000 square feet of office uses
- 360,000 square feet of research and development uses

The General Plan EIR concluded that the following impacts could not be feasibly mitigated and would result in a significant unavoidable impact associated with implementation of the General Plan Update:

¹ The City of Duarte 2014-2021 *Housing Element* was adopted on February 11, 2014.

Air Quality

- Mobile and Stationary Source Emissions (Reactive Organic Gases)
- Short-Term Cumulative Impacts
- General Plan Buildout Cumulative Impacts

Water Supply

- Insufficient water supply to meet growth associated with proposed General Plan Update in 2020.

The City Council adopted a Statement of Overriding Considerations for these impacts on August 14, 2007. Both the Statement of Overriding Considerations and the Statement of Facts and Findings are referenced in Resolution No. 07-22.

***Duarte Municipal Code* (Code of Ordinances Codified through Ordinance No. 877, passed December 12, 2017, online content updated on January 11, 2018); *Development Code* Codified through Ordinance No. 874, adopted April 11, 2017, online content updated January 19, 2018)**

The *Municipal Code* consists of regulatory, penal, and administrative ordinances of the City. It is the method the City uses to implement control of land uses, in accordance with General Plan goals and policies. The *Development Code* (Title 19 of the Municipal Code) identifies land uses permitted and prohibited according to the zoning category of particular parcels and establishes the development standards and regulations for each zone. The Building Laws (Title 16 of the Municipal Code) specify rules and regulations for construction, alteration, and building for uses of human habitation.

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2.0 PROJECT DESCRIPTION

2.1. PROJECT LOCATION

Regionally, the project site is located in the City of Duarte. The City of Duarte is located in the north-central portion of the San Gabriel Valley, approximately 21 miles northeast of the City of Los Angeles in the County of Los Angeles. The City of Duarte is situated at the base of the San Gabriel Mountains and is bordered by the City of Irwindale to the south, the City of Monrovia to the west, the City of Bradbury and the Angeles National Forest to the north, and the City of Azusa to the east; refer to *Exhibit 2-1, Regional Location*.

Locally, the project site is generally located 0.09 miles east of the Huntington Drive/Mountain Avenue intersection and 0.05 miles west of the Huntington Drive/Mountain Vista Plaza intersection; refer to *Exhibit 2-2, Local Vicinity*.

2.2. ENVIRONMENTAL SETTING

2.2.1 EXISTING LAND USES

The 1.24-acre project site includes four parcels at 946, 952, 956, and 962 Huntington Drive (Assessor Parcel Nos. 8530013009, 8530013902, 8530013903, 8530013904), with 946, 956, and 962 Huntington Drive having direct access to Huntington Drive.

The site includes two single-family detached units with mature palm and oak trees near the residences. The remainder of the site is vacant and undeveloped.

2.2.2 SURROUNDING LAND USES

The project site is surrounded by the following uses:

- North:** Commercial uses within the City of Monrovia with Planned Area 7 are located on the north side of Huntington Drive. The commercial businesses include a Del Taco restaurant and Express Carwash. North and east of the commercial uses is a mobile home park.
- West:** Multi-family residential uses are located to the immediate west of the project site on the south side of Huntington Drive. Further west is commercial and multi-family residential uses on the south side of Huntington Drive.
- South:** Single-family residential uses are located to the immediate south of the project site on Bloomdale Street, Maynard Drive, and Park Rose Avenue.
- East:** The Mountain Vista Plaza, a commercial shopping center, and the Duarte Public Safety/Sheriff Station are located immediately east of the project site on the south side of Huntington Drive.

2.3. EXISTING ZONING AND GENERAL PLAN

Project Site

The *Duarte General Plan* Land Use Diagram designates the project site as General Commercial. The Zoning Map designates the project site as C-F Commercial-Freeway.

Surrounding Uses

City of Duarte

The *Duarte General Plan* Land Use Diagram designates uses west of the site as High Density Residential and General Commercial; uses south of the site as General Commercial; and uses east of the site as General Commercial.

The Duarte Zoning Map designates uses west of the site as R-4 Multiple Family Residential High Density and C-G Commercial-General; uses south of the site as C-F Commercial-Freeway and Specific Plan #16 (Mountain/Central); and uses east of the site as C-F Commercial-Freeway.

City of Monrovia

The Monrovia General Plan Land Use Map designates uses north of site as Planned Development, Area PD-7. Area PD-7 includes the area northeast of the Huntington Drive/Mountain Avenue intersection. The area straddles both sides of the abandoned Southern Pacific Railroad right-of-way, and includes a variety of existing land uses: light industrial and high-density residential development north of the right-of-way; a mobile home park occupies a considerable portion of the area just south of the right-of-way; retail uses, motels, high density residential development and a large irregularly shaped vacant lot front Huntington Drive. This area interfaces with new development in the City of Duarte and is the eastern entrance to the City of Monrovia.

The Monrovia Zoning Map designates uses north of site as Planned Development PD-7.

2.4. PROJECT CHARACTERISTICS

2.4.1 DESCRIPTION OF PROJECT

The Applicant proposes to demolish all on-site buildings, remove all on-site landscaping and trees, and construct 25 multi-family residential units (townhomes) on the 1.24-acre (54,014 square feet) project site. Refer to *Exhibit 2-3, Tentative Tract Map*; *Exhibit 2-4, Site Plan*; and *Table 2-1, Existing and Proposed Uses*.

As shown in *Exhibit 2-4*, four three-story three-plex buildings, one three-story six-plex building, and one three-story seven-plex building will be constructed providing a total of 25 units all with attached garages. The residential units range in size from approximately 1,775 to 1,852 feet in size. Refer to *Exhibit 2-5, 3-Plex Elevations*; *Exhibit 2-6, 6-Plex Elevations*; and *Exhibit 2-7, 7-Plex Elevations*.

Vehicular access to all proposed units will be provided via a singular driveway off Huntington Drive with right-in, right-out access only.

TABLE 2-1 EXISTING AND PROPOSED USES

Existing Use	DU	Acres	Proposed Use	DU	Acres
Single-Family Residential	2	1.24	Multi-Family Attached Residential (Townhomes)	25	1.24
Existing Total	2	1.24	Proposed Total	25	1.24

Parking

A total of two garage parking spaces will be provided for each residential unit for a total of 50 parking spaces. In addition, 12 on-site guest parking spaces will be provided for a total of 62 parking spaces for the residential development.

Landscaping

On-site trees and landscaping will be removed and replaced with new trees and landscaping (refer to *Exhibit 2-8, Landscape Plan*).

Walls and Fences

A six-foot high split face concrete masonry unit (CMU) wall will be constructed on the site's western, southern, and eastern property lines. On the front entrance to each unit, either a three-foot six-inch (3'6") or four-foot (4') high stucco over CMU patio wall or vinyl fence with a metal or vinyl patio gate will be installed. Refer to *Exhibit 2-9, Walls and Fences Plan*.

Site Grading

The site has previously been graded to support the on-site buildings. Remedial on-site grading is needed to accommodate the proposed development. The remedial grading is needed to remove unsuitable soil, which results in 6,383 cubic yards of cut and 8,393 yards of fill. All of the 8,393 yards of fill will be imported on-site.

Infrastructure

The proposed project will remove unnecessary on-site water, wastewater, electricity, and natural gas infrastructure, and replace and/or upgrade the on-site water, wastewater, electricity, and natural gas infrastructure to serve the proposed on-site residential uses.

Trash Pickup

As shown on *Exhibit 2-10, Trash Circulation Plan*, specific locations have been designated for each unit to place regular trash and recycle bins for pickup. The exhibit also indicates the path of travel for the trash hauler, and notes the locations where the trucks would backup.

Green waste would be disposed of by the Homeowners Association landscape contractor.

2.4.2 PROJECT PHASING AND CONSTRUCTION

The proposed project will be constructed in three phases: 1) demolition of existing uses, 2) grading and foundation preparation, and 3) building construction. Demolition would occur for approximately two weeks. Grading and foundation preparation would occur for approximately one month (22 construction days). Building construction would occur for approximately 11 months for a total of 12 months.

2.5. PERMITS AND APPROVALS

The City of Duarte (Lead Agency under CEQA) will use this IS/MND in making decisions with regard to the approval of a General Plan Amendment, Zone Change, Tract Map, and Planned Development Permit and the subsequent construction and development of the proposed project.

Various permits, approvals, and actions by the City and other agencies may be required in order to execute and implement the proposed project.

- City of Duarte approval of General Plan Amendment from General Commercial to High Density Residential
- City of Duarte approval of Zone Change from C-F Commercial Freeway to R-4 Multiple-Family Residential High Density
- City of Duarte approval of Tentative Tract Map
- City of Duarte approval of Planned Development Permit
- City of Duarte approval of Site Plan and Design Review
- City of Duarte issuance of Grading Permit
- City of Duarte issuance of Building and Safety Permits
- Los Angeles County Fire Department approval of proposed site improvement
- California American Water - water connection permit
- Los Angeles County Consolidated Sewer Maintenance District and County Sanitation Districts of Los Angeles County - sewer connection permit

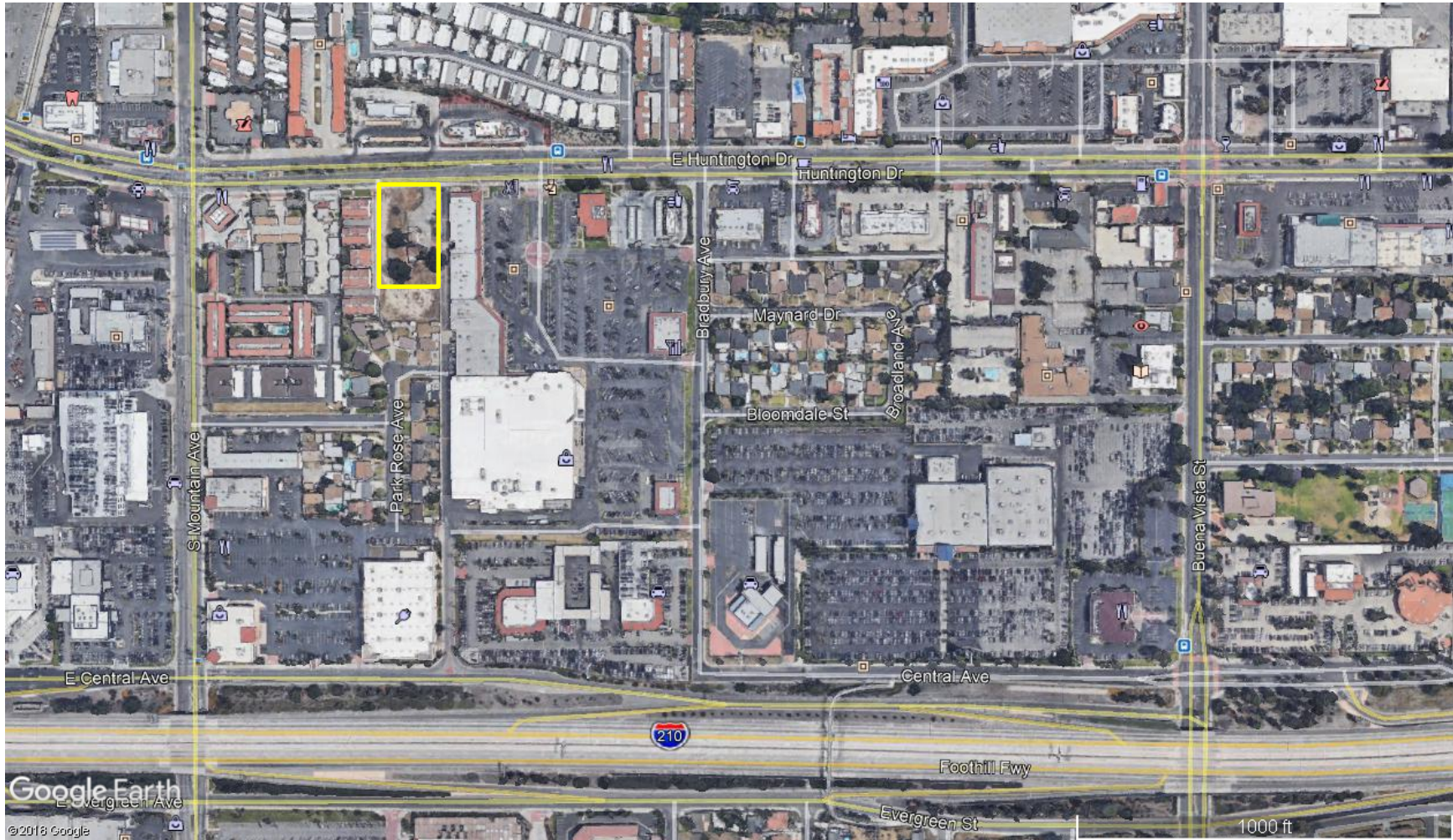
Exhibit 2-1 Regional Location



Source: Michael Baker International

**Huntington West Residential Project
Initial Study/Mitigated Negative Declaration**

Exhibit 2-2 Local Vicinity



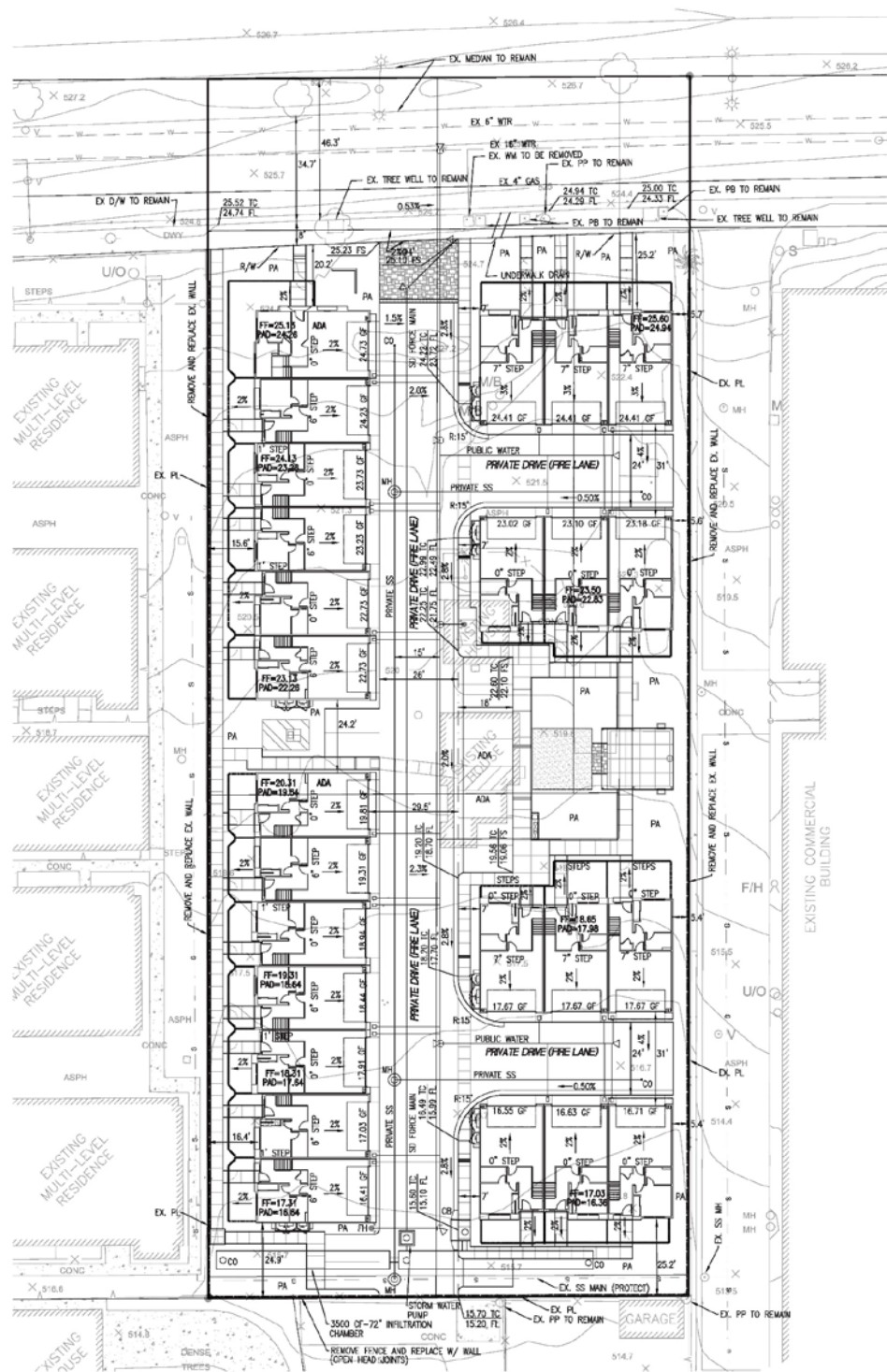
Project Site



Source: GoogleEarth (2018)

Huntington West Residential Project
Initial Study/Mitigated Negative Declaration

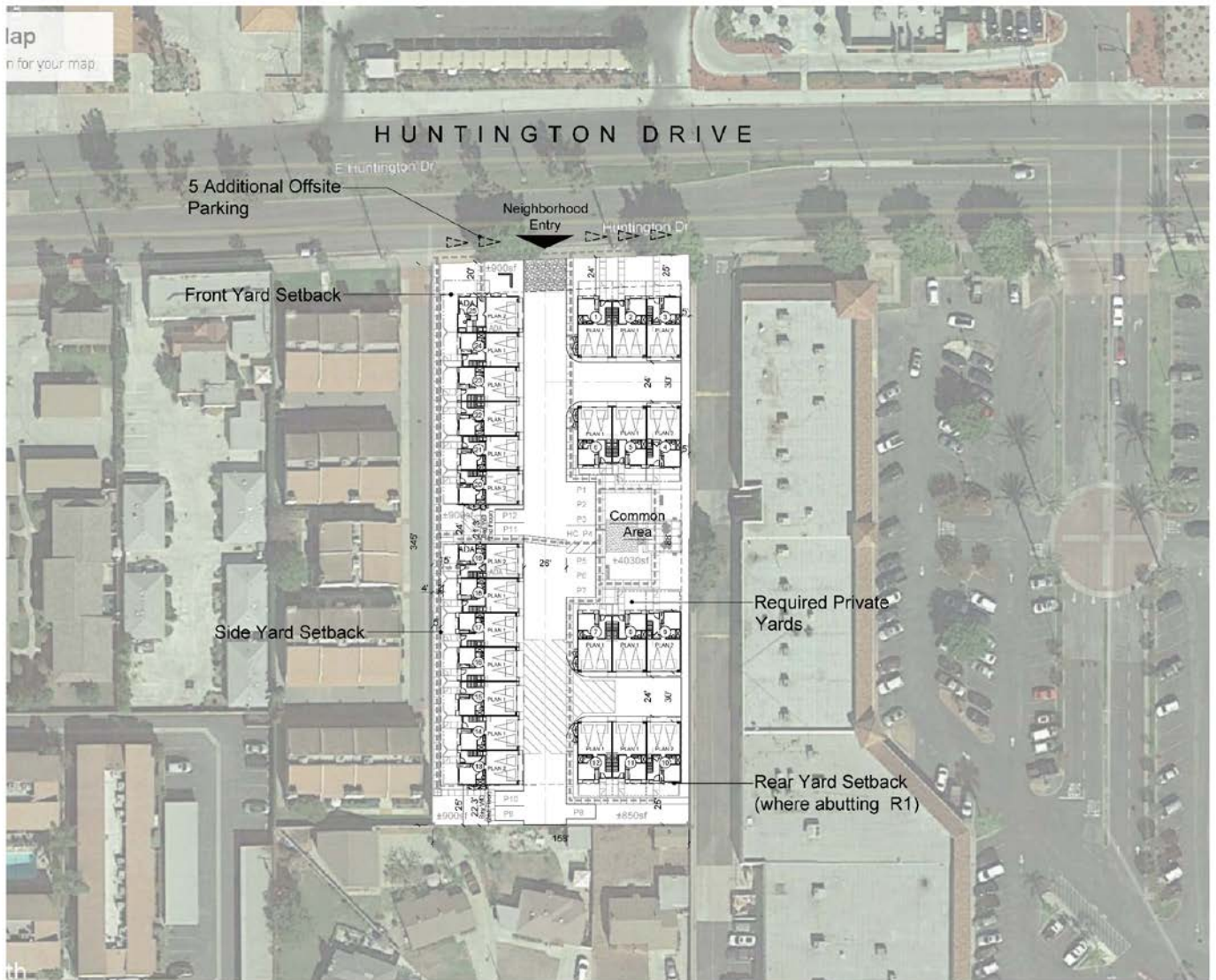
Exhibit 2-3 Tentative Tract Map



Source: KES Technologies, Inc. (July 2018)

Huntington West Residential Project Initial Study/Mitigated Negative Declaration

Exhibit 2-4 Site Plan



Source: KTGy (April 2018)

Huntington West Residential Project Initial Study/Mitigated Negative Declaration

Exhibit 2-5 3-Plex Elevations



MATERIAL LEGEND

- 1 CONCRETE "S" TILE ROOFING
- 2 STUCCO, SAND FINISH
- 3 STUCCO SILL TRIM
- 4 STUCCO O/ EXTRUDED FOAM CORNICE EAVE
- 5 WINDOWS
- 6 FIBERGLASS ENTRY DOOR
- 7 DECORATIVE EXTERIOR LIGHTING
- 8 RECESSED STUCCO GABLE-END VENT DETAIL
- 9 WROUGHT IRON POT SHELF
- 10 METAL SECTIONAL GARAGE DOOR
- 11 STUCCO O/ EXTRUDED FOAM OUTLOOKER
- 12 SCALLOPED ARCH
- 13 FABRIC AWNING
- 14 COMPOSITE SHUTTER
- 15 SCALLOPED SILL
- 16 BUILDING ADDRESS
- 17 TRELLIS
- 18 STUCCO O/ FOAM CORBEL
- 19 STUCCO BAY WINDOW
- 20 STUCCO O/ FOAM CAP



Source: KTGy (April 2018)

Huntington West Residential Project Initial Study/Mitigated Negative Declaration

Exhibit 2-6 6-Plex Elevations



MATERIAL LEGEND

- 1 CONCRETE "S" TILE ROOFING
- 2 STUCCO, SAND FINISH
- 3 STUCCO SILL TRIM
- 4 STUCCO O/ EXTRUDED FOAM CORNICE EAVE
- 5 WINDOWS
- 6 FIBERGLASS ENTRY DOOR
- 7 DECORATIVE EXTERIOR LIGHTING
- 8 RECESSED STUCCO GABLE-END VENT DETAIL
- 9 WROUGHT IRON POT SHELF
- 10 METAL SECTIONAL GARAGE DOOR
- 11 STUCCO O/ EXTRUDED FOAM OUTLOOKER
- 12 SCALLOPED ARCH
- 13 FABRIC AWNING
- 14 COMPOSITE SHUTTER
- 15 SCALLOPED SILL
- 16 BUILDING ADDRESS
- 17 TRELLIS
- 18 STUCCO O/ FOAM CORBEL
- 19 STUCCO BAY WINDOW
- 20 STUCCO O/ FOAM CAP



Source: KTGy (April 2018)

Huntington West Residential Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-7 7-Plex Elevations



Source: KTGy (April 2018)

Exhibit 2-8 Landscape Plan



*Conceptual Image herein are subject to change.

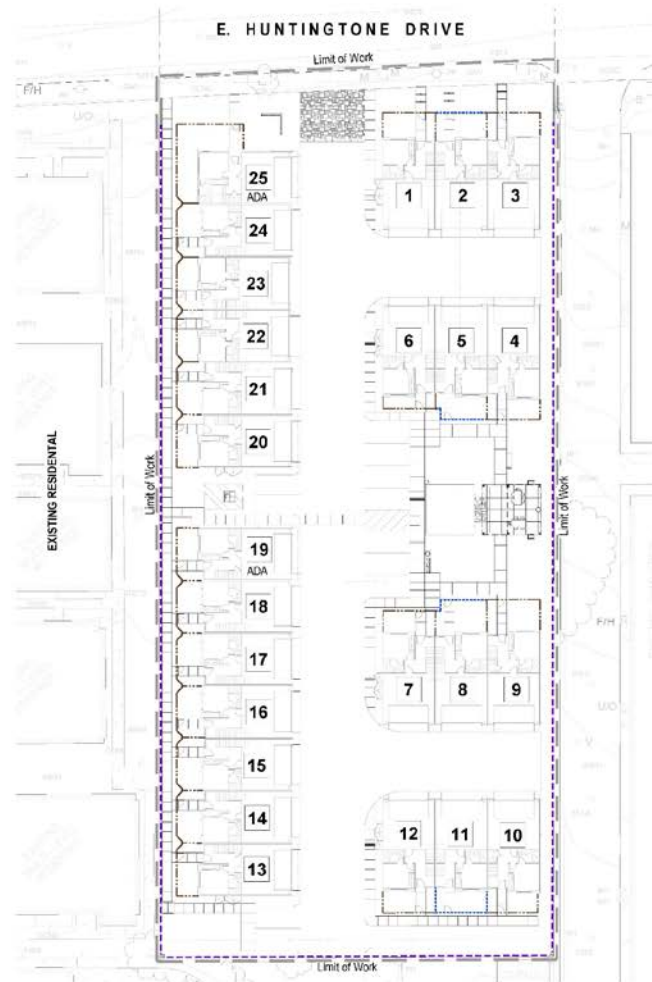


Source: studio PAD (April 2018)

Exhibit 2-9 Walls and Fences Plan



*Conceptual Image herein are subject to change.



WALL LEGEND

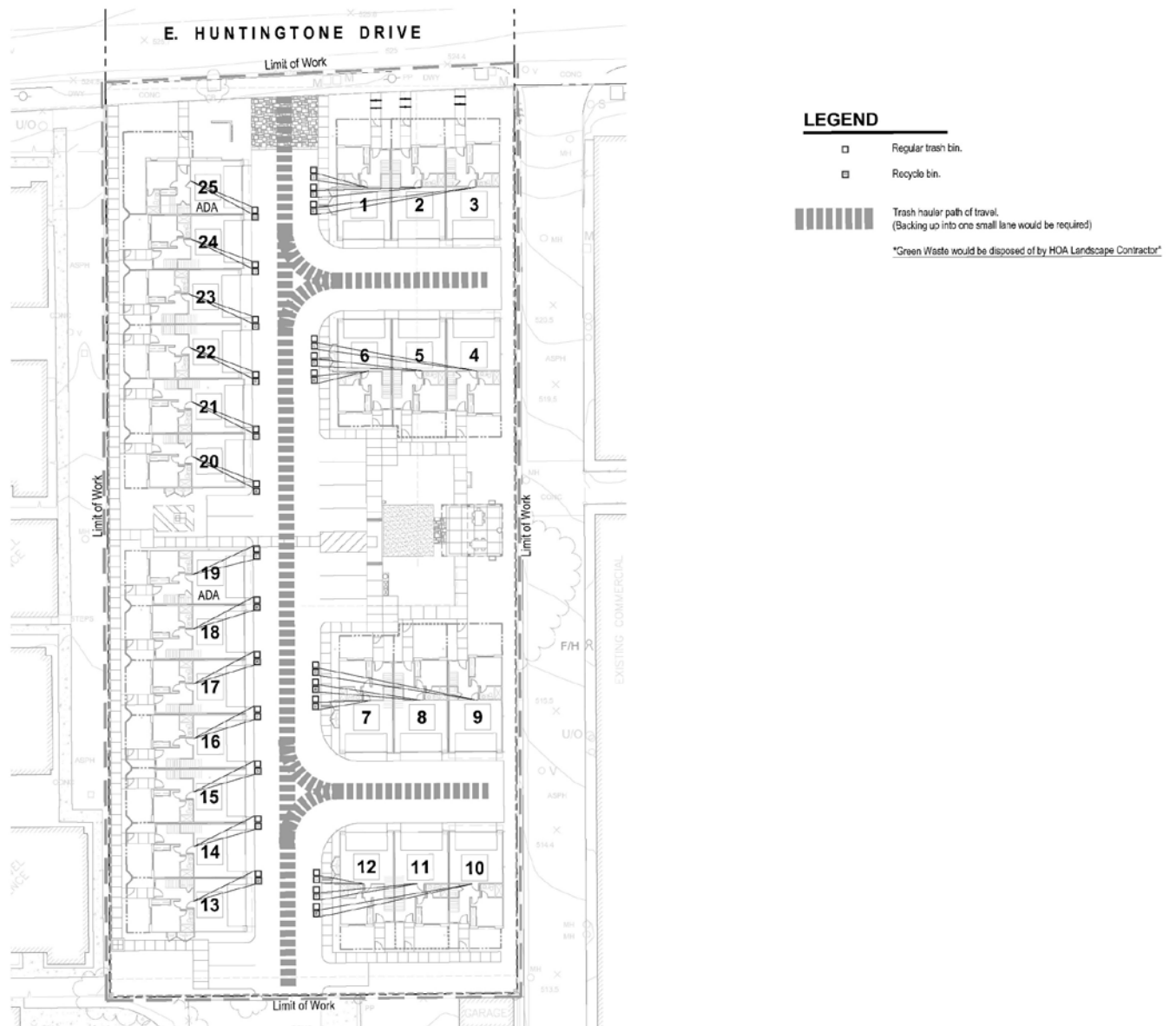
- 1 6'-0" High Spill-face CMU wall (project side only) with precision cap.
- 2 4'-0" High stucco over CMU patio wall, with flat stucco cap or vinyl fence.
- 3 3'-6" High stucco over CMU patio wall, with flat stucco cap or vinyl fence.
- 4 6'-6" High (16" sq.) spill-face block or stucco plaster, with 18" sq. spill-face block or stucco cap.
- 5 4'-0" High metal patio or vinyl gate.
- 6 3'-6" High metal patio or vinyl gate.
- 7 ADA Path of Travel
- Stucco Monument sign with precision cap.



Source: studio PAD (April 2018)

Huntington West Residential Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-10 Trash Circulation Plan



Source: studio PAD (April 2018)

3.0 INITIAL STUDY CHECKLIST

3.1. BACKGROUND

1.	Project Title: Huntington West Residential Project
2.	Lead Agency Name and Address: City of Duarte 1600 Huntington Drive Duarte, CA 91010
3.	Contact Person and Phone Number: David F. Eoff IV, Associate Planner; 626.357.7931, Ext. 239
4.	Project Location: The project site is located at 946-962 Huntington Drive.
5.	Project Sponsor's Name and Address: MW Investment Group 1278 Glenneyre Street, Suite 439 Laguna Beach, CA 92651
6.	General Plan Designation: General Commercial
7.	Zoning: C-F Commercial Freeway
8.	Description of the Project: The Applicant proposes to demolish two single-family residences, remove all on-site landscaping and trees, and construct 25 multi-family residential units (townhomes) on the 1.24-acre (54,0140 square feet) project site. Additional details regarding the proposed project are provided in <u>Section 2.4, Project Characteristics</u> .
9.	Surrounding Land Uses and Setting: Commercial uses are located to the north and east. Multi-family residential uses are located to the west and south. Single-family residential uses are located to the south. For additional details refer to <u>Section 2.2.2, Surrounding Land Uses</u> .
10.	Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement). Refer to <u>Section 2.5, Permits and Approvals</u> .

3.2. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Less Than Significant Impact with Mitigation Incorporated,” as indicated by the Initial Study Checklist questions in Section 4.1 through Section 4.18.

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

3.3. EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- | | |
|---|--|
| ☐ Aesthetics | ☐ Land Use and Planning |
| ☐ Agriculture and Forestry Resources | ☐ Mineral Resources |
| ☐ Air Quality | ☐ Noise |
| ☐ Biological Resources | ☐ Population and Housing |
| ☐ Cultural & Tribal Cultural Resources | ☐ Public Services |
| ☐ Geology and Soils | ☐ Recreation |
| ☐ Greenhouse Gas Emissions | ☐ Transportation/Traffic |
| ☐ Hazards and Hazardous Materials | ☐ Utilities and Service Systems |
| ☐ Hydrology and Water Quality | |

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines* and used by the City of Duarte (City) in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study’s preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development’s impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Less Than Significant Impact With Mitigation Incorporated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development will have impacts, which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures would be required, so that impacts may be avoided or reduced to a less than significant level.

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4.0 ENVIRONMENTAL ANALYSIS

The following sections include a discussion of potential project impacts as identified in the Initial Study Checklist. Explanations are provided for each item. At the beginning of each section is a "Sources Cited," which identifies the sources utilized in that particular section.

4.1. AESTHETICS

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

Sources Cited in Section 4.1

City of Duarte, *Duarte General Plan*, August 2007

City of Duarte, *Duarte Municipal Code*, Section 9.68.120

City of Duarte, *Duarte Municipal Code*, Section 19.50.070

A. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?

LESS THAN SIGNIFICANT IMPACT

The proposed project involves the redevelopment of a previously developed site in an urbanized area of the City that is located south of the San Gabriel Mountains and north of the Foothill Freeway (Interstate 210). The *Duarte General Plan* identifies the San Gabriel Mountains as a prominent natural feature and open space area. Construction of the proposed project would change the existing visual character of the site by removing two existing single-family residences and redeveloping the site with 25 multi-family residential units (townhomes).

Views from the project site of adjacent urbanized uses include commercial and residential uses to the north; multi-family and commercial uses to the west; single- and multi-family uses to the south; and commercial and public facility uses to the east.

While the proposed project would result in taller buildings than what currently exist, limited views of the San Gabriel Mountains would still be available from on-site and surrounding uses. Therefore, the proposed project would have a less than significant impact on a scenic vista.

MITIGATION MEASURES

No mitigation measures are required.

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

No officially designated or eligible State scenic routes or highways occur on or near the project site. The project proposes redevelopment of the site with two single-family residences to 25 multi-family residential units (townhomes), which would not damage scenic resources within a State scenic highway. Thus, the proposed project would have no impact in this regard.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?

LESS THAN SIGNIFICANT IMPACT

Construction of the proposed project may create temporary aesthetic nuisances associated with construction activities. Exposed surfaces, construction debris, equipment, and truck traffic may temporarily impact views across the site. These short-term impacts would cease upon project completion, and therefore would be considered less than significant.

The project site and its surroundings are urbanized and contain residential, commercial, and public facility uses. The project site currently contains two single-family residences at 946-962 Huntington Drive.

Demolition of the existing buildings and construction of 25 multi-family residential units (townhomes) on the site is not anticipated to result in significant negative effects. The proposed residential use would be compatible with the existing single- and multi- family residential uses located to the west and south of the project site.

The proposed project would include a six-foot (6') high split face concrete masonry unit (CMU) wall with a precision cap along the western, southern and eastern perimeter of the project site. For units in the northern portion of the site closest to Huntington Drive, either a three-foot, six-inch (3'6") or four-foot (4') high stucco over CMU wall with a flat stucco cap or vinyl fence would be installed. These same walls would be installed on the front entrance and private open space for all the proposed residential units. These walls are intended to provide privacy for on-site residents and to separate on-site residential and adjacent residential uses from one another. Installation of the walls would limit views across the site. Implementation of the proposed project would alter views onto the site; however, the change in visual character is not anticipated to be significant given that the site is presently developed. No additional impacts to

the visual character of the site or the surrounding area are anticipated given the built out nature of the surrounding area. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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 and its surroundings contain both open space and urbanized uses. There are presently various forms of on- and off-site lighting, including light emanating from building interiors that pass through windows and light from exterior sources (e.g., street lighting, parking lot lighting, building illumination, security lighting, and landscape lighting). Depending upon the location of the light source and its proximity to adjacent light sensitive uses, light introduction can be a nuisance, affecting adjacent areas and diminishing the view of the clear night sky. Light spillage is typically defined as unwanted illumination from light fixtures on adjacent properties. Perceived glare is the unwanted and potentially objectionable result from looking directly into a light source of a luminary. Sensitive uses (e.g., residential uses) could be impacted by the light and glare from the proposed project.

Currently, the project site contains two single-family residences, which have exterior and interior lighting sources. The proposed project would demolish the on-site residences lots and construct 25 multi-family residential units (townhomes). Lighting sources for the proposed project would include exterior, interior, security lighting, and parking lot lighting.

Construction of the proposed project would not be allowed except between the hours of 7:00 AM and 7:00 PM, Monday through Sunday, and on Federal holidays. Thus, the proposed project would not result in nighttime construction activities requiring nighttime lighting. Therefore, less than significant impacts would result in this regard.

The area surrounding the project site is currently urbanized and contains various forms of on- and off-site lighting typical of residential, public facilities, and commercial development. The 25 multi-family residential units (townhomes) may increase the amount of light and glare, but this would be consistent with other multi- and single-family residential development in the City, and impacts would be considered less than significant. In addition, any new lighting would be designed and installed in accordance with *Duarte Municipal Code* Section 19.50.070, Outdoor Lighting, which requires that any on-site security lighting be arranged so that direct rays do not shine or produce glare for adjacent street traffic or surrounding residential uses. Further, the proposed project would install perimeter walls along the western and southern boundaries, reducing the visibility of new interior lighting from adjoining residential uses. Thus, potential operational light and glare impacts would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

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4.2. AGRICULTURE AND FORESTRY RESOURCES

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:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

Sources Cited in Section 4.2

City of Duarte, *Duarte Zoning Map*, July 2016

State of California, California Natural Resources Agency, Department of Conservation, California Important Farmland Finder, <http://maps.conservation.ca.gov/ciff/ciff.html>, Los Angeles County, accessed August 29, 2016

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 does not contain any land that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the California Important Farmland Finder and Los Angeles County Important Farmland Maps published by the California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. Thus, project implementation would not result in the conversion of important farmland to non-agricultural uses. No impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?

NO IMPACT

The project site and surrounding area are developed and urbanized. No agricultural land exists within the site vicinity, and the project site does not include any land under a Williamson contract. The project site is currently zoned C-F Commercial Freeway and the proposed project would rezone the site to R-4 Multiple Family Residential High Density. Thus, the proposed project would not affect any land zoned for agricultural uses and would not conflict with a Williamson Act Contract. No impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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

Forestry operations do not occur on or within the vicinity of the project site. Also, the project site does not support any trees that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Project implementation would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production. No impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT RESULT IN THE LOSS OF FOREST LAND OR CONVERSION OF FOREST LAND TO NON-FOREST USE?

NO IMPACT

Refer to Response 4.2.C.

MITIGATION MEASURES

No mitigation measures are required.

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 does not contain any forest land, nor is the site zoned for agriculture. Thus, implementation of the proposed project would not result in changes to the environment that would result in the conversion of farmland to a non-agricultural use or forest land to a non-forest use. Thus, there would be no potential for the conversion of these resources and no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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4.3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d. Expose sensitive receptors to substantial pollutant concentrations?			✓	
e. Create objectionable odors affecting a substantial number of people?			✓	

Sources Cited in Section 4.3

Pomeroy Environmental Services, *Air Quality Analysis*, Month day, 2018 (Calculation data and modeling results contained in Appendix A)

South Coast Air Quality Management District, *2016 Air Quality Management Plan*, April 7, 2016

South Coast Air Quality Management District, *CEQA Air Quality Handbook*, revised November 1993

SCAQMD Air Quality Significance Thresholds, website: <http://aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>; Revised March 2015, accessed July 2018

SCAQMD, Air Quality Management Plan Appendix II website: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/appendix-ii.pdf?sfvrsn=4>, accessed July 2018

South Coast Air Quality Management District, *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution, Appendix A*, August 2003

A. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN?

LESS THAN SIGNIFICANT IMPACT

Regulatory Setting

The South Coast Air Quality Management District (SCAQMD) is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources to meet Federal and State ambient air quality standards. It has responded to this requirement by

preparing a series of Air Quality Management Plans (AQMP). The most recent of these was adopted by the Governing Board of the SCAQMD on March 3, 2017. This AQMP, referred to as the *2016 AQMP*, was prepared to comply with the Federal and State Clean Air Acts and amendments, to accommodate growth, to reduce the high levels of pollutants in the Basin, to meet Federal and State air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. The *2016 AQMP* identifies the control measures that will be implemented over a 15-year horizon to reduce major sources of pollutants. Implementation of control measures established in the previous AQMPs has substantially decreased the population's exposure to unhealthful levels of pollutants, even while substantial population growth has occurred within the Basin. The future air quality levels projected in the *2016 AQMP* are based on several assumptions. For example, the SCAQMD assumes that general new development within the Basin will occur in accordance with population growth and transportation projections identified by the Southern California Association of Governments (SCAG) in its most current version of the *Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)*, which was adopted April 7, 2016. The *2016 AQMP* also assumes that general development projects will include strategies (mitigation measures) to reduce emissions generated during construction and operation in accordance with SCAQMD and local jurisdiction regulations, which are designed to address air quality impacts and pollution control measures.

For general development projects, the SCAQMD recommends that consistency with the current AQMP be determined by comparing the population generated by the project to the population projections used in the development of the AQMP. Projects that are consistent with SCAG's applicable growth projections would not interfere with air quality attainment because this growth is included in the projections utilized in the formulation of the *2016 AQMP*. As such, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP.

Impact Analysis

A significant air quality impact may occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP), or would in some way represent a substantial hindrance to employing the policies, or obtaining the goals, of that plan.

The proposed project would comply with all SCAQMD rules and regulations that are in effect at the time of development and that are applicable to the project; the project applicant is not requesting any exemptions from the currently adopted or proposed rules.

The project site is comprised of four parcels totaling approximately 1.24 acres, located along the south side of Huntington Drive east of Mountain Avenue in the City of Duarte. Currently, two single-family detached residences are located on one parcel, with the remainder of the site undeveloped. The proposed project would demolish existing uses, and construct six multi-unit buildings containing a total of 25 multi-family residences (townhomes), along with attached garages, guest parking spaces, and a community common area.

As discussed in Response 4.13.A, while the proposed project would increase population and housing totals, the proposed project would not conflict with the regional growth projections for the region. In addition, as discussed further in Responses 4.3.B through 4.3.E, the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, the proposed project would not impair implementation of the 2016 AQMP, and impacts would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?

LESS THAN SIGNIFICANT IMPACT

Regulatory Setting and Significance Thresholds

A project may have a significant impact if project-related emissions would exceed Federal, State, or regional standards or thresholds, or if project-related emissions would substantially contribute to an existing or projected air quality violation. The project site is located in the South Coast Air Basin (Basin). The SCAQMD is the air pollution control agency for the Basin. To address potential impacts from construction and operational activities, the SCAQMD currently recommends that impacts from projects with mass daily emissions that exceed any of the thresholds outlined in *Table 4.3-1, SCAQMD Thresholds of Significance*, be considered significant. The City defers to these thresholds for the evaluation of construction and operational air quality impacts.

TABLE 4.3-1 SCAQMD THRESHOLDS OF SIGNIFICANCE

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
Volatile Organic Compounds (VOC)	75	55
Nitrogen Oxides (NO _x)	100	55
Carbon Monoxide (CO)	550	550
Sulfur Oxides (SO _x)	150	150
Particulate Matter (PM ₁₀)	150	150
Fine Particulate Matter (PM _{2.5})	55	55
Sources: Pomeroy Environmental Services (July 2018) SCAQMD Air Quality Significance Thresholds, http://aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2 ; revised March 2015, accessed July 2018.		
Notes: lbs = pounds		

Impact Analysis

Construction Emissions

For purposes of analyzing impacts, this analysis assumes a construction schedule of approximately 13 months. This assumption is conservative and yields the maximum daily impacts. Construction activities associated with the proposed project would be undertaken in three main steps: 1) demolition of existing uses, 2) grading and foundation preparation, and 3) building construction.

Demolition would occur for approximately two weeks and would require the demolition of 1,414 square feet of existing uses. Grading and foundation preparation would occur for approximately two weeks and would require the import of approximately 1,619 cubic yards of soil. Building construction would occur for approximately 12 months and would include the construction of the proposed structures, connection of utilities, laying irrigation for landscaping, architectural coatings, paving and landscaping the project site.

These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and site preparation would primarily generate PM_{2.5} and PM₁₀ emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate NO_x emissions. The application of architectural coatings would primarily result in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time. The analysis of daily construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod 2016.3.2) recommended by the SCAQMD. Table 4.3-2, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each construction phase.

These calculations assume that appropriate dust control measures would be implemented as part of the project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust, including, but not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes (at least two times per day), applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas. As shown in Table 4-3-2, construction-related daily emissions associated with the proposed project would not exceed any SCAQMD significance thresholds for criteria pollutants during the construction phases. Therefore, construction impacts associated with the proposed project would be less than significant.

TABLE 4.3-2 ESTIMATED PEAK DAILY CONSTRUCTION EMISSIONS

Emissions Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Demolition Phase						
Fugitive Dust	--	--	--	--	0.06	0.01
Off-Road Diesel Equipment	2.22	21.73	12.77	0.02	1.25	1.17
On-Road Diesel (Hauling)	0.01	0.20	0.04	0.01	0.01	0.01
Worker Trips	0.08	0.06	0.65	0.01	0.15	0.04
Total Emissions	2.31	21.99	13.46	0.04	1.47	1.23
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
Grading/Foundation Preparation Phase						
Fugitive Dust	--	--	--	--	2.09	1.12
Off-Road Diesel Equipment	1.73	19.37	8.81	0.02	0.96	0.88
On-Road Diesel (Hauling)	0.16	5.24	1.14	0.01	0.30	0.10
Worker Trips	0.05	0.04	0.40	0.01	0.09	0.02
Total Emissions	1.94	24.65	10.35	0.04	3.44	2.12
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
Building Construction Phase						
Building Construction Off-Road Diesel Equipment	2.57	18.80	16.11	0.03	1.12	1.07
Building Construction Vendor Trips	0.03	0.81	0.24	0.01	0.05	0.02
Building Construction Worker Trips	0.16	0.11	1.24	0.01	0.32	0.09
Architectural Coatings	6.48	--	--	--	--	--
Architectural Coating Off-Road Diesel Equipment	0.27	1.84	1.84	0.01	0.13	0.13
Architectural Coatings Worker Trips	0.03	0.02	0.27	0.01	0.07	0.02
Paving Off-Road Diesel Equipment	0.41	4.22	4.19	0.01	0.24	0.22
Paving – Off Gas	0.03	--	--	--	--	--
Paving Worker Trips	0.07	0.05	0.58	0.01	0.15	0.04
Total Emissions	10.05	25.85	24.47	0.09	2.08	1.59
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
Sources: Pomeroy Environmental Services (July 2018). Calculation sheets are provided in Appendix A.						
Notes: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust.						

Operational Emissions

The proposed project would demolish the existing uses and construct six multi-unit buildings containing a total of 25 multi-family residences (townhomes), along with attached garages, guest parking spaces, and a community common area. As such, air pollutant emissions would be generated at the project site by area sources, energy demand, and mobile sources such as motor vehicle traffic traveling to and from the project site. The analysis of daily operational emissions associated with the proposed project has been prepared utilizing CalEEMod 2016.3.2 recommended by SCAQMD. The results of these calculations are presented in *Table 4.3-3, Estimated Daily Operational Emissions*. As shown in *Table 4.3-3*, the proposed project would not

exceed the thresholds of significance set by SCAQMD. As such, operational emissions associated with the proposed project would be less than significant.

TABLE 4.3-3 ESTIMATED DAILY OPERATIONAL EMISSIONS

Emissions Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	7.59	0.54	14.79	0.03	1.92	1.92
Energy Demand	0.01	0.11	0.05	<0.01	<0.01	<0.01
Mobile (Motor Vehicles)	0.41	2.01	5.50	0.02	1.35	0.37
Total Project Emissions	8.01	2.66	20.34	0.05	3.28	2.30
SCAQMD Thresholds	55.00	55.00	550.00	150.00	150.00	55.00
Potentially Significant Impact?	No	No	No	No	No	No
Sources: Pomeroy Environmental Services (July 2018). Calculation sheets are provided in Appendix A.						
Notes: These emissions are from winter time as winter emissions are the worst-case compared to summer. However, both winter and summer emissions are included in Appendix A. Column totals may not add due to rounding from the model results.						

MITIGATION MEASURES

No mitigation measures are required.

REGULATORY MEASURES

SCAQMD Rule 403 – Fugitive Dust. The purpose of this Rule is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions. The provisions of this Rule shall apply to any activity or man-made condition capable of generating fugitive dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes (at least two times per day), applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas.

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)?

LESS THAN SIGNIFICANT IMPACT

Regulatory Setting

A significant impact may occur if a project adds a considerable cumulative contribution to Federal or State non-attainment pollutant. Measurements of ambient concentrations of the criteria pollutants are used by the United States Environmental Protection Agency (U.S. EPA) and the California Air Resources Board (CARB) to assess and classify the air quality of each air basin, county, or, in some cases, a specific urbanized area. The classification is determined by comparing actual monitoring data with national and State standards. If a pollutant concentration in an area is lower than the standard, the area is classified as being in “attainment.” If the pollutant exceeds the standard, the area is classified as a “non-attainment” area. If there is not enough data available to determine whether the standard is exceeded in an area, the area is designated “unclassified.” Attainment status of the Basin with regard to the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are shown in *Table 4.3-4, Attainment Status for the South Coast Air Basin*. As shown in *Table 4.3-4*, the Basin is in nonattainment for ozone, PM₁₀ and PM_{2.5}.

TABLE 4.3-4 ATTAINMENT STATUS FOR SOUTH COAST AIR BASIN

Pollutant	Attainment Status	
	NAAQS	CAAQS
Ozone (1-Hour)	Non-Attainment (Extreme)	Non-Attainment
Ozone (8-Hour)	Pending – Expect Non-Attainment (Extreme)	Non-Attainment
Carbon Monoxide (1- & 8-hour)	Attainment (Maintenance)	Attainment
Nitrogen Dioxide (1-Hour)	Unclassifiable/Attainment	Attainment
Nitrogen Dioxide (Annual)	Attainment (Maintenance)	Attainment
Sulfur Dioxide (1-Hour)	Designations Pending (expect Unclassified/Attainment)	Attainment
Sulfur Dioxide (24-Hour & Annual)	Unclassified/Attainment	attainment
PM ₁₀ (24-Hour)	Attainment (Maintenance)	Non-Attainment
PM ₁₀ (Annual)	N/A	Non-Attainment
PM _{2.5} (24-Hour)	Non-Attainment (Serious)	N/A
PM _{2.5} (Annual)	Non-Attainment (Moderate)	Non-Attainment
Lead	Non-Attainment (Partial)	Attainment
Sources: Pomeroy Environmental Services (July 2018) SCAQMD, Air Quality Management Plan Appendix II, http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/appendix-ii.pdf?sfvrsn=4 , accessed July 2018.		

Impact Analysis

Because the South Coast Air Basin is currently in nonattainment for ozone, PM₁₀ and PM_{2.5}, related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. With respect to determining the significance of a project's contribution, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts be assessed utilizing the same significance criteria as those for project specific impacts. Furthermore, the SCAQMD states that if an individual development project generates less than significant construction or operational emissions impacts, then the development project would not contribute to a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.²

As discussed in Response 4.3.B, the proposed project would not exceed any of the SCAQMD's recommended mass daily thresholds of significance for construction or operation. Also, as discussed in Response 4.3.D, localized emissions generated by the proposed project would not exceed the SCAQMD's Localized Significance Thresholds (LSTs). Therefore, the proposed project would not contribute to a cumulatively considerable increase in emissions for the pollutants for which the Basin is in nonattainment. Thus, cumulative air quality impacts associated with the proposed project would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?

LESS THAN SIGNIFICANT IMPACT

A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Land uses that are considered more sensitive to changes in air quality than others are referred to as sensitive receptors. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time, so they could be exposed to pollutants for extended periods. Recreational areas are considered moderately sensitive to poor air quality because vigorous exercise associated with recreation places a high demand on the human respiratory function. The nearest off-site air quality sensitive receptors are immediately adjacent residential

² South Coast Air Quality Management District, *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution, Appendix A*, August 2003.

uses to the west and south. Additionally, a motel is located to the northwest across Huntington Drive and residential uses are located to the north across Huntington Drive.

Localized Construction Emissions

Emissions from construction activities have the potential to generate localized emissions that may expose sensitive receptors to harmful pollutant concentrations. The SCAQMD has developed localized significance threshold (LST) look-up tables for project sites that are one, two, and five acres in size to simplify the evaluation of localized emissions at small sites. LSTs are provided for each Source Receptor Area (SRA) and various distances from the source of emissions. In the case of this analysis, the project site is located within SRA 9 covering the East San Gabriel Valley area.

As described above, the nearest sensitive receptors are residential uses located adjacent to the site. The closest receptor distance in the SCAQMD's mass rate look-up tables is 25 meters. Projects that are located closer than 25 meters to the nearest receptor are directed to use the LSTs for receptors located within 25 meters. The project site is approximately 1.24 acres. As such and consistent with SCAQMD recommendations, the localized thresholds for a 1.24-acre site with a receptor distance of 25 meters (82 feet) in SCAQMD's SRA 9 have been used to address the potential localized NO_x, CO, PM₁₀, and PM_{2.5} impacts to the area surrounding the project site.

As shown in *Table 4.3-5, Localized On-Site Peak Daily Construction Emissions*, peak daily emissions generated within the project site during construction activities for each phase would not exceed the applicable construction LSTs for a 1.24-acre site in SRA 9. Therefore, localized air quality impacts from construction activities on the off-site sensitive receptors would be less than significant.

With regard to localized emissions from motor vehicle travel, traffic congested roadways and intersections have the potential to generate localized high levels of carbon monoxide (CO). The SCAQMD suggests conducting a CO hotspots analysis for any intersection where a project would worsen the Level of Service (LOS) from A-C to any level below C, and for any intersection rated D or worse where a project would increase the V/C ratio by two percent or more. Based on a review of the proposed project's *Traffic Study* (refer to Appendix G), the proposed project is not expected to adversely impact traffic conditions on Huntington Drive or within the surrounding area. Therefore, the proposed project does not have the potential to cause or contribute to an exceedance of the California one-hour or eight-hour CO standards of 20 or 9.0 ppm, respectively; or generate an incremental increase equal to or greater than 1.0 ppm for the California one-hour CO standard, or 0.45 ppm for the eight-hour CO standard at any local intersection. Therefore, impacts with respect to localized CO concentrations would be less than significant.

TABLE 4.3-5 LOCALIZED ON-SITE PEAK DAILY CONSTRUCTION EMISSIONS

Construction Phase ¹	Total On-Site Emissions (Pounds per Day)			
	NO _x ²	CO	PM ₁₀	PM _{2.5}
Demolition Emissions	21.73	12.77	1.31	1.18
SCAQMD Localized Thresholds	100.49	712.86	5.43	3.63
Potentially Significant Impact?	No	No	No	No
Grading/Foundation Emissions	19.37	8.81	3.05	2.00
SCAQMD Localized Thresholds	100.49	712.86	5.43	3.63
Potentially Significant Impact?	No	No	No	No
Building Construction Emissions	24.86	22.14	1.49	1.42
SCAQMD Localized Thresholds	100.49	712.86	5.43	3.63
Potentially Significant Impact?	No	No	No	No
Sources: Pomeroy Environmental Services (July 2018). Calculation sheets are provided in Appendix A.				
Notes: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust. Building construction emissions include architectural coatings and paving. 1. The project site is 1.24 acres. Consistent with SCAQMD recommendations, the localized thresholds for all phases are based on a 1.24-acre site with a receptor distance of 25 meters (82 feet) in SCAQMD's SRA 9. Thresholds were calculated per SCAQMD Linear Regression Methodology. 2. The localized thresholds listed for NO _x in this table takes into consideration the gradual conversion of NO _x to NO ₂ , and are provided in the mass rate look-up tables in the "Final Localized Significance Threshold Methodology" document prepared by the SCAQMD. As discussed previously, the analysis of localized air quality impacts associated with NO _x emissions is focused on NO ₂ levels as they are associated with adverse health effects.				

Toxic Air Contaminants (TAC)

Given that the proposed project consists of residential uses, the proposed project would not include any land uses that would involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from project implementation. In addition, construction activities associated with the proposed project would be typical of other development projects in the City, and would be subject to the regulations and laws relating to toxic air pollutants at the regional, State, and Federal level that would protect sensitive receptors from substantial concentrations of these emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

**E. WOULD THE PROJECT CREATE OBJECTIONABLE ODORS AFFECTING A
SUBSTANTIAL NUMBER OF PEOPLE?**

LESS THAN SIGNIFICANT IMPACT

A project-related significant adverse effect could occur if construction or operation of the proposed project would result in generation of odors that would be perceptible in adjacent sensitive areas.

According to the SCAQMD *CEQA Air Quality Handbook*, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed project involves the construction and operation of residential uses, which are not typically associated with odor complaints. As the proposed project involves no elements related to industrial operations, no objectionable odors are anticipated. Therefore, the potential impacts associated with objectionable odors would be less than significant.

Potential sources that may emit odors during construction activities include equipment exhaust. Odors from these sources would be localized and generally confined to the immediate area surrounding the proposed project. The proposed project would use typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Therefore, impacts related to odors associated with construction of the proposed project would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

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4.4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
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?				✓
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?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
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?				✓

Sources Cited in Section 4.4

City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007

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?

NO IMPACT

The project site is located within an urbanized area. The project site is currently developed with two single-family residences. As such, the project site does not contain habitat supportive of special status plant or wildlife species. Project implementation would not result in a substantial adverse effect, either directly or through habitat modifications, on any sensitive species. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

As stated in Response 4.4.A, the project site is developed and disturbed. Additionally, the *General Plan EIR* does not identify that riparian habitat or sensitive communities are located on the project site. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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

Refer to Responses 4.4.A and 4.4.B. There are no Federally protected wetlands present within or adjacent to the project site. The project site has been previously disturbed and is void of water features, including wetlands. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

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?

NO IMPACT

The project site is currently developed and is located within an urbanized portion of the City. Due to the lack of quality biological habitat within and immediately surrounding the site, the proposed project would not interfere with the movement of fish or wildlife or impact wildlife corridors. The project site and surrounding properties include ornamental landscaping for residential, recreation, and public services development, which does not provide opportunities for the movement of wildlife. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

E. WOULD THE PROJECT CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS A TREE PRESERVATION POLICY OR ORDINANCE?

NO IMPACT

Public trees exist within the public parkway or right-of-way in front of the project site. The proposed project would be required to comply with the Huntington Drive Street Tree Plan to address the removal of existing street trees and the installation of new street trees along Huntington Drive. The City has no other policies or ordinances addressing tree preservation. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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 project site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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4.5. CULTURAL AND TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?				✓
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?				✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d. Disturb any human remains, including those interred outside of formal cemeteries?				✓
e. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?		✓		
f. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓		

Sources Cited in Section 4.5

City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007

City of Duarte, *3rd & Oak Residential Project Final Initial Study/Mitigated Negative Declaration*, March 2017

Cultural Setting

Of the many chronological sequences proposed for southern California, two primary regional syntheses are commonly used in the archaeological literature. The first, advanced by Wallace (1955), defines four cultural horizons for the southern California coastal province, each with characteristic local variations:

- I. Early Man (~9000–8500 B.P.)
- II. Milling Stone (8500–4000 B.P.)
- III. Intermediate (4000–1500 B.P.)
- IV. Late Prehistoric (1500–200 B.P.)

Warren and Crabtree employ a more ecological approach to the deserts of southern California, defining five periods in prehistory (1986):

- I. Lake Mojave (12000–7000 B.P.)
- II. Pinto (7000–4000 B.P.)
- III. Gypsum (4000–1500 B.P.)
- IV. Saratoga Springs (1500–800 B.P.)
- V. Shoshonean (800~200 B.P.)

Warren and Crabtree (1986) viewed cultural continuity and change in terms of various significant environmental shifts, defining the cultural ecological approach for archaeological research of the California deserts. Many changes in settlement pattern and subsistence focus are viewed as cultural adaptations to a changing environment, beginning with the gradual environmental warming in the late Pleistocene, the desiccation of the desert lakes during the early Holocene, the short return to pluvial conditions during the middle Holocene, and the general warming and drying trend, with periodic reversals, that continues to this day.

Ethnography

The project site is located within the traditional boundaries of the Gabrielino or Tongva Indians. Historically, tribal boundaries were not established definitively and were considered to be fluid, due to either sociopolitical features or a lack of reliable data (Bean and Smith 1978). Although the project site falls within the Gabrielino/Tongva tribal boundaries delineated by Bean and Smith (1978), the Serrano are known to have occupied territories just to the east of the Gabrielino/Tongva. These territories encompassed the San Bernardino Mountains east of the Cajon pass, along the base of the mountains to the east and to the north, east across the desert to Twentynine Palms, and south into the Yucaipa Valley (Bean and Smith 1978). There is documented interaction between the two tribal groups in the form of social relationships (in this case intermarriage between the different groups) and trade (Bean and Smith 1978). The Gabrielino include the Fernandeño who were associated with the *Mission San Fernando Rey de España*. The Gabrielino (Fernandeño) are one of the least known Native American groups in California. Generally, their territory included all of the Los Angeles Basin, parts of the Santa Ana and Santa Monica Mountains, along the coast from Aliso Creek in the south, to Topanga Canyon in the north, and San Clemente, San Nicolas, and Santa Catalina Islands.

The Gabrielino spoke a dialect of the Cupan group of the Takic language family. This language was part of the larger Uto-Aztecan language stock which migrated west from the Great Basin. The Gabrielino shared this language with their neighbors to the south and east (Bean and Smith 1978, Shipley 1978). Groups of Gabrielino lived in villages that were autonomous from other villages. Each village had access to hunting, collecting, and fishing areas (Bean and Smith 1978). Villages were typically located in protected coves or canyons near water. Acorns were the most important food for the Gabrielino, although the types and quantity of different foods varied by season and locale. Other important sources of food were grass and many other seed types, deer,

rabbit, jackrabbit, woodrat, mice, ground squirrels, quail, doves, ducks and other fowl, fish, shellfish, and marine mammals.

Typically women gathered and men hunted, although work tasks often overlapped. Each village had a chief who controlled religious, economic, and warfare authorities. The chief had an assistant and an advisory council who assisted in important decisions and rituals. Each of these positions was hereditary being passed down from generation to generation (Bean and Smith 1978).

History

The first Europeans to explore what would become the state of California belonged to the 1542 expedition of Juan Rodriguez Cabrillo, who sailed along and occasionally landed on the coast. Europeans are thought to have first visited portions of the interior in 1769, when Gaspar de Portola (Brown 2001) led a 62-person overland expedition from San Diego to Monterey (Cramer 1988). Two later expeditions, led by Juan Bautista de Anza in 1774 and 1775 from Sonora through southwestern Arizona and southern California, crossed the Santa Ana River at Anza Narrows in today's Santa Ana River Regional Park.

The Spanish government subsequently established missions and military outposts in San Diego in 1769 to facilitate colonization of the area and to keep rival European nations out of the area. After Mexico won independence from Spain in 1822, colonization efforts in Alta California decreased. The Spanish mission system was largely abandoned and the Mexican government bestowed land grants or ranchos to those loyal to the Mexican government including some Anglo settlers. The Mexican period (1822-1848) is largely identified with the ranchos acquired by individuals through the land grant system as well as the secularization of the missions. Mission secularization began on July 25, 1826 with a decree by Governor Jose Maria Echeandfa and was completed by 1836 after an additional decree in 1831 (Engstrand and Ward 1995).

The end of the Mexican period in California began on June 14, 1846 when a band of American settlers supported by the American explorer John C. Fremont and his team captured Mexican General Mariano Guadalupe Vallejo in a dawn raid in Sonoma (Ide 1880, Rolle 2003). The Americans raised a flag for the "California Republic" and their actions became known as the "Bear Flag Revolt." The so-called California Republic was short-lived however, as on July 7, 1846, U.S.

Navy forces captured Monterey, California, where the United States (U.S.) flag was raised (Rolle 2003). On February 2, 1848, the war between the U.S. and Mexico ended with the signing of the Treaty of Guadalupe Hidalgo, which greatly expanded U.S. territory (including California) and resulted in Mexico being paid \$15 million for the land (Rolle 2003).

Although gold had been found prior to this in various parts of California, the well-publicized discovery of gold near Sutter's fort in 1848 dramatically increased the Anglo settlement of California. Despite property rights of rancho owners being secured by provisions in the Treaty of Guadalupe Hidalgo, California in the early American period experienced the transfer and subdivision of many of the ranchos as well as a shift from ranching to agriculture as the primary means of subsistence.

The City of Duarte is located in Los Angeles County, about 21 miles northeast of downtown Los Angeles in the western portion of the San Gabriel Valley. The community was named after Andres Duarte, who was born at Mission San Juan Capistrano in Alta California in November 1805. At age 16, he followed his father's career and joined the Mexican army. He was assigned to Mission San Gabriel. Gradually he assumed more responsibility and was finally the major domo, responsible for monitoring the outer lands of the Mission. Transferred to the Mission San Gabriel garrison in his early thirties, he was assigned to protect the Mission property from San Gabriel to San Bernardino.

On retirement from military service after 20 years, he petitioned Governor Juan Alvarado for a grant of land that was a vacant portion of the Rancho Azusa. Within two weeks he was granted what was later surveyed to be 6,595 acres known as Rancho Azusa de Duarte. As a condition of the land grant, similar to the provisions of the later Homestead Act, Andres Duarte built an adobe for himself and his family and settled on the land. With the help of local Indians, Duarte planted crops and watched as his flocks and herds multiply. He and his wife, Gertrudes, and their son, Santiago, lived in a small adobe called "The Homestead" located on what is now Tocino Drive, just east of Royal Oaks Park. The Rancho Azusa de Duarte passed through several hands and was subdivided into 40-acre parcels in the early 1870s (Duarte Historical Society Website 2016).

The history of the Duarte Water Companies dates back to the time that Andrew Duarte appropriated one-half of the San Gabriel River water when he took possession of his grant. Dr. Beardslee secured one-half of this half when he bought his 225-acre tract, and Alexander Weil got the rest of the water when he bought the remaining land and sold water rights when he conveyed the land to settlers. The Beardslee Water Ditch Company was organized in 1876 with N. Beardslee, president, and Charles Soward, secretary; stockholders, I. C. Ingraham, A. J. Horn, W. H. Bowman, J. O. Matthewson, D. C. Hayward, Parson Shrode and W. R. Beardslee. This company was incorporated in August 1881, with the following directors: D. S. Shrode, president; A. T. Taylor, secretary; H. S. Daniels, J. O. Matthewson, N. Beardslee, E. T. Hargrave, and Thomas Wardall. When first organized there were 225 shares in the company, one share to the acre. In 1884, the number of shares was increased to correspond to the 1,260 shares of the Duarte Mutual shares (Davis 1938:107-109).

The records of the Beardslee Ditch show that in 1876-1877 water was turned down to the south from 5:00 to 7:00 AM and to the west from 7:00 to 9:00 AM in order that the users might fill their barrels and horse troughs. In 1884 the Beardslee Company laid a 12-inch pipe from the division box to the east, which was extended in 1887 on to the corner of Mountain Avenue and Duarte Road, and later on completed to the end of the lines. In 1898, a large reservoir was constructed about a quarter of a mile west of the former Duarte-Monrovia Citrus Association packing house, which was located near the corner of 3rd Street and Oak Avenue. This reservoir stored the water so that night irrigation was not necessary any more. In 1918, a well was put down on Mountain Avenue and a fourteen-inch steel pipe laid from the well to the reservoir. In 1928, another reservoir was built for domestic purposes (Davis 1938:107-109).

The Duarte Mutual Irrigation and Canal Company was incorporated in 1882 with the following directors: E. M. Wardall, president; T. A. Caldwell, L. Barnes, J. F. Banning, and A. Body. In

1884, this company laid a 22-inch concrete pipe to the McAllister vineyard, on what is now known as Las Lomas Avenue. In 1887, they continued this line to the west end of the Fowler place. Since then, at various times, pipe has been laid until now the company has over 12 miles of irrigation pipe. To augment the water supply during dry seasons, the company put down the Las Lomas well in 1898, the Fish Canyon well in 1920, and the Santa Fe well in 1929.

In 1902, the company built a large reservoir at the head of Buena Vista Avenue to store night water. In 1928, bonds were voted, stock increased from 1,260 to 6,300 shares, and a domestic system of nearly ten miles of pipe was completed by 1929 (Davis 1938:107-109). In 1881 the two companies decided to build a rock ditch from the Azusa division box near the mouth of the canyon to the east bank of the river. The Beardslee Company determined that they could not pay half the cost, so they voted to let the Duarte Mutual have one-third of their water and the rock ditch was constructed and paid for on a pro-rata-per-acre basis. The Duarte Mutual thereafter had two-thirds of the water. In 1883 a twenty-inch steel pipe was laid under the river from the mouth of the rock ditch. In the flood of 1884 this was washed out. In 1884 a brick arch was built from the west side of the bank of the river towards the Duarte division box. Twelve hundred feet of this arch was still in use in the late- 1930s. The brick of this ditch were made on the lower part of the old Ellis place. Captain Fowler paid part of the expenses to make these bricks and thus secured brick to build a house in 1884, the first brick house in Duarte (Davis 1938:107-109).

Among the early fights over water was the notable one when in 1882, a Covina company known as The Azusa Water Development and Irrigation Company, led by J. S. Phillips, began to run tunnels and to build cement ditches in the canyon and filed on 5,000 inches of water above the Azusa and Duarte claims. A protest was filed, but the Phillips ditch kept getting more and more of the water, until Duarte residents, as well as Azusa residents, became so incensed that some of them went up with guns to protest. At last, in 1889, the famous "Compromise Agreement" was signed by all the Azusa Water Companies, J. S. Phillips' Company, and the two Duarte Water Companies, Thomas Wardall, president, and A. T. Taylor, secretary, for the Beardslee Company, and John Scott, president, and William Chippendale, secretary, for the Duarte Mutual (Davis 1938:107-109).

This agreement gave all the Azusa Companies together, 432/720, the Phillips interests, 72/720, or one-tenth, and Duarte, 216/720. A "Committee of Nine" was appointed to regulate and control all the San Gabriel rights. The first Duarte members of this committee were John Scott for Duarte Mutual, and Thomas Wardall for the Beardslee Company. This "Committee of Nine" was still functioning in the late-1930s, with R. T. Radford representing Duarte Mutual, and W. P. Elliot from the Beardslee Company. In 1890, a contract was made between all San Gabriel Water Companies and the San Gabriel Power Company, whereby the power company was to convey water from six or seven miles up the canyon by ditch and tunnels to a point on the hillside near the mouth of the canyon. When this was done, the water companies had quite an increase in the water supply. The power company was allowed ten percent of all water over 200 inches, which was sold to Covina (Davis 1938:107-109). The consolidation of water companies continued into the 20th century and by the late 20th century, the water company was consumed

by the California American Water Company, which serves Duarte and neighboring communities in the Los Angeles Basin today.

Duarte remained primarily an agricultural area until after World War II, when it was largely converted into a residential community. Several cities have been established on lands originally granted to Andres Duarte. The City of Duarte itself was incorporated in 1957. Other cities on the Rancho are Monrovia, Azusa, Irwindale, Baldwin Park, Arcadia, and Bradbury. To this day, many of the original boundary lines of the Rancho are traceable as city limits, major streets, and the boundaries of hundreds of real estate lots subdivided from larger parcels that were defined by the Rancho boundaries that were formally surveyed in 1858 (Duarte Historical Society Website 2016).

The subject property reflects the expansive post-World War II development of Duarte as a suburb of Los Angeles. Between 1940 and 1950, the population of Duarte more than quadrupled, reflective of a commercial and residential housing boom.

The theme of transportation played an important role in the history of Duarte since the famous. Route 66 passed through the foothill community in route to Santa Monica. The annual Duarte Salute to Route 66 is held each September in the City. One of the most famous citizens of Duarte was the prestigious band leader Glenn Miller. During World War II, Miller built a home on Berryhill Road and planned to return to his home following the war. Unfortunately, Miller's career abruptly ended when his plane crashed. During the 1950s, the community transitioned from citrus growing to suburban housing development, in part a response to the construction of the Foothill Freeway in 1968 (present-day Route 210). Between 1975 and 1985, approximately 2,000 new homes were built in Duarte. The old Pacific Electric Railroad tracks that bisected the city were removed (along Oak Avenue), and a 1.6-mile landscaped recreational hiking trail took its place. By 1976, the City's population had grown to 10,000 and in the 1980s the new Duarte Civic Center Complex was built. Duarte has 13 parks and sports fields, a one million-dollar senior center, a 500-seat performing arts center, and a fitness center (Davis and Davis 1957).

A. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN CEQA GUIDELINES §15064.5?

LESS THAN SIGNIFICANT IMPACT

The *Duarte General Plan Update Final Environmental Impact Report* includes a discussion on historic resources within the City, and notes that no historical resources within the City of Duarte were listed on the *California Historical Landmarks for Los Angeles County*, *National Register of Historic Places*, and *National Historical Landmarks*. Eight historical buildings within Duarte are listed on the *California Historic Resources Inventory*. In addition, a group of Cal Poly Pomona senior undergraduate students prepared a historic preservation study for the City in 2003, which identified 35 local historical resources of significance for Significant Streets and Bridges, Significant Residential Structures, Significant Institutions, and Significant Commercial Structures. None of the four parcels nor the on-site residential structures were identified as

historically significant on any of the aforementioned lists or surveys. Therefore, implementation of the proposed project would have no impact to historical resources.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO CEQA GUIDELINES §15064.5?

NO IMPACT

According to *Duarte General Plan Update Final Environmental Impact Report*, no data regarding archaeological remains, traditional customs, or historical documents was found within the City of Duarte. The project site and surrounding area is predominately urbanized and built out with land area having been previously disturbed. Should evidence of archaeological resources occur during the grading and construction, operations would be required to cease and the City is required to be contracted and standard protocol and procedures would be implemented. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?

NO IMPACT

No paleontological resources are known to be on or adjacent to the project site. It is assumed that if these resources were located in these areas, they would have been discovered during original or subsequent ground disturbing activities in this urbanized area. Nonetheless, should evidence of paleontological resources be encountered during grading and construction, operations would be required to cease and a qualified paleontologist would be contacted to determine the appropriate course of action and implementation. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?

NO IMPACT

No formal cemeteries or known human remains occur on-site or in the vicinity of the project site. Due to the level of past disturbance, it is not anticipated that human remains exist within these areas. In the event human remains are encountered during earth removal or disturbance activities, all activities would cease immediately and a qualified archaeologist and Native American monitor would be immediately contacted. The Coroner would be contacted pursuant to *Public Resources Code* Sections 5097.98 and 5097.99 relative to Native American remains. Should the Coroner determine the human remains to be Native American, the Native American Heritage Commission would be contacted pursuant to *Public Resources Code* Section 5097.98. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

E. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A TRIBAL CULTURAL RESOURCE, DEFINED IN PUBLIC RESOURCES CODE SECTION 21074 AS EITHER A SITE, FEATURE, PLACE, CULTURAL LANDSCAPE THAT IS GEOGRAPHICALLY DEFINED IN TERMS OF THE SIZE AND SCOPE OF THE LANDSCAPE, SACRED PLACE, OR OBJECT WITH CULTURAL VALUE TO A CALIFORNIA NATIVE AMERICAN TRIBE, AND THAT IS LISTED OR ELIGIBLE FOR LISTING IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES, OR IN A LOCAL REGISTER OF HISTORICAL RESOURCES AS DEFINED IN PUBLIC RESOURCES CODE SECTION 5020.1(K)?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Tribal Consultation

Chapter 532, Statutes of 2014 (AB 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource."

Also per AB 52 (specifically *Public Resources Code* [PRC] Section 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects.

The Native American Heritage Commission (NAHC) was contacted on May 4, 2018, and a Sacred Lands File (SLF) was requested for the proposed project, as was a list of potential Native American contacts for consultation. The NAHC responded on May 7, 2018, to notify the City that the SLF search was negative for the Project area. The NAHC provided a Tribal Consultation List that included the following eight Native American Tribes to be contacted:

- Fernandeno Tataviam Band of Mission Indians – Rudy Ortega, Tribal President
- Fernandeno Tataviam Band of Mission Indians – Jairo Avila, Tribal Historic and Cultural Preservation Officer
- Gabrieleño Band of Mission Indians, Kizh Nation - Andrew Salas, Chairperson
- Gabrieleno/Tongva San Gabriel Band of Mission Indians - Anthony Morales, Chairperson
- Gabrielino/Tongva Nation - Sandonne Goad, Chairperson
- Gabrielino Tongva Indians of California Tribal Council - Robert F. Dorame, Chairperson
- Gabrielino-Tongva Tribe - Charles Alvarez
- San Fernando Band of Mission Indians – Donna Yocum, Chairperson

The City sent letters for the purposes of SB 18³ and AB 52 consultation to all of the individuals listed above on May 9, 2018. At the conclusion of the 30-day period to request AB 52 consultation, the City received no requests for consultation. The 90-day period to request SB 18 consultation will end on August 9, 2018; no other tribes requested consultation.

Human Remains

Human remains are defined as any physical remains of a human being. The term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of associated cultural resources (Funerary objects) with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

The Native American Graves Protection and Repatriation Act (NAGPRA) provides guidance that agencies shall consult with organizations on whose aboriginal lands the remains and cultural items might be discovered, who are reasonably known to have a cultural relationship to the human remains and other cultural items.

³ SB 18 (Chapter 905, Statutes of 2004) (Public Resources Code Section 65352.3) requires cities and counties to contact and consult with California Native American tribes prior to amending or adopting any general plan or specific plan, or designating land as open space.

Gabrieleño Background

The project locale Azusa, formally known as the Village area "Ashuukshanga" (The Place of the Skunk), lies in an area where the 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 1978:538), was centered in the Los Angeles Basin.

Kizh/Gabrieleño People and Misión Vieja⁴

Prior to the first European site established in Los Angeles County - Misión Vieja or Old Mission - there was thousands of years of habitation in the area by the native indigenous peoples. These native indigenous settlers are often called Gabrieleño (or Gabrieliño) because of their "association" with the Mission San Gabriel, which started at Misión Vieja in 1771, but relocated to the current site within a few years because of flooding from the San Gabriel River. A more recent appellation has been Tongva; however, this term has no historical basis, whereas the name Kizh has legitimacy in the historical record.

The Kizh/Gabrieleño, like most pre-literate peoples throughout the world, did not have a written language. Instead, they had and still have a vast oral record passed down through the generations among the Kizh/Gabrieleño, which shares their religious beliefs, history, and cultural and social practices. The fact that these attributes were not written down do not, in any way, make them subordinate to the written record; oral record represents a different method of recording history.

History and Territory

According to archaeological records, the Gabrieleño were not the first inhabitants of the Los Angeles Basin, but arrived around 500 B.C. (Bean and Smith 1978:540) The Gabrieleño territory generally included the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers, several smaller intermittent streams in the Santa Monica and Santa Ana Mountains, all of the Los Angeles Basin, the coast from Aliso Creek in the south to Topanga Creek in the north, and the islands of San Clemente, San Nicholas, and Santa Catalina. (Bean and Smith: 1978:538)

Permanent villages were established in the fertile lowlands along rivers and streams and in sheltered areas along the coast. The Gabrieleño population expanded with many larger, permanent villages having satellite communities lying at various distances from them and connected through economic, religious, and social ties. (Bean and Smith 1978:540)

Structures

Houses were domed, circular structures thatched with tule, fern, and carrizo. Other structures commonly found in villages included sweathouses (small, semi-circular, earth-covered buildings used for pleasure and as a clubhouse or meeting place for adult males), menstrual

⁴ Source: La Misión Vieja: The Center of Los Angeles Blog
<http://misionvieja.blogspot.com/2012/12/the-kizhgabrieleno-people-and-mision.html?m=1>

huts, and a ceremonial enclosure, the *yuva'r*. The *yuva'r* was built near the chief's house and was essentially an open-air oval-shaped enclosure made with willows inserted wicker fashion among willow stakes, and decorated with eagle and raven feathers, skins, and flowers. Contained within the enclosure were painted and decorated poles. The *yuva'r* was consecrated anew before each ceremony. Another building, similar in structure and design to the *yuva'r* but never consecrated, was sometimes built and used for instruction and practice for upcoming ceremonies.

Material Culture Items

The majority of Gabrieleño material culture was perishable and lasted several years, but reflected an elaborately developed artisanship, with many everyday use items decorated with shell inlaid in asphaltic, rare minerals, carvings, and painting. The best-known items of Gabrieleño material culture are objects made of steatite, which was used in making animal carvings, pipes, "ritual" objects, ornaments, and cooking utensils. Other food preparation items included bedrock and portable mortars, metates, mullers, mealing brushes, wooden stirrers, paddles, shell spoons, bark platters, wooden bowls, and pottery vessels made by coiling technique and paddle and anvil. (Blackburn 1962-1963; Bean and Smith 1978:542).

A variety of tools were made, including saws from deep scapulae, bone or shell needles, fishhooks and awls, scrapers, flakers (bone or shell), wedges, hafted or unhafted flint or cane knives, and flint drills.

Baskets were made by the women from the stems of rushes (*Juncus* sp.), grass (*Muhlenbergia rigens*), and squawbush (*Rhus trilobata*) with a three-colored patterned decoration. (Harrington 1942: 20-23; Bean and Smith 1978:542)

Coiled wares included mortars hoppers; flat baskets used as plates, trays, winnowers, shallow carrying or serving baskets; storage baskets; and small globular baskets used to keep trinkets. Closework and openwork twining was used to make deep or globular-shaped baskets, or for baskets used in leaching, straining, or gathering. Ceremonial baskets, urn-shaped and choke-mouthed, were used for grave offerings. (Merriam 1955:84; Blackburn 1962-1963; Bean and Smith 1978:542)

Trade

Intra- and inter-group exchange was brisk and common, with people, goods, and ideas flowing in many directions and in some cases, long distances. From the inland Serranos, the coastal Gabrieleños obtained acorns, seeds, obsidian, and deerskins in exchange for shell beads, dried fish, sea otter pelts, shells, possibly salt, and steatite (obtained by coastal Gabrieleños from those living on the islands). Through middlemen located in the interior southern California, such as Cahuilla, Chemehuevi, and Mojave, shells from coastal sections controlled by Gabrieleños were traded as far east as central Arizona. Most trading was usually of the barter type, but when this was not feasible, strung Olivella beads, considered legal tender throughout most of southern California, were used to transact business. (Ruby 1970, Bean and Smith 1978:547)

Impact Analysis

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.

As noted above, no tribes requested AB 52 consultation with the City.

Given the long-standing history of the Gabrieleños in and around Duarte, and that the project site lies within the ancestral territories of the Kizh Gabrieleño, there is the potential for construction of the proposed project to impact tribal cultural resources. Construction and development practices in place at the time the three residences were constructed were not as sensitive to tribal cultural resources as current practices. Thus, ground-disturbing activities, such as grading or excavation, could disturb previously unidentified subsurface resources.

Implementation of Mitigation Measures CUL-1 through CUL-5 would reduce any potentially significant impacts to previously undiscovered tribal cultural resources to a less than significant level. Therefore, on this basis and as a result of the City's consultation with the Gabrieleño Band of Mission Indians – Kizh Nation, the City has concluded that, with implementation of Mitigation Measures CUL-1 through CUL-5, potentially significant impacts related to unknown buried tribal cultural resources would be less than significant.

MITIGATION MEASURES

- CUL-1 Prior to commencement of any demolition, grading, or construction activities, the Applicant shall present evidence to the City of Duarte Community Development Department that a qualified Native American Monitor has been retained to provide Native American monitoring services for any construction activities that may disturb native soils. The Native American Monitor shall be selected by the Applicant from the list of certified Native American monitors maintained by the Gabrieleno Band of Mission Indians – Kizh Nation. The Native American Monitor shall be present at the pre-grading conference to establish procedures for tribal cultural resource surveillance. Those procedures shall include provisions for temporarily halting or redirecting work to permit sampling, identification, and evaluation of resources deemed by the Native American Monitor to be Tribal Cultural Resources as defined in Public Resources Code Section 21074. These procedures shall be reviewed and approved by the City of Duarte Community Development Department prior to commencement of any surface disturbance on the project site.
- CUL-2 **Retain a Native American Monitor.** The Applicant shall be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleno Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project site.
- The Native American Monitor(s) shall be approved by the Tribal Representatives from the Gabrieleno Band of Mission Indians-Kizh Nation.
 - The Gabrieleno Band of Mission Indians-Kizh Nation shall notify the City of Duarte Community Development Department once the Native American Monitor(s) has been approved.
 - The Native American Monitor(s) shall be present on-site during the construction phases that involve any ground disturbing activities described above.
 - The Native American Monitor(s) shall prepare daily monitoring logs that provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified.
 - The Native American Monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in Public Resources Code Section 21083.2 (a) through (k).
 - The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and Native American

Monitor(s) have indicated that the site has a low potential for archeological resources.

CUL-3 Professional Standards for Monitors

- Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken.
- Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Tribal Cultural Resources in southern California. The Native American Monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

CUL-4 Unanticipated Discovery of Tribal Cultural Resources: All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native American Monitor.

- If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation Tribe shall coordinate with the Applicant and/or landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes.
- If a resource is determined by the Qualified Archaeologist to constitute a historical resource pursuant to CEQA Guidelines Section 15064.5(a) or has a unique archaeological resource pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Applicant and/or landowner to develop a formal Treatment Plan that would serve to reduce impacts to the resources.
- The Treatment Plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources.
- Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis.
- Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution

accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

CUL-5 Unanticipated Discovery of Human Remains and Associated Funerary Objects

- Prior to the start of ground disturbing activities, the Applicant and/or land owner shall arrange a designated site location within the footprint of the project site for the respectful reburial of the human remains and/or ceremonial objects.
- Any discoveries of human skeletal material shall be immediately reported to the Los Angeles County Coroner.
- The Native American Monitor(s) shall immediately divert work at minimum of 50 feet or stop work, if necessary, and place an exclusion zone around the burial.
- The Native American Monitor(s) shall then notify the Qualified Archaeologist and the on-site construction manager who will call the Los Angeles County Coroner.
- Work shall continue to be diverted or stopped, whichever is most appropriate, while the Coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance.
- If Native American, the Coroner shall notify the Native American Heritage Commission as mandated by State law, who will then appoint a Most Likely Descendent.
- In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours.
- The Gabrieleño Band of Mission Indians - Kizh Nation shall make every effort to recommend diverting the project and keeping the remains in situ and protected.
- If the project cannot be diverted, it may be determined that burials shall be removed. The Gabrieleño Band of Mission Indians - Kizh Nation shall work closely with the Qualified Archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully.
- If data recovery is approved by the Gabrieleño Band of Mission Indians - Kizh Nation, documentation shall be taken that includes, at a minimum, detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Gabrieleño Band of Mission Indians - Kizh Nation for data recovery purposes.
- Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material.
- If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate Treatment Plan shall be prepared. The

Applicant shall consult with the Gabrieleño Band of Mission Indians - Kizh Nation regarding avoidance of all cemetery sites.

- Construction on-site shall be halted until the Treatment Plan is prepared. Once complete, a final report of all activities shall to be submitted to the Native American Heritage Commission.
- The Gabrieleño Band of Mission Indians - Kizh Nation Tribe does not authorize any scientific study or the utilization of any invasive diagnostics on human remains.
- If the Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the coroner. Reburial shall be in an appropriate setting. If the coroner determines the remains to be modern, the coroner shall take custody of the remains.
- Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony shall be removed to a secure container on-site, if possible. These items shall be retained and reburied within six months of recovery.
- The site of reburial/repatriation shall be at a location determined between the Tribe and a landowner at a site to be protected in perpetuity, and not on the project site.
- There shall be no publicity regarding any cultural materials recovered.

F. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A TRIBAL CULTURAL RESOURCE, DEFINED IN PUBLIC RESOURCES CODE SECTION 21074 AS EITHER A SITE, FEATURE, PLACE, CULTURAL LANDSCAPE THAT IS GEOGRAPHICALLY DEFINED IN TERMS OF THE SIZE AND SCOPE OF THE LANDSCAPE, SACRED PLACE, OR OBJECT WITH CULTURAL VALUE TO A CALIFORNIA NATIVE AMERICAN TRIBE, AND THAT IS A RESOURCE DETERMINED BY THE LEAD AGENCY, IN ITS DISCRETION AND SUPPORTED BY SUBSTANTIAL EVIDENCE, TO BE SIGNIFICANT PURSUANT TO CRITERIA SET FORTH IN SUBDIVISION (C) OF PUBLIC RESOURCES CODE SECTION 5024.1?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Response 4.5.E.

MITIGATION MEASURES

Refer to Mitigation Measures CUL-1 through CUL-5. No additional mitigation measures are required.

4.6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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.				✓
2) Strong seismic ground shaking?		✓		
3) Seismic-related ground failure, including liquefaction?			✓	
4) Landslides?			✓	
b. Result in substantial soil erosion or the loss of topsoil?			✓	
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?		✓		
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?		✓		
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?				✓

Sources Cited in Section 4.6

City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007

Alta California Geotechnical, Inc.(Alta), *Geotechnical Investigation, The Duarte 25 Project on Huntington Drive, City of Duarte, California*, April 27, 2018 (refer to Appendix B)

State of California, *Seismic Hazard Zones, Duarte Quadrangle, Official Map*, Released March 25, 1999

Table 4. Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of January 2010. This is an updated version of Table 4 from the 2007 edition of Special Publication 42 (Fault-Rupture Hazard Zones in California, by William A. Bryant and Earl W. Hart)*. California Department of Conservation website
<http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

A. WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY, OR DEATH INVOLVING:

1. 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.

NO IMPACT

Southern California, including the project area, is subject to the effects of seismic activity due to the active faults that traverse the area. Active faults are defined as those that have experienced surface displacement within Holocene time (approximately the last 11,000 years) and/or are in a State-designated Alquist-Priolo Earthquake Fault Zone. No Alquist-Priolo Earthquake Fault zones exist within the City of Duarte. According to Table 4 of Special Publication 42 and the Seismic Hazard Zones Map, the project site is not located within an Alquist-Priolo Special Studies Zone (within the Duarte Quadrangle, dated 1999). Therefore, no impacts would result from the potential for fault rupture of a known earthquake fault.

MITIGATION MEASURES

No mitigation measures are required.

2. STRONG SEISMIC GROUND SHAKING?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Southern California is considered a tectonically active area. Since the project site is located in a seismically active region, numerous faults capable of generating moderate to large earthquakes exist within the project vicinity. Several large, active fault systems including the Elsinore-Whittier, Newport-Inglewood, and the San Andreas occur in the region surrounding the site. These fault systems have been studied extensively and in a large part control the geologic structure of southern California.

The City of Duarte is traversed by fault section "D" (Duarte extension) of the Sierra Madre Fault Zone in the northern portion of the City, north of the project site. Other faults in proximity to the project site are the Raymond Hill and San Andreas Fault zones. The Raymond Hill Fault is linked to the Sierra Madre Fault system.

The nearest known active faults (movement occurring 11,000 years ago) to the project site are the Sierra Madre Fault, Raymond Fault, and Clamshell-Sawpit Fault, located approximately 1.4, 1.7, and 2.8 miles, respectively (USGS, 2008). The San Andreas Fault is located approximately 30 miles northeast of the project site.

During the life of the future residential uses, the project site would likely experience moderate to high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the Southern California region. The proposed project would be required to incorporate necessary design and structural elements to resist strong ground motion in compliance with the *California Building Code*.

Although some structural damage is typically not avoidable during a large earthquake, the proposed project would be constructed to meet existing construction ordinances and the *California Building Code* in order to protect against building collapse and major injury during a seismic event. The *California Building Code* includes specific design measures, which are based on the determination of Site Classification and Seismic Design Categories specific to the project site. These design measures are intended to maximize structural stability in the event of an earthquake. Thus, adherence to the *California Building Code* requirements, as well as Mitigation Measure GEO-1, would reduce the potentially significant risks related to strong seismic shaking to less than significant.

MITIGATION MEASURES

GEO-1 Prior to the issuance of grading and/or building permits, the recommendations in Geotechnical Investigation Section 5.0 – Engineering Properties and Analysis, Section 6.0 - Conclusions and Recommendations, Section 7.0 – Design Considerations, and Section 8.0 – Lot Maintenance shall be confirmed or modified by a geotechnical engineer to ensure compliance with the California Building Code. The recommendations of the geotechnical engineer shall be implemented during site grading and construction.

3. SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?

LESS THAN SIGNIFICANT IMPACT

Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure.

In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are: groundwater, confining stresses, relative density, and the intensity and duration of seismically-induced ground shaking.

Groundwater was not encountered during the subsurface investigation which extended to a depth of 26 feet. The regional groundwater map indicates that the historic high groundwater level is 150 feet (CDMG, 1998). The site is not located in a liquefaction zone per the seismic hazard maps (CDMG, 1999). Based on the depth of groundwater, the *Geotechnical Investigation* determined that the potential for liquefaction is minimal at the site. Thus, the potential for on-site liquefaction impacts is less than significant.

MITIGATION MEASURES

No mitigation measures are required.

4. LANDSLIDES?

LESS THAN SIGNIFICANT IMPACT

The geologic and topographic characteristics of an area often determine its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential slope failure and landslide events.

General Plan EIR Exhibit 4.7-2, Areas of Potential Landslides and Liquefaction, identifies potential liquefaction and landslide areas within the City of Duarte as well as surrounding areas, including the eastern portion of the City of Monrovia. According to Exhibit 4.7-2, the project site is not located within a potential landslide or liquefaction area.

The project site is located in the alluvial fan deposits, Quaternary fan of the San Gabriel Mountains. No landslides were encountered during the site evaluation for the *Geotechnical Investigation*. No groundwater was encountered in any of the boring holes to the depths explored and none is expected at an elevation that would impact the proposed project.

Due to a lack of slopes within or nearby the property, seismically-induced landslides would not pose a danger to the site. Therefore, impacts as a result of seismic-related ground failure, including landslides, would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?

LESS THAN SIGNIFICANT IMPACT

Fill soils were encountered during the *Geotechnical Investigation*. The fill soils appeared to be disturbed up to a depth of approximately 3.5 feet. As discussed in Response 4.6.C, all undocumented artificial fill and the uppermost portions of the young alluvial fan deposits would be removed and recompacted to accommodate the proposed residential development.

The on-site grading and earthwork activities to create the proposed project would result in ground surface disruption that could create the potential for short-term erosion by wind and water to occur.

All demolition and construction activities on-site would be subject to compliance with the *California Building Code*. Further, the proposed project would be subject to compliance with the requirements set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water General Construction Permit for construction activities; refer to Response 4.9.A. The NPDES Storm Water General Construction Permit requires preparation of a Storm Water Pollution Prevention Plan, which would identify specific erosion and sediment control Best

Management Practices that would be implemented to protect storm water runoff during construction activities. Compliance with the *California Building Code* and NPDES would minimize effects from erosion and ensure consistency with the Los Angeles Regional Water Quality Control Board Water Quality Control Plan.

Once construction is complete, disturbed surfaces would be stabilized through vegetation or pavement. Therefore, substantial soil erosion or loss of topsoil is not expected to occur during long-term operations.

Following compliance with NPDES requirements, project implementation would result in less than significant impacts regarding soil erosion.

MITIGATION MEASURES

No mitigation measures are required.

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 AN ON-SITE OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION OR COLLAPSE?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Investigation and Laboratory Testing

Alta conducted a subsurface investigation on April 11, 2018 consisting of the excavation, logging and select sampling of four bucket auger borings. The locations of the borings are shown on enclosed Plate 1 and the boring logs are presented in *Geotechnical Investigation* Appendix B.

Laboratory testing was performed on bulk and ring samples obtained during the field investigation. A brief description of the laboratory test procedures and the test results are presented in *Geotechnical Investigation* Appendix C.

Infiltration Testing

Alta conducted infiltration testing on April 2, 2018. A summary of the results is presented in the *Geotechnical Investigation* (Alta, 2018). Logs of the test borings are presented in *Geotechnical Investigation* Appendix B.

Stratigraphy

Based on the literature review and subsurface investigation conducted for the *Geotechnical Investigation*, the project site is underlain by undocumented artificial fill and young alluvial gravels and sands.

Undocumented Artificial Fill (No map symbol). The undocumented artificial fill encountered at the site consists primarily of gray and grey brown silty sand with gravel in a dry to damp,

moderately dense to medium dense condition. The unit was logged to a depth of 3.5 feet below the ground surface and is directly underlain by young alluvial fan deposits.

Young Alluvial Fan Deposits (Map symbol Qal). The site is underlain by Holocene-age fan deposits sourced from alluvial fan outwash from nearby canyons and drainages. The alluvial deposits encountered at the site consist primarily of gray, gray brown, and brown sand, and gravelly to cobbly silty sand in a dry to moist, loose to moderately dense condition. The unit was logged to a depth of 25 feet below the ground surface. Slight to moderate caving was observed in the majority of the borings as noted on *Geotechnical Investigation* Plates B-1 through B-4.

Engineering Properties and Analysis

Geotechnical Investigation Section 5.0 provides a discussion of materials properties and engineering analysis. Below is a general discussion of the engineering properties of the on-site materials that would be encountered during construction of the proposed project.

Excavation Characteristics. Based on the data provided from the subsurface investigation, the majority of the on-site materials possess favorable excavation characteristics such that conventional equipment can be utilized. Gravel and cobbles were encountered during the subsurface investigation, although were generally less than 12 inches in diameter.

Compressibility. The undocumented artificial fill and upper portions of the young alluvial fan deposits on-site are considered compressible and unsuitable to support the proposed improvements. Recommended removal depths are presented in *Geotechnical Investigation* Section 6.1.2.

Hydro-Consolidation. Hydro-consolidation is the effect of introducing water into soil that is prone to collapse. Upon loading and initial wetting, the soil structure and apparent strength are altered resulting in almost immediate settlement. That settlement can have adverse impacts on engineered structures, particularly in areas where it is manifested differentially. Differential settlements are typically associated with differential wetting, irregularities in the subsurface soil conditions, or irregular loading patterns. Based on the laboratory testing (*Geotechnical Investigation* Appendix C), the potential for hydro-collapse on-site is low and should be within foundation tolerances upon the completion of the recommended unsuitable soil removals.

Expansion Potential. Expansion index testing was performed on samples taken during the subsurface investigation. Based on the results, it is anticipated that the majority of materials on-site are "very low" to "low" in expansion potential (05El550, Appendix C) when tested per ASTM D: 4829.

Earthwork Adjustments. The values presented in *Geotechnical Investigation* Table 5-2 are deemed appropriate for estimating purposes and may be used in an effort to balance earthwork quantities. As is the case with every project, contingencies should be made to adjust the earthwork balance when grading is in-progress and actual conditions are better defined.

Chemical Analyses. Chemical testing was performed on samples of material underlying the project site. Soluble sulfate test results indicate that the soluble sulfate concentrations of the soils tested are classified as negligible (Class S0) per ACI 318-11.

Negligible chloride levels were detected in the on-site soils. Resistivity testing conducted as part of the investigation indicates that the soils are "mildly corrosive" to buried metals (per Romanoff, 1989). Additional discussions on corrosion are presented in *Geotechnical Investigation* Section 7.9. Corrosion tests results are presented in *Geotechnical Investigation* Appendix C.

Impact Conclusion

The undocumented artificial fill and the uppermost portions of the young alluvial fan deposits on-site are compressible and as such, are not suitable to support the proposed structures. Thus, the undocumented artificial fills and the highly weathered portions of the underlying alluvial across the site and as close to the property boundaries would be completely removed. Also, for design fill and shallow cut areas, the upper five (5) feet of existing soils on the building pads would be removed and recompacted.

In conclusion, the existing soils are not suitable for the support of structural fill or foundations for the proposed project. All such fill soils would be removed, cleaned of all trash and debris, and recompacted prior to placing any structural fill soils and beneath future proposed structures, including patios/porches, driveways, hardscape, and all associated footings. Any imported soils to be used for fill would be evaluated prior to placement on-site.

In order to ensure that the proposed project is not susceptible to damage as a result of on-site soils and geological conditions, the *Geotechnical Investigation* has included specific recommendations to reduce this risk to less than significant levels, which are to be reviewed and revised as necessary as part of Mitigation Measure GEO-1.

MITIGATION MEASURES

Refer to Mitigation Measure GEO-1. No additional mitigation measures are required.

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 WITH MITIGATION INCORPORATED

Expansive soils can be a problem, as variation in moisture content will cause a volume change in the soil. Expansive soils heave when moisture is introduced and contract as they dry. During inclement weather and/or excessive landscape watering, moisture infiltrates the soil and causes the soil to heave (expansion). When drying occurs the soils will shrink (contraction). Repeated cycles of expansion and contraction of soils can cause pavement, concrete slabs on grade and foundations to crack. This movement can also result in misalignment of doors and windows.

Expansion testing was performed for the on-site soils, and the soils were concluded to have a very low expansion potential (refer to test results in *Geotechnical Investigation* Appendix C).

However, in order to ensure that the proposed project is not susceptible to damage as a result of on-site soils and geological conditions, the *Geotechnical Investigation* has included specific recommendations to reduce this risk to less than significant levels, which are to be reviewed and revised as necessary as part of Mitigation Measure GEO-1.

MITIGATION MEASURES

Refer to Mitigation Measure GEO-1. No additional mitigation measures are required.

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

Sewers are currently available for the on-site disposal of wastewater; therefore, it would not be necessary to install septic tanks or alternative wastewater disposal systems. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.7. GREENHOUSE GASES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

Sources Cited in Section 4.7

California Air Resources Board, *First Update to the Climate Change Scoping Plan: Building on the Framework*, May 2014

California Air Resources Board, *California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Target*, November 2017

CARB, Cap-and-Trade Program, <https://www.arb.ca.gov/cc/capandtrade/capandtrade.htm>, accessed July 2018

City of Duarte, *Municipal Code* Chapter 19.52, Sustainable Development Practices

City of Duarte, *Energy Action Plan*, November 13, 2012

Pomeroy Environmental Services, Greenhouse Gas Emissions Analysis, July 2018 (Calculation data and modeling results are contained in Appendix C)

- A. WOULD THE PROJECT GENERATE GREENHOUSE GAS EMISSIONS, EITHER DIRECTLY OR INDIRECTLY, THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT?**
- B. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE PLAN, POLICY OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES?**

LESS THAN SIGNIFICANT IMPACT

Gases that trap heat in the atmosphere are called greenhouse gases (GHGs), since they have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature. The State of California has undertaken initiatives designed to address the effects of greenhouse gas emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California. Activities associated with the proposed project, including construction and operational activities, would have the potential to generate greenhouse gas emissions.

The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e).

California has enacted several pieces of legislation that relate to GHG emissions and climate change, much of which sets aggressive goals for GHG reductions within the state. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigation measures are included or provided in these CEQA Guideline amendments.

Regulatory Setting

Assembly Bill 32 (Statewide GHG Reductions)

The California Global Warming Solutions Act of 2006, widely known as AB 32, requires the California Air Resources Board (CARB) to develop and enforce regulations for the reporting and verification of statewide GHG emissions. CARB is directed to set a statewide GHG emission limit, based on 1990 levels, to be achieved by 2020. The bill set a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner. The heart of the bill is the requirement that statewide GHG emissions be reduced to 1990 levels by 2020.

The CARB AB 32 Scoping Plan (Scoping Plan) contains the main strategies to achieve the 2020 emissions cap. The Scoping Plan was developed by CARB with input from the Climate Action Team (CAT) and proposes a comprehensive set of actions designed to reduce overall carbon emissions in California, improve the environment, reduce oil dependency, diversify energy sources, and enhance public health while creating new jobs and improving the State economy. The GHG reduction strategies contained in the Scoping Plan include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

CARB has adopted the First Update to the Climate Change Scoping Plan.⁵ This update identifies the next steps for California's leadership on climate change. The first update to the initial AB 32 Scoping Plan describes progress made to meet the near-term objectives of AB 32 and defines California's climate change priorities and activities for the next several years. It also frames activities and issues facing the State as it develops an integrated framework for achieving both air quality and climate goals in California beyond 2020.

In the original Scoping Plan, CARB approved a total statewide GHG 1990 emissions level and 2020 emissions limit of 427 million metric tons of CO₂e. As part of the update, CARB revised the 2020 Statewide limit to 431 million metric tons of CO₂e, an approximately 1 percent increase

⁵ CARB, *First Update to the Climate Change Scoping Plan: Building on the Framework*, May 2014.

from the original estimate. The 2020 business-as-usual (BAU) forecast in the update is 509 million metric tons of CO₂e. The State would need to reduce those emissions by 15.3 percent to meet the 431 million metric tons of CO₂e 2020 limit.

CARB also aims to reduce GHG emissions significantly by 2030. As California moves closer to reaching the 2020 GHG emission reduction goal state legislation has focused on furthering GHG emission reduction targets. Executive Order B-30-15 was issued April 2015 and establishes a mid-term GHG reduction target for California of 40 percent below 1990 levels by 2030. In 2016, the Legislature passed SB 32 with the companion bill AB 197 which further mandates the 2030 target and provides additional direction to CARB on strategies to reduce GHG emissions. In response to Executive Order B-30-15 and SB 32 CARB has released California's 2017 Climate Change Scoping Plan.⁶ The plan shows California is on track to exceed its 2020 climate target, and establishes a path that will lead California to its 2030 climate goal. Per SB 32, the 2030 limit is 260 MMTCO₂e a year. However, known commitments are expected to result in emissions that are 60 MMTCO₂e above the target in 2030, and have a cumulative emissions reduction gap of about 236 MMTCO₂e. This means the known commitments do not decline fast enough to achieve the 2030 target. The remaining 236 MMTCO₂e of estimated GHG emissions reductions would not be achieved unless further action is taken to reduce GHGs. However, while there is a potential GHG emissions reduction gap of approximately 236 MMTCO₂e, the following paragraphs note that the California legislature passed AB 398 to extend the cap-and-trade program from January 1, 2021 through December 31, 2030 in order to achieve the necessary GHG reductions associated with SB 32.

Cap-and-Trade Program

As mentioned above, the Scoping Plan identifies a cap-and-trade program as one of the strategies the State will employ to reduce GHG emissions that cause climate change. The cap-and-trade program is implemented by CARB and "caps" GHG emissions from the industrial, utility, and transportation fuels sections, which account for roughly 85 percent of the State's GHG emissions. The program works by establishing a hard cap on about 85 percent of total state-wide GHG emissions. The cap starts at expected business-as-usual emissions levels in 2012 and declines two to three percent per year through 2020. Fewer and fewer GHG emissions allowances are available each year, requiring covered sources to reduce their emissions or pay increasingly higher prices for those allowances. The cap level is set in 2020 to ensure California complies with AB 32's emission reduction target of returning to 1990 GHG emission levels.

The scope of GHG emission sources subject to cap-and-trade in the first compliance period (2013-2014) includes all electricity generated and imported into California (the first deliverer of electricity into the State in the "capped" entity and that one that will have to purchase allowances as appropriate), and large industrial facilities emitting more than 25,000 MTCO₂E per year (e.g., oil refineries and cement manufacturers). The scope of GHG emission sources subjected to cap-and-trade during the second compliance period (2015-2017) expands to include distributors of transportation fuels (including gasoline and diesel), natural gas, and

⁶ California Air Resources Board, *California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Target*, November 2017.

other fuels. The regulated entity will be the fuel provider that distributes the fuel upstream (not the gas station). In total, the cap-and-trade program is expected to include roughly 350 large businesses, representing about 600 facilities. Individuals and small businesses will not be regulated.

Under the program, companies do not have individual or facility-specific reduction requirements. Rather, all companies covered by the regulation are required to turn in allowances⁷ in an amount equal to their total GHG emissions during each phase of the program. The program gives companies the flexibility to either trade allowances with others or take steps to cost-effectively reduce emissions at their own facilities. Companies that emit more will have to turn in more allowances. Companies that can cut their emissions will have to turn in fewer allowances. Furthermore, as the cap declines, total GHG emissions are reduced. On October 20, 2011, CARB's Board adopted the final cap-and-trade regulation. The cap-and-trade program began on January 1, 2012, with an enforceable compliance obligation beginning with the 2013 GHG emissions.⁸

On July 17, 2017 California legislature passed AB 398 to extend the cap-and-trade program from January 1, 2021 through December 31, 2030. AB 398 established the Compliance Offsets Protocol Task Force to provide guidance in approving new offset protocols that increase direct environmental benefits in the state. Moreover, AB 398 continues the gradual reduction in the number of allowances given to industries and reduces carbon offset credits to 4 percent from 2021 through 2025 and 6 percent from 2026 through 2030.

California Senate Bills 1078, 107, and 2; Renewables Portfolio Standard

Established in 2002 under California Senate Bill 1078 and accelerated in 2006 under California Senate Bill 107, California's RPS requires retail suppliers of electric services to increase procurement from eligible renewable energy resources by at least 1 percent of their retail sales annually, until they reach 20 percent by 2010.

On April 2, 2011, Governor Jerry Brown signed California Senate Bill 2 to increase California's RPS to 33 percent by 2020. This new standard also required regulated sellers of electricity to procure 25 percent of their energy supply from certified renewable resources by 2016.

Low Carbon Fuel Standard

California Executive Order S-01-07 (January 18, 2007) requires a 10 percent or greater reduction in the average carbon intensity for transportation fuels in California regulated by CARB. CARB identified the LCFS as a Discrete Early Action item under AB 32, and the final resolution (09-31) was issued on April 23, 2009.

Sustainable Communities and Climate Protection Act (SB 375)

California's Sustainable Communities and Climate Protection Act, also referred to as Senate Bill (SB) 375, became effective January 1, 2009. The goal of SB 375 is to help achieve AB 32's GHG emissions reduction goals by aligning the planning processes for regional transportation,

⁷ "Allowance" means a limited tradable authorization to emit up to one metric ton of carbon dioxide equivalent.

⁸ CARB, Cap-and-Trade Program, website: <https://www.arb.ca.gov/cc/capandtrade/capandtrade.htm>, accessed July 2018.

housing, and land use. SB 375 requires CARB to develop regional reduction targets for GHGs, and prompts the creation of regional plans to reduce emissions from vehicle use throughout the State. California's 18 Metropolitan Planning Organizations (MPOs) have been tasked with creating Sustainable Community Strategies (SCS) in an effort to reduce the region's vehicle miles traveled (VMT) in order to help meet AB 32 targets through integrated transportation, land use, housing and environmental planning. Pursuant to SB 375, CARB set per-capita GHG emissions reduction targets from passenger vehicles for each of the State's 18 MPOs. On September 23, 2010, CARB issued a regional eight (8) percent per capita reduction target for the planning year 2020, and a conditional target of 13 percent for 2035.

California Green Building Standards (CALGreen) Code

Although not originally intended to reduce greenhouse gases, California Code of Regulations (CCR) Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Since then, Title 24 has been amended with recognition that energy-efficient buildings that require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. The 2016 Title 24 standards (effective as of January 1, 2017) were revised and adopted in part to respond to the requirements of AB 32. Specifically, new development projects constructed within California after January 1, 2017 are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the 2016 California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11).

Local Policies and Regulations

The City of Duarte does not have any plans, policies, regulations, significance thresholds, or laws addressing climate change at this time. The *Duarte Municipal Code* Chapter 19.52 (Sustainable Development Practices) promotes natural resources conservation, increased energy efficiency, and use of sustainable practices in the development process and the implementation of State laws involving reducing greenhouse gas emissions, water conservation and other resource conservation directives for all new construction in the City.

On November 13, 2012, the City adopted an *Energy Action Plan*, created in partnership with the San Gabriel Valley Council of Governments (SGVCOG) and Southern California Edison (SCE). The Plan provides the City guidance in following the California's Long Term Energy Efficiency Strategic Plan (CEESP) by ascertaining existing and future energy use and develops an energy efficiency strategy to meet future energy reduction goals. As the Plan is a part of a unified regional framework, it also assists in identifying a clear path to successfully implementing actions, policies, and goals that will achieve the City's reduction targets. Additionally, the City promotes utility company incentive programs to retrofit existing development with energy efficient lighting, air conditioning and heating systems to reduce energy consumption.

GHG Significance Threshold

The City, the SCAQMD, nor the CEQA Guidelines Amendments provide adopted quantitative thresholds of significance for addressing a residential project's GHG emissions. Nonetheless, *CEQA Guidelines* Section 15064.4 serves to assist lead agencies in determining the significance of the impacts of GHGs. As required in *CEQA Guidelines* Section 15064.4, this analysis includes an impact determination based on the following: 1) an estimate of the amount of greenhouse gas emissions resulting from the project; 2) a qualitative analysis or performance based standards; 3) a quantification of the extent to which the project increases greenhouse gas emissions as compared to the existing environmental setting; and 4) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

In December 2008, the SCAQMD adopted an interim 10,000 metric tons CO₂e (MTCO₂e) per year screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency. The SCAQMD continues to consider adoption of significance thresholds for non-industrial development projects. The most recent proposal issued in September 2010 uses the following tiered approach to evaluate potential GHG impacts from various uses:

Tier 1: Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

Tier 2: Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearings and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.

Tier 3: Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MTCO₂e/year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MTCO₂e/year), commercial projects (1,400 MTCO₂e/year), and mixed-use projects (3,000 MTCO₂e/year). Under option 2 a single numerical screening threshold of 3,000 MTCO₂e/year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.

Tier 4: Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MTCO₂e per service population for project level analyses and 6.6 MTCO₂e per service population for plan level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5: Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

The thresholds identified above are not adopted by the SCAQMD or distributed for widespread public review and comment, and the working group tasked with developing the thresholds has not met since September 2010. The future schedule and likelihood of threshold

adoption is uncertain. However, for the purpose of evaluating the GHG impacts associated with the proposed project, this analysis utilizes the proposed Tier 3 threshold which identifies a screening threshold of 3,500 MTCO₂e/year for residential projects. This threshold has been utilized on other recent development projects in the Basin.

In addition, and separate from the above quantitative draft threshold, if the proposed project can demonstrate qualitative consistency with applicable plans, policies and regulations adopted for the purpose of reducing the emissions of GHGs, then impacts associated with GHG emissions would be less than significant.

Impact Analysis

Construction GHG Emissions

Construction emissions represent an episodic, temporary source of GHG emissions. Emissions are generally associated with the operation of construction equipment and the disposal of construction waste. To be consistent with the guidance from the SCAQMD for calculating criteria pollutants from construction activities, only GHG emissions from on-site construction activities and off-site hauling and construction worker commuting are considered as project-generated. As explained by California Air Pollution Controls Officers Association (CAPCOA) in its 2008 white paper, the information needed to characterize GHG emissions from manufacture, transport, and end-of-life of construction materials would be speculative at the CEQA analysis level. CEQA does not require an evaluation of speculative impacts (CEQA Guidelines Section 15145). Therefore, the construction analysis does not consider such GHG emissions, but does consider non-speculative on-site construction activities and off-site hauling and construction worker trips. All GHG emissions are reported on an annual basis.

Emissions of GHGs were calculated using CalEEMod 2016.3.2 for each year of construction of the proposed project and the results of this analysis are presented in Table 4.7-1, Project Construction-Related GHG Emissions. As shown in Table 4.7-1, the greatest annual increase in GHG emissions from proposed project construction activities would be 353.11 metric tons in 2019, and total construction GHG emissions would be 378.05 metric tons. Thus, the proposed project would result in less than significant impacts for construction-related GHG emissions.

TABLE 4.7-1 PROJECT CONSTRUCTION-RELATED GHG EMISSIONS

Year	CO ₂ e Emissions (Metric Tons per Year)
2018	24.94
2019	353.11
Total Construction GHG Emissions	378.05
Source: Pomeroy Environmental Services (July 2018). Calculation data and results provided in Appendix C.	

Consistent with SCAQMD recommendations and to ensure construction emissions are assessed in a quantitative sense, construction GHG emissions have been amortized over a 30-year period

and have been added to the annual operational GHG emissions of the proposed project identified in *Table 4.7-2, Project Operational GHG Emissions*.

Operational GHG Emissions

The proposed project would demolish the existing uses and construct six multi-unit buildings containing a total of 25 multi-family residences (townhomes), along with attached garages, guest parking spaces, and a community common area. The operations of the proposed project would generate GHG emissions from the usage of on-road motor vehicles, electricity, natural gas, water, and generation of solid waste and wastewater. The proposed project's GHG emissions were estimated with the incorporation of the following GHG reduction measures:

- Compliance with SCAQMD Rule 1113 (Architectural Coatings);
- The use of energy efficient appliances such as clothes-washer machines, refrigerators, fans, dish-washers, etc.;
- The proposed project would reduce water demand by at least 20 percent due to low-flow and/or high efficiency water fixtures such as low-flow toilets, urinals, showerheads, faucets, and high-efficiency clothes-washers and dishwashers;

Emissions of operational GHGs are shown in *Table 4.7-2, Project Operational GHG Emissions*. As shown, the proposed project would result in 465.74 CO₂e MTY and would therefore not have the potential to exceed the 3,500 MTCO₂e per year draft threshold for residential projects.

TABLE 4.7-2 PROJECT OPERATIONAL GHG EMISSIONS

Emissions Source	Estimated Project CO ₂ e Emissions (Metric Tons per Year)
Area Sources	8.44
Energy (Electricity & Natural Gas)	155.76
Mobile (Motor Vehicles)	262.74
Solid Waste Generation	5.78
Water Demand	20.42
Construction Emissions ¹	12.60
Project Total	465.74
Sources: Pomeroy Environmental Services (July 2018). Calculation data and results provided in Appendix C.	
Notes: 1. Consistent with SCAQMD recommendations, the total construction GHG emissions were amortized over 30 years and added to the operation of the proposed project.	

In addition, and separate from the quantitative analysis above, there is substantial evidence to support that the proposed project is qualitatively consistent with Statewide goals and policies in place for the reduction of greenhouse gas emissions, including SB 32, and AB 32 with the corresponding Scoping Plan. As discussed previously, the proposed project would comply with the 2016 CALGreen Code; comply with SCAQMD Rule 1113 to reduce VOC emissions from

architectural coatings; include energy efficient appliances such as clothes-washer machines, refrigerators, fans, dishwashers, etc.; and, the proposed project would reduce water demand by at least 20 percent due to low-flow and/or high efficiency water fixtures such as low-flow toilets, urinals, showerheads, faucets, and high-efficiency clothes-washers and dishwashers. Also, the proposed would be required to meet the 2016 *CALGreen Code* and would thus be consistent with applicable plans, policies and regulations adopted for the purpose of reducing the emissions of GHGs. Thus, the proposed project would result in less than significant impacts for operational GHG emissions.

GHG Emissions Associated With Motor Vehicles

Motor vehicle related GHG emissions are regulated at the Federal, State and local levels. As discussed in the CARB *Scoping Plan*, the transportation sector – largely the cars and trucks that move goods and people – is the largest contributor with 38 percent of the State’s total GHG emissions. Many of the transportation-related reduction measures identified in the Scoping Plan are focused on improving motor vehicle efficiencies through more restrictive statewide laws and regulations. Some of these measures include Pavley I & II Standards for light-duty vehicles, Low Carbon Fuel Standards (LCFS), aerodynamic improvements for heavy-duty vehicles, and medium- and heavy-duty vehicle hybridizations. Together, these measures are estimated to reduce 2020 forecasted emissions by 52.60 MMTCO₂E. These regulatory measures are aimed at improving efficiencies of the motor vehicle fleet mix across the State, and as such, GHG emissions from future motor vehicles accessing the project would be reduced as a result of these statewide programs. In addition, the project site is considered an urban infill development which typically results in fewer VMTs due to walkability, proximity with transit opportunities, and nearby retail and commercial developments. These features would be consistent with SCAG’s *RTP/SCS* goal to reduce the region’s VMT in order to help meet AB 32 targets through integrated transportation, land use, housing and environmental planning. Thus, the proposed project would result in less than significant impacts for GHG emissions associated with motor vehicles.

Cumulative Impacts

Given the proposed project’s compliance with the *CALGreen Code* and its urban infill location, the proposed project would be consistent with local and Statewide goals and policies aimed at reducing the generation of GHGs, including SB 32 and the CARB *Scoping Plan*. In addition, the proposed project’s operational GHG emissions would not have the potential to exceed the 3,500 metric tons of CO₂e per year screening threshold proposed by the SCAQMD for residential projects. Therefore, the proposed project’s generation of GHG emissions would not make a cumulatively considerable contribution to GHG emissions. Thus, the proposed project would result in less than significant cumulative impacts for GHG emissions.

MITIGATION MEASURES

No mitigation measures are required.

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4.8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓	

Sources Cited in Section 4.8

City of Duarte, *Duarte General Plan*, August 2007

City of Duarte, *Local Hazard Mitigation Plan*, 2014

Department of Toxic Substances Control,

<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>, accessed on July 15, 2018

PIC Environmental Services, Phase I Environmental Site Assessment Report, March 7, 2018
(refer to Appendix D1)

Stantec, Phase II Environmental Site Assessment Report, May 18, 2018 (refer to Appendix D2)

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

The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The project proposes to demolish two existing buildings and construct 25 multi-family residential units (townhomes).

Long-term operations associated with the proposed project would not require the transport, use, or disposal of any regulated amounts of hazardous materials.

Development plans for the proposed project would also be reviewed by the Los Angeles County Fire Department for hazardous material use, safe handling, and storage, as appropriate. The Los Angeles County Fire Department would require that conditions of approval be applied for the project applicant to reduce hazardous material impacts, if applicable. Thus, impacts would be less than significant in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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 WITH MITIGATION INCORPORATED

A *Phase I Environmental Site Assessment (Phase I ESA)* was conducted by PIC Environmental Services (PIC; March 7, 2018) and a *Phase II Environmental Site Assessment (Phase II ESA)* was conducted by Stantec (Stantec, May 18, 2018).

Phase I Environmental Site Assessment

The *Phase I ESA* reported that the project site historically operated with various residential and commercial occupants including: a tavern/bar, a motel (inn), a shoe repair business, a liquor store, a doll shop, a waterproofing/ painting contractor, a telephone answering service, a restaurant, and a grocery market.

PIC noted that the subject property has been improved with two residential buildings. Exterior areas contain asphalt or unpaved areas. PIC observed no underground storage tanks, no industrial waste interceptors (clarifiers), and no significant surface staining. The on-site buildings were constructed prior to 1980. Thus, asbestos containing construction materials (ACM) may be present. PIC observed no obvious ACM, but testing for ACM in suspect building materials was not conducted.

PIC concluded the following in the Phase I ESA:

1. No documented, significant historic occurrences of petroleum or hazardous materials contamination were discovered at the project site.
2. No significant existing or historic on-site sources of petroleum or hazardous materials contamination were discovered.
3. The site lacks significant environmental impairments (Recognized Environmental Conditions).
4. PIC recommended no additional investigation.

On-site structures would be demolished and removed as part of the proposed project. Given the age of the existing buildings on-site, it is likely that the buildings contain ACMs, as well as lead-based paints (LBP) and/or other contaminants. The *Phase I ESA* noted that obvious ACM was not observed; however, testing for ACM was not conducted. Also, the potential exists that construction activities may release potential contaminants that may be present in building materials (e.g., mold, lead, etc.). Thus, there is the potential that construction workers and the public could be exposed to contaminants present in the building materials.

Federal and State regulations govern the renovation and demolition of structures where ACM and/or LBP are present. All demolition that could result in the release of ACM or LBP must be conducted according to Federal and State standards. The National Emission Standards for Hazardous Air Pollutants mandates that building owners conduct an asbestos survey to determine the presence of asbestos-containing materials prior to the commencement of any remedial work, including demolition. If ACM material is found, abatement of asbestos would be required prior to any demolition activities. Compliance with the Mitigation Measure HAZ-1 (compliance with South Coast Air Quality Management District Rule 1403) would reduce potential impacts to less than significant.

Phase II Environmental Site Assessment

Upon review of the *Phase I ESA*, Stantec identified the following environmental conditions that warranted additional investigation:

1. The PIC Phase I ESA referenced that agricultural usage (citrus trees) was observed on the property from prior to 1928 until sometime after 1949. Due to this agricultural, usage potential exists that residual pesticides and metals associated with herbicide application (arsenic and lead) could exist in the site soils at levels of concern to residential use. Stantec identified this potential as a REC to the Property and recommended evaluation of shallow site soil.
2. Jasmine Cleaners is located within the commercial center on the adjacent property to the east. Stantec identified this facility as a REC to the project site due to its close proximity, and the potential that solvents used in the cleaning process could have been released to the soil and affected the project site by soil vapor migration.

As a result of these identified RECs, Stantec recommended that a Phase II ESA be conducted to evaluate sub-surface conditions. Between May 4th and May 9th, 2018, Stantec conducted a *Phase II ESA* to evaluate the shallow soil for chemicals of potential concern (COPCs) including organochlorine pesticides (OCPs), lead and arsenic, and soil vapor for volatile organic compounds (VOCs) including the dry-cleaning solvent tetrachloroethene (PCE) and associated degradation products.

The results of the *Phase II ESA* are summarized below. The full report is provided as Appendix D2, which provides a detailed discussion of the investigation methods and results. Soil boring locations are depicted on Appendix D2 Figure 1. Analytical results are tabulated on Appendix D2 Figure 2.

Soils encountered during drilling consisted of fine to coarse grains sand-silty mixtures to the total explored depth of 15 feet below ground surface (bgs). Groundwater was not encountered in any of the soil borings.

Soil Analytical Results

- The organochlorine pesticide (OCP) 4,4'-DDE was reported in sample HA-2-1 at a concentration of 2.8 micrograms per kilogram (ug/Kg). Other OCPs were not reported above laboratory reporting limits in any other analyzed sample. The reported concentration of 4,4'-DDE in sample HA-2-1, is well below the US EPA Region 9 Regional Screening Levels (RSLs) for residential receptors published at 2,000 ug/Kg.
- Lead was reported at concentrations up to 36 milligrams per kilogram (mg/Kg). Reported lead concentrations are well below the California Department of Substance Control (DTSC) Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3 residential screening level of 80 mg/Kg.
- Arsenic was reported at concentrations up to 9.7 mg/Kg. The reported arsenic concentrations are consistent with typical Southern California background concentrations which range up to 12 mg/Kg (DTSC, 2012).

Therefore, the metals, lead and arsenic and organochlorine pesticides are not a concern to the project site and no further assessment is recommended. Thus, soil impacts are considered less than significant.

Soil Vapor Analytical Results

- The volatile organic compound (VOC) tetrachloroethene (PCE) was reported in all analyzed vapor samples at concentrations ranging from 122 micrograms per cubic meter (ug/m³) up to 1,100 ug/m³, with the highest concentration reported in sample SV-1-15. The soil vapor sample results indicated that in five of the six analyzed samples reported concentrations of PCE that exceed the DTSC HERO Note 3 residential screening level for indoor air. The value of 230 ug/m³ was calculated based on a default attenuation factor of 0.002 under the residential future construction scenario.
- Very low concentrations of styrene were reported in five of the six vapor samples analyzed. The collected vapor samples reported concentrations ranging from non-detect up to 44 ug/m³. All reported concentrations are well below the DTSC HERO Note 3 residential screening level for indoor air, based on a default attenuation factor of 0.002 from the contaminant source to indoor air under the residential future construction scenario calculated to be 470,000 ug/m³.
- No other VOCs were reported above laboratory reporting limits.

Based on the results of the completed investigation, soil vapor beneath western portions of the property is impacted with concentrations of PCE that exceed preliminary risk-based screening levels. The concentrations appear to increase with depth and the limits of impact are not

defined in any direction. The source of impact appears to be the Jasmine Dry-Cleaners located on the adjacent eastern commercial property.

In the absence of additional data to determine the severity of the soil vapor impact, Vapor Intrusion (VI) barriers would be required for the construction of the four residential buildings along the eastern property line; refer to Mitigation Measure HAZ-2. Vapor Intrusion mitigation can include passive methods such as vapor barriers and natural venting systems; active systems such as sub-slab depressurization (SSD) systems; or a combination of passive and active methods. Frequently in new construction, elements of both passive and active methods are combined (e.g., a vapor barrier may be installed along with active SSD) or a passive ventilation system may be designed to allow for conversion to an active system (e.g., by adding blowers) at a later time if the passive system fails to prevent VI. Installation of the VI barriers per Mitigation Measure HAZ-2 would reduce potentially significant soil vapor impacts to less than significant.

MITIGATION MEASURES

- HAZ-1 To comply with South Coast Air Quality Management District Rule 1403, prior to structural demolition/renovation activities, demolition materials containing asbestos-containing materials and/or lead-based paints shall be removed and properly disposed of at an appropriate permitted facility per existing Federal and State regulations.
- HAZ-2 A Vapor Intrusion (VI) mitigation system(s) (e.g., vapor barriers, sub-slab ventilation, etc.) shall be designed and installed for the four residential buildings along the eastern property boundary. The VI mitigation system design shall consider the following components for effective VI resistant construction, as applicable:
- permeable sub-slab support material (e.g., gravel),
 - venting all sub-slab areas below occupied spaces,
 - properly-sized sub-slab and riser piping,
 - a sealed vapor barrier, and
 - if an active system is specified, a properly-sized blower to maintain sufficient negative pressure beneath the slab.

The VI mitigation system shall be reviewed and approved by the Community Development Department Building Division prior to issuance of a Building Permit.

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?

NO IMPACT

The proposed residential uses would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste; and therefore, would not impact any existing or proposed schools within one-quarter mile of the project site. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?

NO IMPACT

The project site is not listed in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.⁹ No impact would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

The project site is not located within an airport land use plan or within two miles of an airport or a private airstrip. The nearest airport is the El Monte Airport, approximately 4.4 miles southwest of the project site. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

⁹ Department of Toxic Substances Control, <http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>, accessed on July 15, 2018.

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

Refer to Response 4.8.E.

MITIGATION MEASURES

No mitigation measures are required.

G. WOULD THE PROJECT IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?

LESS THAN SIGNIFICANT IMPACT

Emergency vehicles would continue to have access to project-related and surrounding roadways during construction and upon completion of the proposed project. The proposed project would not impact access to emergency response. In addition, the proposed project would not physically interfere with the County's or the City's emergency evacuation routes. Therefore, less than significant impacts would result from the construction and operation of the proposed project in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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 and surrounding areas are predominately built out and no wildlands occur within or adjacent to the project site. According to the *Duarte General Plan*, the risk of wildfire is greatest in the north wilderness area and non-urbanized portion of the City where vegetation, varied topography, and slopes are all present. The southern urbanized area is exposed to the least amount of threat because of minimal exposure to fire prone vegetation, relatively flat topography, and developed character. The urban area is located in close proximity to fire stations and response times would be within the Los Angeles County Fire Department's desired range of five minutes. The proposed project is located within the southern urbanized area. In addition, as shown on *Local Hazard Mitigation Plan* Exhibit 6, Wildfire Hazard Areas, the project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ). Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			✓	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			✓	
f. Otherwise substantially degrade water quality?			✓	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
j. Inundation by seiche, tsunami, or mudflow?			✓	

Sources Cited in Section 4.9

Federal Emergency Management Agency, *Flood Insurance Rate Map Number 06037C1725F*, effective date September 26, 2008

Los Angeles County Department of Public Works, *County of Los Angeles Hydrology Manual*, January 2006

Los Angeles County Department of Public Works, *Los Angeles County Low Impact Development (LID) Manual*, February 2014

KES Technologies, Inc., *Hydrology & Hydraulics Study, TTM 82129 in the City of Duarte, California*, April 2018 (refer to Appendix E)

A. WOULD THE PROJECT VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?

LESS THAN SIGNIFICANT IMPACT

The project site is located in the City of Duarte, which is within the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB).

Urban runoff, both dry and wet weather, discharges into storm drains and, in most cases, flows directly to creeks, rivers, lakes, and the ocean. Polluted runoff can have harmful effects on drinking water, recreational water, and wildlife. Urban runoff pollution includes a wide array of environmental, chemical, and biological compounds from both point and non-point sources. In the urban environment, storm water characteristics depend on site conditions (e.g., land use, impervious cover, pollution prevention, types and amounts of Best Management Practices), rain events (duration, amount of rainfall, intensity, and time between events), soil type and particle sizes, multiple chemical conditions, the amount of vehicular traffic, and atmospheric deposition (United States Environmental Protection Agency 2000). Major pollutants typically found in runoff from urban areas include sediments, nutrients, oxygen-demanding substances, heavy metals, petroleum hydrocarbons, pathogenic, and bacteria.

Urban runoff can be divided into two categories – dry and wet weather urban runoff:

- Dry weather urban runoff occurs when there is no precipitation-generated runoff. Typical sources include landscape irrigation runoff; driveway and sidewalk washing; noncommercial vehicle washing; groundwater seepage; fire flow; potable water line operations and maintenance discharges; and permitted or illegal non storm water discharges.
- Wet weather urban runoff refers collectively to non-point source discharges that result from precipitation events. Wet weather runoff includes storm water runoff. Storm water discharges are generated by runoff from land and impervious areas such as paved streets and parking lots, building rooftops.

Wet- and dry-weather runoff typically contains similar pollutants of concern. However, except for the first flush concentrations following a long period between rainfalls, the concentration levels found in wet weather flows are typically lower than levels found in dry weather flows because the larger wet weather flows dilute the amount of pollution in runoff waters. Most urban storm water discharges are considered non-point sources and are regulated by a National Pollutant Discharge Elimination System Municipal General Permit or Construction General Permit.

The proposed project's water quality impacts would be short-term during the earthwork and construction phase, and following construction, prior to the establishment of ground cover, and long-term following completion.

Short-Term Construction

There are three sources of short-term construction-related storm water pollution associated with the proposed project that could impact the beneficial uses of downstream water bodies:

- Handling, storage, and disposal of construction materials containing pollutants
- Maintenance and operation of construction equipment
- Earthmoving activities

These sources, if not controlled, can generate soil erosion and on- and off-site transport via storm run-off or mechanical equipment. Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze, or other vehicle-related fluids on the project site are also common sources of storm water pollution and soil contamination. Implementation of the proposed project has the potential to produce typical pollutants such as nutrients, heavy metals, pesticides and herbicides, toxic chemicals related to construction and cleaning, waste materials including wash water, paints, wood, paper, concrete, food containers, and sanitary wastes, fuel, and lubricants. Generally, standard safety precautions for handling and storing construction materials can adequately reduce the potential pollution of storm water by these materials. These types of standard procedures can be extended to non-hazardous storm water pollutants such as sawdust, concrete washout, and other wastes.

In addition, grading activities can greatly increase erosion processes, leading to impacts on storm drains and sediment loading to storm runoff flows. Two general strategies are recommended to prevent soil materials from entering local storm drains. First, erosion control procedures should be implemented for those areas that must be exposed, and secondly, the project site should be secured to control off-site transport of pollutants.

In order to reduce the amount of on-site exposed soil, grading would be limited to the extent feasible, and any graded areas would be protected against erosion once they are brought to final grade. Furthermore, development associated with implementation of the proposed project would be required to comply with the Construction General NPDES Permit. Prior to construction, the General Permit requires the following:

- Electronic submittal of the Permit Registration Documents (PRD) to the SWRCB at least 30 days before the start of construction, which includes submittal of a Notice of Intent (NOI), risk assessment, site map, Storm Water Pollution Prevention Plan (SWPPP), annual fee, and a signed certification statement;
- Preparation and implementation of a SWPPP; and
- Electronic submittal of a Notice of Termination (NOT) to the SWRCB upon completion of construction and stabilization of the site.

Construction activities for development associated with implementation of the proposed project would be subject to inspection by the City Public Works/Engineering Department. The General Permit requires that non-storm water discharges from construction sites be eliminated or reduced to the maximum extent practicable, that a SWPPP be developed governing construction activities for the proposed project, and that routine inspections be performed of all

storm water pollution prevention measures and control practices being used at the site, including inspections before and after storm events.

Through compliance with standard City Conditions of Approval COA-1 listed later in this section, the proposed project would reduce potential short-term water quality impacts to less than significant.

Long-Term Operation

The 1.24-acre site is developed with two single-family residences, and the site surface flows to the south through an existing fence into the southern adjacent parcels as shown on Exhibit 4.9-1, Existing Conditions Hydrology Map. With these existing on-site uses, the site is 83 percent pervious and 17 percent impervious.

Implementation of the proposed project would result in the development of 25 multi-family residential units (townhomes). Table 4.9-1, Existing and Proposed Pervious and Impervious Site Conditions, shows that the post-project conditions result in an decrease of 60 percent in the amount of pervious area and an increase to 50 percent in the amount of impervious area.

TABLE 4.9-1 EXISTING AND PROPOSED PERVIOUS AND IMPERVIOUS SITE CONDITIONS

Project Area	Pervious	Impervious
	Percentage	Percentage
Pre-Project Conditions	83%	17%
Post-Project Conditions	23%	77%
Source: KES Technologies, Inc. (April 2018)		

The long-term operation and maintenance of the proposed project would be a source of pollutants, including suspended solids/sediment, nutrients, heavy metals, pathogens (bacteria/virus), pesticides, oil and grease, toxic organic compounds, trash and debris, and household hazardous wastes. The vegetated areas are likely to produce suspended solids/sediment, nutrients, and pesticides. The beneficial uses of downstream water bodies could be impacted due to development of the proposed project. Therefore, the proposed project would be required to prepare and implement a plan in accordance with the guidance to be developed by the NPDES Permit permittees that includes post-construction BMPs to reduce pollutant loading. Design and feasibility screening shall be per methods outlined in the *Los Angeles County Low Impact Development (LID) Manual* (February 2014).

The proposed project qualifies as a Designated Project per the *LID Manual* as the project involves one acre or greater of disturbed area and adds more than 10,000 square feet of impervious surface area. All Designated Projects must retain 100 percent of the SWQDv on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof unless it is demonstrated that it is technically infeasible to do so.

Through compliance with standard City Conditions of Approval COA-2 and COA-3 listed below, the proposed project would reduce potential long-term water quality impacts to less than significant.

Standard City Conditions of Approval Applicable to Proposed Project

- COA-1 For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2012-0006-DWQ (as amended by all future adopted Construction General Permits). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2012-0006-DWQ, however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.
- COA-2 The project is subject to Low Impact Development (LID) regulations, Applicant/Developer must submit a site-specific drainage concept and stormwater quality plan to implement LID design principals.
- COA-3 A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
- i. 8 1/2" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
 - iii. Clear depiction of location of BMPs, especially those located below ground.
 - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.

- v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
- vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.

MITIGATION MEASURES

No mitigation measures are required.

- 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 (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)?**

LESS THAN SIGNIFICANT IMPACT

The proposed project would continue to be connected to the City's utility lines and is not anticipated to deplete groundwater supplies through the consumption of the water. Refer to Response 4.17.D. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

- C. WOULD THE PROJECT SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?**

LESS THAN SIGNIFICANT IMPACT

No natural drainages (i.e., stream or river) exist on-site and existing drainage patterns have been determined by past development on-site and in the surrounding area.

Each drainage area was divided as demonstrated on Exhibit 4.9-1 and Exhibit 4.9-2, Proposed Conditions Hydrology Map. Each drainage area was analyzed for acreage, impervious cover, and time of concentration (Tc) according to the Rational Method. The flows, expressed in cubic feet per second (cfs), were totaled at outfall locations.

Analysis and Design Assumptions

- The on-site drainage area was analyzed for a 50-year storm event using Rational Method Analysis per County of Los Angeles Standards (January 2006).
- No additional infiltration was utilized for reducing the storm water flows.
- Perimeter street right- of-way is considered to be untreated for water quality.
- All flows are based on the complete future development of land.
- Tc and other calculation were obtained by utilizing the Los Angeles County Tc calculator.

Existing Site Drainage

Exhibit 4.9-1 shows the identified drainage subarea for the existing condition. *Table 4.9-2, Existing and Proposed Conditions Hydrology*, shows the existing hydrology calculations per subarea. Currently, no water quality BMPs are in place or utilized on-site.

TABLE 4.9-2 EXISTING AND PROPOSED CONDITIONS HYDROLOGY

Area ID	Area (Acres) ³	Soil Type	Tc Minimum	I (Inches/Hour)	BMP Volume	Q50 CFS	Pervious %
A1 ¹	1.26	7	5	4.29	3,248.0	4.70	23
X1 ²	1.26	7	5	4.29		4.25	83
Sources: KES Technologies, Inc. (April 2018)							
Notes: 1. Proposed Hydrology Condition 2. Existing Hydrology Condition 3. 1.26 acres was used for the hydrology modeling. The project site is 1.24 acres. Tc = Time of Concentration; Q50 – Peak Flow Rate; CFS = cubic feet per second							

Proposed Site Drainage

The proposed project includes the demolition of all on-site structures and construction of 25 multi-family residential units (townhomes) on approximately 1.24 acres. The proposed project would capture and infiltrate the required LID volume within a 72-inch perforated pipe along the southern property line. Any flow, in addition to this flow, would be pumped to the public right-of-way south of the project site through an under walk drain. Once in the public right-of-way, the flow is gathered in a City-maintained storm drain that ultimately outlets into the San Gabriel River.

The proposed project includes a pump and force main system that would be sized for a 100-year storm event. Positive overflow would be through open head joints in the proposed wall. Prior to outletting into the public system, storm water flows would be directed to flow through on-site landscape areas. These systems are representative for a typical site treatment system.

Exhibit 4.9-2 shows the identified drainage subareas and *Table 4.9-2* shows the existing hydrology calculations per subarea. The proposed project only has one subarea as denoted on *Exhibit 4.9-2*. The flows have been allocated to flow in the direction that closely matches existing

conditions. As shown on *Table 4.9-2*, the proposed project would increase the impervious area on-site by 0.45 cfs over existing conditions. This minimal flow increase would be accommodated in the proposed water quality system.

Impact Conclusion

The results from this hydrology and hydraulic analysis demonstrate the following:

- The site is designed to manage runoff from a 50- and 100-year storm.
- The subject site safely transfers storm water into the existing right-of-way to maintain the existing drainage patterns.
- The increase in flow would be directed to a public drainage conveyance and would not exceed the flow capacity within the off-site public street systems.

The proposed project would increase the percentage of pervious surfaces on-site, and result in a slight increase in the rate and quantity of runoff from the site. However, in the proposed conditions, the site's drainage pattern would not substantially change from current conditions. In addition, implementation of the proposed project would not result in a substantial increase in runoff that could result in flooding on- or off-site. Thus, impacts would be less than significant in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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

Refer to Response 4.9.C.

MITIGATION MEASURES

No mitigation measures are required.

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

Refer to Responses 4.9.A and 4.9.C. Compliance with standard City Conditions of Approval COA-1, COA-2, and COA-3 listed earlier in this section, would reduce potentially significant impacts to less than significant.

MITIGATION MEASURES

No mitigation measures are required.

F. WOULD THE PROJECT OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?

LESS THAN SIGNIFICANT IMPACT

The proposed project is not anticipated to result in water quality impacts other than the potential short-term construction and long-term operational impacts identified above in Responses 4.9.A and 4.9.C. Compliance with standard City Conditions of Approval COA-1, COA-2, and COA-3 listed earlier in this section, would reduce potentially significant impacts to less than significant.

MITIGATION MEASURES

No mitigation measures are required.

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

Flood zones are geographic areas that the Federal Emergency Management Agency (FEMA) has defined according to a location's varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. Other Flood Areas include Zone X, which includes areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

According to the Flood Insurance Rate Map (FIRM), Map Number 065026, Panel Number 1415F, September 26, 2008, published by the Federal Emergency Management Agency (FEMA), the project site is located within Other Areas Zone X. Other Areas Zone X is defined as “Areas determined to be outside the 0.2 percent annual chance floodplain.” The proposed project would not place housing within the 100-year floodplain. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

H. WOULD THE PROJECT PLACE WITHIN A 100-YEAR FLOOD HAZARD AREA STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?

NO IMPACT

As discussed in Response 4.9.G, the project site is located within Other Areas Zone X. The proposed project would not place structures within the 100-year floodplain. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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

Three major dams in the upper watershed of the San Gabriel River provide flood protection for the City of Duarte. Two of these dams, Cogswell Dam and San Gabriel Dam, were built in the San Gabriel Canyon between 1934 and 1937, respectively. A third dam, known as Morris Dam was constructed in 1934 by the City of Pasadena. Minimal threat of a severe earthquake, which would cause flooding due to the failure of Morris, San Gabriel and/or Cogswell Dams exists. If a dam rupture were to occur, flood waters would reach Duarte in 20 to 40 minutes. It is anticipated flood waters would last approximately one hour before receding. The City’s existing protocols to notify constituents regarding a dam failure ensure that future residents would not experience any significant risks relative to flooding. Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

J. WOULD THE PROJECT EXPERIENCE INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?

LESS THAN SIGNIFICANT IMPACT

A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of a sea floor associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

The project site is not located within proximity to any enclosed or semi-enclosed bodies of water and would not be subject to seiche impacts. Additionally, the project site is not located within proximity to the ocean, and therefore would not be subject to tsunami impacts.

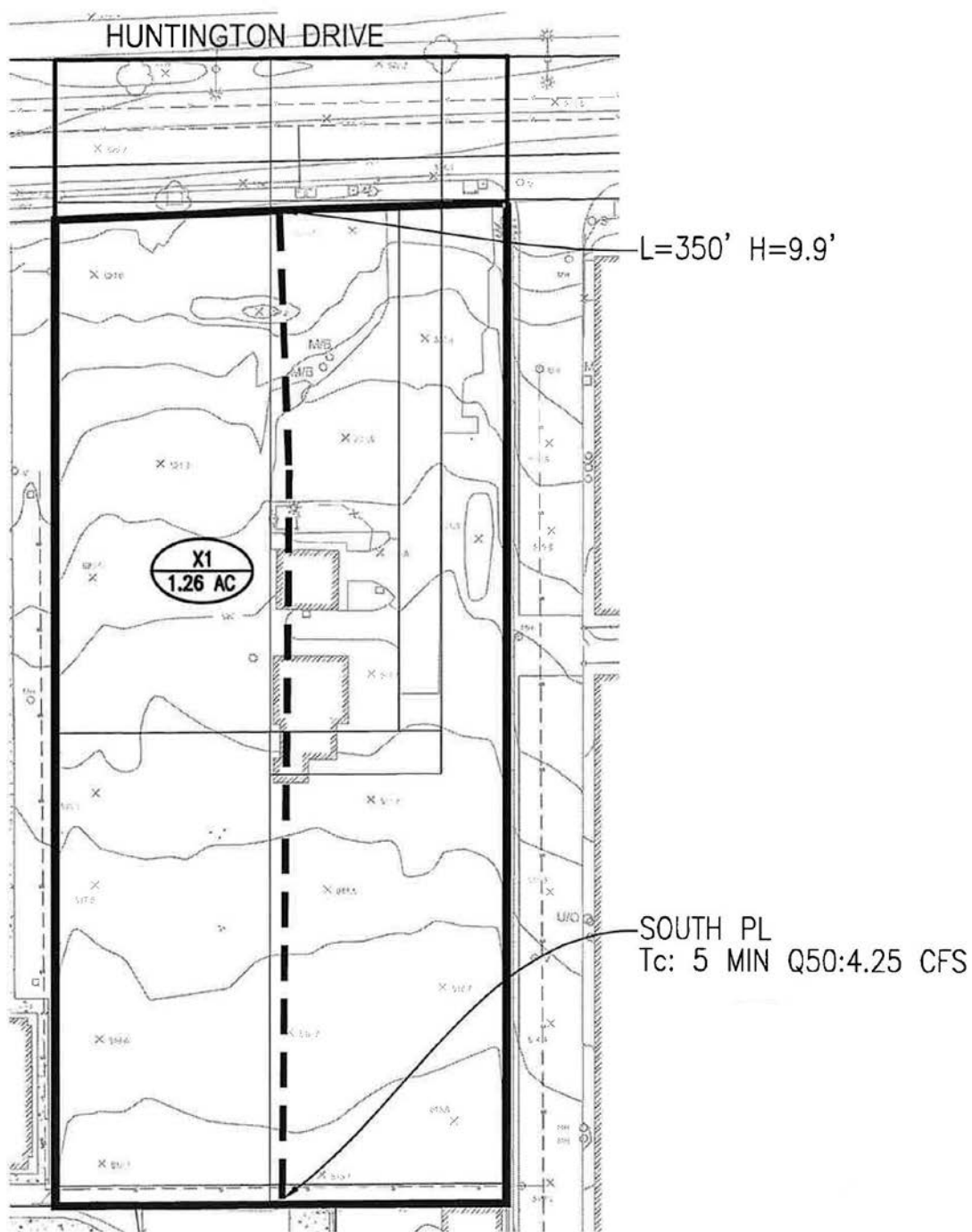
The project site and surrounding area are relatively flat; however, the project site is positioned downslope from an area of potential mudflow, particularly after a wildfire. Mudflows tend to flow in channels, but can spread out over a floodplain, and generally occur in places where they have occurred before. Debris flows could originate off-site and pass through the project site. The project site has not been subject to mudflows in the recent past, and the construction of residential uses on-site would not result in a change in the potential for mudflow impacts over existing conditions. Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

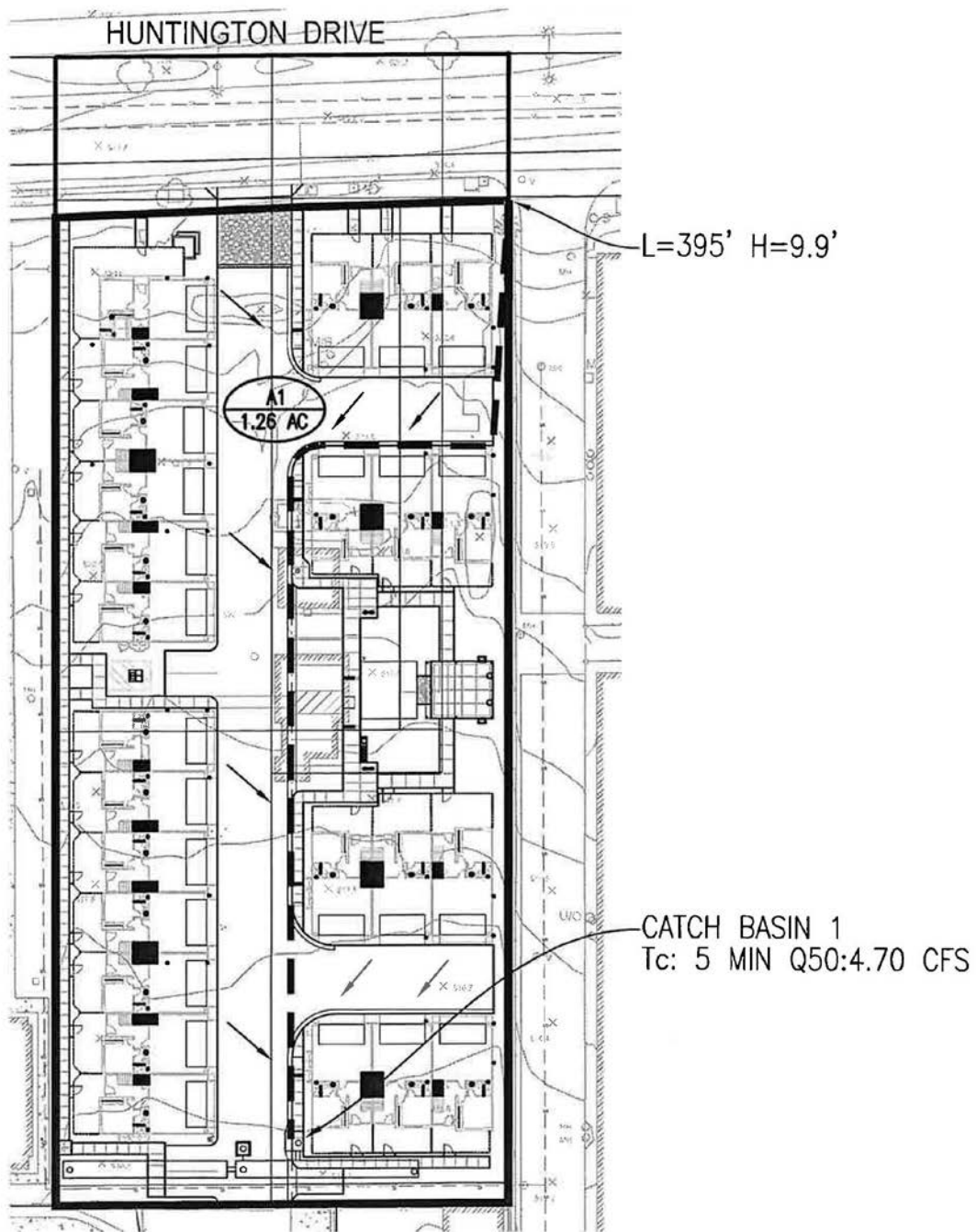
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Exhibit 4.9-1 Existing Condition Hydrology Map



Source: KES Technologies, Inc. (April 2018)

Exhibit 4.9-2 Proposed Condition Hydrology Map



Source: KES Technologies, Inc. (April 2018)

4.10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				✓
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

Sources Cited in Section 4.10

City of Duarte, *Duarte General Plan*, August 2007

City of Duarte, *Development Code*, Online content updated on January 19, 2018

A. WOULD THE PROJECT PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?

NO IMPACT

The 1.24-acre project site is owned by the City of Duarte and by a private property owner, and has been previously developed with two single-family residences at 946-962 Huntington Drive. The buildings are located on the south side of Huntington Drive.

Surrounding uses include single-family residential, multi-family residential, commercial, and public/quasi-public uses.

Single-family homes are located to the immediate south of the project site on Bloomdale Street, Maynard Drive, and Park Rose Avenue. Multi-family residential uses are located to the immediate west of the project site on the south side of Huntington Drive, as well as further west on the south side of Huntington Drive. Northeast of the project site is mobile home park in Monrovia.

Commercial uses are located north of the site in Monrovia, as well as west and east of the project site in Duarte. The Mountain Vista Plaza, a commercial shopping center, is located immediately east of the project site on the south side of Huntington Drive. The Duarte Public Safety/Sheriff's Satellite Station is immediately east of the project site within the Mountain Vista Plaza.

The proposed project would be located on a site in an urbanized area, consistent with the existing on-site and surrounding established land use patterns. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

LESS THAN SIGNIFICANT IMPACT

The *Duarte General Plan* Land Use Diagram designates the site as General Commercial. The Zoning Map designates the project site as C-F Commercial Freeway Public Facility and Open Space. The proposed project includes:

- General Plan Amendment from General Commercial to High Density Residential
- Zone Change from C-F Commercial Freeway to R-4 Multiple-Family Residential High Density
- Planned Development Permit

The proposed project would involve the demolition of all on-site buildings and the construction of 25 multi-family residential units (townhomes) on the 1.24-acre (54,014 square foot) project site. As shown in *Exhibit 2-3*, 25 three-story townhome units with attached garages would be constructed on the site. Three-bedroom units would be 1,775 square feet, and four-bedroom units would be 1,852 square feet. Vehicular access to all proposed units would be provided via a single driveway off Huntington Drive.

General Plan and Zoning

The High Density Residential (HDR) designation allows for a maximum density of 21 to 28 dwelling units per gross acre. The Zoning District that corresponds with this designation is R-4. The R-4 zone provides for higher-density, multi-story residential development, with a focus on providing an intensity and function at locations within easy walking distance to transit, recreation and community facilities, and commercial services. The maximum permitted density is 28 dwelling units per net acre.

The proposed project would result in a density of 20.2 dwelling units per gross acre, and thus, would be consistent with the HDR designation. The proposed project would result in a density of 20.2 dwelling units per net acre, and thus, would be consistent with the R-4 designation.

Development Code

The proposed project is subject to *Development Code*, Article 2, Chapter 19.10 - Residential Zones and Chapter 19.118 - Planned Development Permits. The site-specific development standards for the proposed project are shown in *Table 4-10.1, Development Standards*.

Huntington West Residential Project
Initial Study/Mitigated Negative Declaration

TABLE 4.10-1 DEVELOPMENT STANDARDS

Development Regulation for R-4	Standard	Proposed Project	Complies with Development Regulation
Front Setback	30 feet	20 feet	No
Side Setback (Interior)	5 feet	5 feet	Yes
Rear Setback ¹	20 feet	25 feet	No (30 ft) ¹
Rear Setback Abutting R-1 Zone ¹	25 feet	25 feet	No (30 ft) ¹
Height (Maximum)	50 feet or 4 stories, whichever is less	3 stories, maximum of 40 feet	Yes
Density (Maximum)	1 unit per 1,556 square feet of site area (34)	25	Yes
Density (Maximum)	28 dwellings unit per net acre (34)	20.2	Yes
Lot Area (Minimum)	10,000 square feet	51,014 square feet	Yes
Lot Depth (Minimum)	120 feet	345 feet	Yes
Lot Coverage (Maximum)	60%	36.30%	Yes
Minimum Floor Area of Dwelling Unit (# Bedrooms) – Square Feet			
3 Bedrooms	800 square feet	1,775 square feet	Yes
More than 3 Bedrooms	1,000 square feet + 175 square feet per additional bedroom	1,852 square feet	Yes
Common Open Space	200 square feet per unit	6,520 square feet	Yes
Private Open Space	200 square feet per unit; Minimum dimension of 10-feet	5,480 square feet ³	No ²
Parking	2.0 spaces per unit	50	Yes
	0.25 guest spaces per unit	12	Yes
Source: Duarte Development Code, Article 2, Chapter 9.10			
Notes:			
1. Duarte Development Code Section 19.10.040.B - For structures with more than one story in the R-3 and R-4 zones, the rear setback shall be increased by five feet for each story or fractional story above the first story. Per the Code Section, the project requirement is a 30-foot rear setback.			
2. Project does not meet the requirement as two units have less than 200 square feet; the minimum requirement is 200 square feet for each unit. All other units exceed the 200 square foot minimum requirement.			

Density and Lot Coverage

The proposed project would result in a density of 20.2 dwelling units per acre and a lot coverage of 36.30 percent.

Building Heights

The maximum building height would be a maximum of three stories and 40 feet.

Open Space

Duarte Development Code Section 19.10.030 requires a minimum of 200 square feet each of common open space and private open space and common open space per unit for R-4 zoning. The proposed project includes a total of 6,520 square feet of common open space (average of 261 square feet per unit) and 5,480 square feet of private open space (average of 219 square feet per unit) for a total of 12,000 square feet of common and private open space. With respect to the private open space, two units have less than 200 square feet; all other units exceed the 200 square foot minimum requirement.

Planned Development Permit

Planned Development Permits are allowed per *Duarte Development Code* Chapter 19.118, and the permit allows for review and approval of customized development standards for projects where flexibility in standards can produce unique living and business environments. In addition, modifications to Development Code standards are allowed per Section 19.118.020.E, which can include adjustments or modifications to any applicable development standard (e.g., building envelope [coverage, FAR, height, and setbacks], fence and wall heights, landscaping, parking, open space, street layout, etc.), with the exception of an increase in the applicable density or intensity specified in Article 2 (Zones, Allowable Uses, and Development Standards).

With the Planned Development Permit, the Applicant is seeking modifications to the front and rear setbacks, private open space, and approval of an Open Space Plan.

Impact Conclusion

Development of the project site would be subject to the City's discretionary review process, including approval of a General Plan Amendment, Zone Change, Planned Development Permit, and a Tentative Tract Map. Upon approval of the General Plan Amendment and Zone Change, the proposed project would be consistent with the *Duarte General Plan* HDR land use designation. The proposed project is generally consistent with the *Duarte Zoning Map* R-4 designation, with the exception of the front and rear setbacks, and private open space.

In addition, the proposed multi-family residential units are consistent with adjacent multi-family and single-family uses to the west and south, as well as with adjacent commercial uses to the north and east, and quasi-public facilities (Duarte Public Safety/Sheriff's Station) to the east.

Therefore, impacts would be less than significant in this regard.

MITIGATION MEASURES

No mitigation measures are required.

**C. WOULD THE PROJECT CONFLICT WITH ANY APPLICABLE HABITAT
CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?**

NO IMPACT

Refer to Response 4.4.F.

MITIGATION MEASURES

No mitigation measures are required.

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4.11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

Sources Cited in Section 4.11

City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007

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?

NO IMPACT

The project site is currently developed and not identified as a site with mineral resources that would be of value to the region or the residents of the State. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

The *Duarte General Plan Update Environmental Impact Report* does not identify the project site as an important mineral resource recovery site. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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4.12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

Sources Cited in Section 4.12

City of Duarte, *Duarte General Plan Noise Element*, August 2007

City of Duarte, *Duarte Municipal Code*, Chapter 9.68

California Department of Transportation, *Transportation- and Construction –Induced Vibration Guidance Manual*, June 2004

Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, May 2006

Pomeroy Environmental Services, *Noise Analysis*, July 12, 2018 (Calculation data and modeling results are included in Appendix F)

Regulatory Framework

A significant impact may occur if a project would generate excess noise that would cause the ambient noise environment at the project site to exceed noise level standards set forth in the *Duarte General Plan Noise Element* (Noise Element) and the *Duarte Municipal Code* (DMC) Chapter 9.68, Noise Regulations.

The Noise Element includes noise compatibility guidelines based on various land uses. For low density residential uses like the proposed project and vicinity, noise levels up to 60 dBA CNEL are considered normally acceptable, and noise levels up to 70 dBA CNEL are considered conditionally acceptable. In addition, the City's Noise Regulation (DMC Section 9.68.050) provides ambient base noise levels for specific zones. Refer to Table 4.12-1, Ambient Base Noise Levels.

TABLE 4.12-1 AMBIENT BASE NOISE LEVELS

Zone	Day 7:00 A.M – 9:00 P.M	Night 9:00 P.M. – 7:00 A.M.
R-1 and R-2	55 dB(A)	45 dB(A)
R-3 and R-4	55 dB(A)	50 dB(A)
Commercial	60 dB(A)	55 dB(A)
Industrial and Light Manufacturing	70 dB(A)	70 dB(A)
Sources: <i>Duarte Municipal Code</i> , Ambient Base Noise Levels, Section 9.68.050(a)		
Notes: dB(A) = decibels		

DMC Section 9.68.120 (Construction of buildings and projects) includes the following provisions for construction activities:

“It is unlawful for any person within a residential zone, or within a radius of five hundred feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile-driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device (between the hours of ten p.m. of one day and seven a.m. of the next day) in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefor has been duly obtained from the planning and zoning division, department of public services.”

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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Existing Noise Levels

To identify the existing ambient noise levels in the general vicinity of the project site, noise measurements were taken with a 3M SoundPro SP DL-1 sound level meter, which conforms to industry standards set forth in ANSI S1.4-1983 (R2006) – Specification for Sound Level Meters/Type 1. This noise meter also meets and exceeds the requirements of a sound level meter defined in *DMC* Section 9.68.020(u). This instrument was calibrated and operated according to the manufacturer’s written specifications. At the measurement sites, the microphone was placed at a height of approximately five feet above grade.

The measured noise levels are shown in Table 4.12-2, *Measured Ambient Daytime Noise Levels*. Refer to Appendix F for the noise data and graphic illustrating the noise measurement locations, and sensitive receptors. The measured noise levels are consistent with the *Duarte General Plan* Noise Element’s normally acceptable range for residential uses.

TABLE 4.12-2 MEASURED AMBIENT DAYTIME NOISE LEVELS

No.	Location	Primary Noise Sources	Noise (dBA) ^a		
			L _{eq}	L _{min}	L _{max}
1	Northwest corner of the project site, near adjacent residential sensitive receptors.	Traffic, pedestrian/residential activity along Huntington Drive.	63.3	52.9	77.6
2	Southeast corner of the project site, near adjacent residential sensitive receptors.	Traffic, parking, and residential activity near alley to the east of the project site.	56.1	52.8	64.6
3	Northwest of the project site across Huntington Drive, near motel sensitive receptor.	Traffic, pedestrian, car wash activity along Huntington Drive.	63.1	56.7	71.6
Sources: Pomeroy Environmental Services (July 2018). Refer to Appendix F for noise measurement data.					
Notes: Noise measurements were taken on June 7, 2018 at each location for a duration of 15 minutes.					

Construction Noise

Construction of the proposed project would require the use of heavy equipment for demolition, grading, and foundation preparation, the installation of utilities, and building construction. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity.

The U.S. Environmental Protection Agency (U.S. EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment and typical construction activities. The data pertaining to the types of construction equipment and activities that would occur at the project site are presented in *Table 4.12-3, Noise Range of Typical Construction Equipment*, and *Table 4.12-4, Typical Outdoor Construction Noise Levels*, respectively, at a distance of 50 feet from the noise source (i.e., reference distance).

The noise levels shown in *Table 4.12-4* represent composite noise levels associated with typical construction activities, which take into account both the number of pieces and spacing of heavy construction equipment that are typically used during each phase of construction.

As shown in *Table 4.12-4*, construction noise during the heavier initial periods of construction is presented as 86 dBA Leq when measured at a reference distance of 50 feet from the center of construction activity. These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 84 dBA Leq measured at 50 feet from the noise source to the receptor would reduce to 78 dBA Leq at 100 feet from the source to the receptor, and reduce by another 6 dBA Leq to 72 dBA Leq at 200 feet from the source to the receptor.

Construction activities associated with the proposed project would be expected to occur and generate noise at off-site locations consistent with the estimates provided in *Table 4.12-4*. The nearest off-site noise sensitive receptors are adjacent residential uses to the west and south. Additionally, a motel use is located to the northwest at 135 feet and residential uses are located to the north at 260 feet (refer to Appendix F for the graphic illustrating sensitive receptor locations).

TABLE 4.12-3 NOISE RANGE OF CONSTRUCTION EQUIPMENT

Construction Equipment	Noise Level in dBA L_{eq} at 50 Feet ¹
Front Loader	73-86
Trucks	82-95
Cranes (moveable)	75-88
Cranes (derrick)	86-89
Vibrator	68-82
Saws	72-82
Pneumatic Impact Equipment	83-88
Jackhammers	81-98
Pumps	68-72
Generators	71-83
Compressors	75-87
Concrete Mixers	75-88
Concrete Pumps	81-85
Back Hoe	73-95
Tractor	77-98
Scraper/Grader	80-93
Paver	85-88
Sources: Pomeroy Environmental Services (July 2018) United States Environmental Protection Agency, <i>Noise from Construction Equipment and Operations, Building Equipment and Home Appliances</i> , PB 206717, 1971.	
Notes: 1. Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of noise emissions as that shown in this table.	

TABLE 4.12-4 TYPICAL OUTDOOR CONSTRUCTION NOISE LEVELS

Construction Phase	Noise Levels at 50 Feet with Mufflers (dBA L_{eq})	Noise Levels at 60 Feet with Mufflers (dBA L_{eq})	Noise Levels at 100 Feet with Mufflers (dBA L_{eq})	Noise Levels at 200 Feet with Mufflers (dBA L_{eq})
Ground Clearing	82	80	76	70
Excavation, Grading	86	84	80	74
Foundations	77	75	71	65
Structural	83	81	77	71
Finishing	86	84	80	74
Sources: Pomeroy Environmental Services (July 2018) United States Environmental Protection Agency, <i>Noise from Construction Equipment and Operations, Building Equipment and Home Appliances</i> , PB 206717, 1971.				

Due to the use of construction equipment during the construction phase, the proposed project would expose surrounding off-site receptors to increased ambient exterior noise levels comparable to those listed above in *Table 4.12-4*. Specifically, based on the data provided in *Table 4.12-4*, construction noise levels at the adjacent residences to the south, west, and within 50 feet of construction activities could reach and exceed 86 dBA compared to the existing measured noise levels of 63.3 dBA and 56.1 dBA for the area.

However, any increase in noise levels at off-site receptors during construction of the proposed project would be temporary in nature, and would not generate continuously high noise levels, although occasional single-event disturbances from construction are possible. In addition, the construction noise during the heavier initial periods of construction (i.e., demolition and grading work) would typically be reduced in the later construction phases (i.e., interior building construction) as the physical structures of the proposed project would break the line-of-sight noise transmission from the construction area to the nearby sensitive receptors.

The City does not have specific limitations on construction noise levels. Instead, construction noise is regulated by limiting construction activity to the less noise sensitive daytime hours. Specifically, construction and other noise-generating activities would occur at the project site between the hours of 7:00 AM and 10:00 PM in accordance with *DMC* Section 9.68.120. As the City permits construction related noise to occur during these hours, for the purpose of this analysis, the proposed project's construction activities are assumed to result in less than significant impacts if construction related activities occur between 7:00 AM and 10:00 PM.

The proposed project would comply with the *DMC* Chapter 9.68, Noise Regulations; thus, impacts with respect to construction noise would be less than significant. However, Mitigation Measure NOI-1 has been included to ensure that construction-related noise levels remain at less than significant levels.

Operational Noise

Upon completion and operation of the proposed project, on-site operational noise would be generated by heating, ventilation, and air conditioning (HVAC) equipment. However, the noise levels generated by these equipment types are not anticipated to be substantially greater than those generated by the current HVAC equipment serving the existing buildings on-site and in the project vicinity. As such, the HVAC equipment associated with the proposed project would not represent a new source of noise in the project site vicinity. In addition, the operation of any on-site stationary sources of noise would be required to comply with the *DMC* Section 9.68.160 (Machinery, equipment, fans and air conditioning), which states it is unlawful for any person to operate any machinery, equipment, pump, fan, air conditioning apparatus, or similar mechanical device (between the hours of 10:00 PM of one day and 7:00 AM of the following day), when use of which is attended by loud or unusual noises. And, the proposed project would also comply with *DMC* Section 19.44.010 (residential architectural and design standards), which states mechanical equipment on the ground or on the roof should be screened from view from adjacent properties and the public right-of-way by an enclosure designed as part of the building or by appropriate landscaping. Compliance with these code

provisions would ensure noise impacts from heating, ventilation, HVAC and other mechanical equipment would be less than significant.

On-site residences would not be adversely impacted by existing ambient urban noise levels because the project would be constructed to meet and exceed *Title 24* insulation standards of the California Code of Regulations for residential buildings, which serves to provide an acceptable interior noise environment for sensitive uses. Specifically, as required by *Title 24*, the proposed project would be designed and constructed to ensure interior noise levels would be at or below a CNEL of 45 dBA in any habitable room of the project. Given the existing measured noise levels of 63.3 dBA, 56.1 dBA, and 63.1 dBA in the vicinity, and up to a 30 dBA exterior-to-interior noise reduction for new residential construction,¹⁰ it is clear that standard construction methods and materials would achieve interior noise levels at or below 45 dBA. As such, impacts associated with interior noise levels at the proposed residences would be less than significant.

MITIGATION MEASURES

NOI-1 To ensure construction noise levels are reduced to the maximum extent feasible, Construction Contractors shall implement the following construction best management practices:

- Implement noise attenuation measures to the extent feasible, which may include, noise barriers or noise blankets around stationary equipment.
- The construction contractor shall provide advance notification to adjacent property owners and post notices around the boundaries of the project site with information detailing the schedule of construction activities.
- All construction equipment with a high noise-generating potential, including all equipment powered by internal combustion engines, must be muffled or controlled.
- Machinery, including motors, must be turned off when not in use.
- All noise-generating construction equipment and construction staging areas must be placed away from noise-sensitive uses, where feasible.
- Construction activities shall not take place between the hours of 7:00 PM and 7:00 AM Monday through Saturday, or at any time on Sunday or a Federal holiday.

¹⁰ *Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings* requires substantial building insulation and windows which reduces exterior to interior noise transmission.

B. WOULD THE PROJECT RESULT IN EXPOSURE OF PERSONS TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?

LESS THAN SIGNIFICANT IMPACT

Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the root mean square (RMS) velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level, while RMS is defined as the square root of the average of the squared amplitude of the level. PPV is typically used for evaluating potential building damage, while RMS velocity in decibels (VdB) is typically more suitable for evaluating human response.

The background vibration velocity level in residential areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction Vibration

Construction activities for the proposed project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the proposed project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance).

Significance Threshold

In terms of construction-related impacts on buildings, the City has not adopted policies or guidelines relative to groundborne vibration. While the *Los Angeles County Code* (LACC Section 12.08.350) states a presumed perception threshold of 0.01 inch per second RMS, this threshold applies to groundborne vibrations from long-term operational activities, not construction. Consequently, as both the City and the County of Los Angeles do not have a significance threshold to assess vibration impacts during construction, the Federal Transit Administration (FTA) and California Department of Transportation's (Caltrans) adopted vibration standards

for buildings which are used to evaluate potential impacts related to construction. Based on the FTA and Caltrans criteria, construction impacts relative to groundborne vibration would be considered significant if the following were to occur:¹¹

- Project construction activities would cause a PPV groundborne vibration level to exceed 0.5 inches per second at any building that is constructed with reinforced-concrete, steel, or timber;
- Project construction activities would cause a PPV groundborne vibration level to exceed 0.3 inches per second at any engineered concrete and masonry buildings;
- Project construction activities would cause a PPV groundborne vibration level to exceed 0.2 inches per second at any non-engineered timber and masonry buildings; or
- Project construction activities would cause a PPV ground-borne vibration level to exceed 0.12 inches per second at any historical building or building that is extremely susceptible to vibration damage.

In addition, the City has not adopted any thresholds associated with human annoyance for groundborne vibration impacts. Therefore, this analysis uses the FTA's vibration impact thresholds for human annoyance. These thresholds include 80 VdB at residences and buildings where people normally sleep (e.g., nearby residences) and 83 VdB at institutional buildings, which includes schools and churches. No thresholds have been adopted or recommended for commercial and office uses.

Impact Analysis

Table 4.12-5, Vibration Source Levels for Construction Equipment, identifies various PPV and RMS velocity (in VdB) levels for the types of construction equipment that would operate at the project site during construction.

TABLE 4.12-5 VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT

Equipment	Approximate PPV (in/sec)					Approximate RMS (VdB)				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Caisson Drilling	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Loaded Trucks	0.076	0.027	0.020	0.015	0.010	86	77	75	72	68
Jackhammer	0.035	0.012	0.009	0.007	0.004	79	70	68	65	61
Small Bulldozer	0.003	0.001	0.0008	0.0006	0.0004	58	49	47	44	40
Sources: Pomeroy Environmental Services (July 2018) Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, 2006.										

¹¹ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, May 2006; and California Department of Transportation, *Transportation- and Construction-Induced Vibration Guidance Manual*, September 2013.

With respect to construction vibration impacts upon existing off-site structures, there are no known structures adjacent to the project site that would be considered structurally fragile or susceptible to vibration damages. The surrounding buildings consist primarily of engineered concrete and masonry buildings, and reinforced-concrete, steel, or timber buildings. As such, the potential for construction-related vibration damage to off-site structures would be considered remote.

With respect to human annoyance resulting from vibration generated during construction, the sensitive receptors located in the vicinity of the project site could be exposed to increased vibration levels. Based on the data provided in *Table 4.12-5*, the adjacent residential uses to the south, west, and within 25 feet of the site could experience vibration levels of up to 87 VdB. At distances of 50 feet or more from the site, vibration levels would not exceed 78 VdB. As such, the 80 VdB residential annoyance threshold could be exceeded at off-site locations within 50 feet of a worst-case construction activity.

Vibration levels experienced in the project vicinity would be temporary and intermittent, and would be reduced when the construction activities are located toward the center of the project site. Furthermore, consistent with the *DMC Chapter 9.68, Noise Regulations*, the proposed project's construction activities are assumed to result in less than significant impacts if construction related activities occur between 7:00 AM and 10:00 PM. In addition, the construction noise attenuation measures listed previously would also serve to reduce construction vibration levels to the maximum extent feasible. Thus, impacts with respect to construction vibration would be less than significant.

Operational Vibration

The proposed project involves the construction and operation of residential uses and would not involve the use of stationary equipment that would result in high vibration levels, which are more typical for large manufacturing and industrial projects. Groundborne vibrations at the project site and immediate vicinity currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) on the nearby local roadways. Thus, the proposed residential uses at the project site would not result in a substantive increase of these heavy-duty vehicles on the public roadways. While refuse trucks would be used for the removal of solid waste at the project site, these trips would typically only occur once a week and would not be any different than those presently occurring in the vicinity of the project site. Therefore, vibration impacts associated with operation of the proposed project would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT RESULT IN A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?

LESS THAN SIGNIFICANT IMPACT

Traffic Noise

In order for a new noise source to be audible, there would need to be a 3 dBA or greater CNEL noise increase. As a general rule of thumb, the traffic volume on any given roadway would need to double in order for a 3 dBA increase in ambient noise to occur. As such, if a project results in traffic that is less than double the existing traffic, then a project's mobile noise impacts can be assumed to be less than significant.

Based on a review of the proposed project's *Traffic Study* (refer to Appendix G), the proposed project is expected to generate less than 200 vehicle trips on the typical weekday, with less than 15 vehicle trips in either the AM or PM peak hour. The *Traffic Study* also states that both Huntington Drive and Mountain Avenue carry close to 30,000 vehicles per day. Thus, the proposed project would not double the traffic volumes on any roadway segment in the vicinity of the project site; traffic noise impacts would be less than significant.

Stationary Noise Sources

New stationary sources of noise, such as mechanical HVAC equipment, would be installed for the proposed buildings on the project site. As discussed in Response 4.12.A, the proposed project's compliance with the DMC would ensure noise impacts from heating, ventilation, HVAC, and other mechanical equipment would be less than significant.

Parking Noise

Noise would be generated by activities within the proposed parking areas. Sources of noise within the parking areas would include engines accelerating, doors slamming, car alarms, and people talking. Noise levels within the parking areas would fluctuate with the amount of automobile and human activity. It is anticipated that the types of parking related noise would be substantially similar to the existing noise generated by the existing street parking and roadway activity, and existing surface parking lots in the project site vicinity.

In addition, parking-related noise generated by motor driven vehicles within and around the project site is regulated under DMC Section 9.68.200, which states it is unlawful for any person to operate any motor-driven vehicle within the city in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance; provided, however, any such vehicle which is operated upon any public highway, street, or right-of-way shall be excluded from the provisions of this section. Thus, compliance with the *Duarte Municipal Code* would ensure noise impacts associated with the proposed project's parking areas would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT RESULT IN A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE THE LEVELS EXISTING WITHOUT THE PROJECT?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Responses 4.12.A through 4.12.C.

MITIGATION MEASURES

Refer to Mitigation Measure NOI-1. No additional mitigation measures are required.

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?

NO IMPACT

The project site is not located within an airport land use plan or within two miles of an airport or a private airstrip. The nearest airport is the El Monte Airport, approximately 4.4 miles southwest of the project site, and there are no private airstrips near the project site.

Implementation of the proposed project would not expose people residing or working on the project site to excessive noise impacts from the El Monte Airport. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

Refer to Response 4.12.E.

MITIGATION MEASURES

No mitigation measures are required.

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4.13. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?			✓	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	

Sources Cited in Section 4.13

City of Duarte, *Duarte General Plan*, August 2007

State of California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2018, With 2010 Benchmark*, January 1, 2018

Southern California Association of Governments, *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, A Plan for Mobility, Accessibility, Sustainability and a High Quality of Life, Demographics & Growth Forecast Appendix*, Adopted April 2016

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 project proposes to demolish the two on-site residences and construct 25 multi-family residential units (townhomes) on the project site, which would result in a direct growth of the City's permanent population of approximately 76 persons, based on an average of 3.04 people per household¹². This population forecast would represent approximately 0.35 percent growth over the City's 2018 population of approximately 22,013 persons.¹³ SCAG is the responsible agency for developing and adopting regional housing and population forecasts for local Los Angeles County governments, among other counties, and provides population projection estimates in five-year increments up to 2040. SCAG projects that the City's population will be 243,00 persons¹⁴ in 2035. Thus, proposed project would not cause SCAG's 2040 population

¹² State of California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2018, With 2010 Benchmark*, January 1, 2018.

¹³ Ibid.

¹⁴ Southern California Association of Governments, *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, A Plan for Mobility, Accessibility, Sustainability and a High Quality of Life, Demographics & Growth Forecast Appendix*, Adopted April 2016.

forecast for the City to be exceeded. Additionally, the small increase in residential units and population is consistent with the growth projections in the *Duarte General Plan Update Environmental Impact Report*, which forecasted the City's population to be approximately 25,418 persons in 2020. Therefore, the proposed project would not cause the City's 2020 population forecast to be exceeded. Also, the increase in residential units and population is consistent with the City's adopted and certified *2014-2021 Housing Element*.

In conclusion, implementation of the proposed project would not induce substantial population growth within the City either directly or indirectly, resulting in less than significant impacts.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?

LESS THAN SIGNIFICANT IMPACT

The project proposes to demolish the two on-site single-family residences, and construct a 25-unit multi-family (townhomes) project on the 1.24-acre project site. There would be a displacement of two residential housing units (ownership or rental), but not the need to construct replacement housing elsewhere, as there is sufficient housing supply in the City. In 2018, the California Department of Finance reported 5,628¹⁵ single-family detached and attached homes in the City, as well as 1,547 multi-family units (two to four units, five plus units). Thus, the small decrease of two homes represents 0.05percent of the City's single-family detached and attached total. The proposed project would displace up to 10 residents, but this would not require the construction of replacement housing elsewhere in the City, given the available housing stock (rental and for-sale) and that the proposed project would be providing 25 units in the City. Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

¹⁵ California Department of Finance, *E-5 City/County Population and Housing Estimates*, January 1, 2018.

**C. WOULD THE PROJECT DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE,
NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?**

LESS THAN SIGNIFICANT IMPACT

Refer to Response 4.13.B.

MITIGATION MEASURES

No mitigation measures are required.

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4.14. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?		✓		
4) Parks?				✓
5) Other public facilities?				✓

Sources Cited in Section 4.13

City of Duarte, *Duarte General Plan*, August 2007

City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007

County of Los Angeles, *Los Angeles County Code*, Title 32, Los Angeles County Fire Code

City of Duarte, *Duarte Municipal Code* Chapter 15.04, Fire Prevention

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:

1. FIRE PROTECTION?

LESS THAN SIGNIFICANT IMPACT

Fire protection and paramedic services are provided to the City of Duarte by the Consolidated Fire Protection District of Los Angeles County/Los Angeles County Fire Department (LACoFD). The primary response station for the City is Fire Station 44, Battalion 16, located at 1105 S. Highland Avenue. Fire Station 44 is located 1.01 miles northeast of the project site.

As part of the proposed project, site access would be improved for emergency service personnel. No road closures are anticipated during project construction. As such, fire protection service in the project vicinity would not be interrupted during project construction.

The increase of 25 multi-family residential units (townhomes) in the City would not result in the need for an additional fire station. Also, the increase in use of the project site would not induce population growth in the area. However, implementation of the proposed project could potentially result in additional demand for fire protection and emergency medical services, including possible additional wear on fire equipment and increased use of medical supplies. The proposed project would be located on a currently developed site, and would not result in a substantial increase in demand on fire services provided by LACoFD. The proposed project would be required to comply with the *Los Angeles County Code*, Title 32, Los Angeles County Fire Code and the *Duarte Municipal Code* Chapter 15.04, Fire Prevention, as applicable. The proposed project would be reviewed by LACoFD and the City of Duarte prior to construction to ensure that adequate water pressure and emergency vehicle access is provided. Thus, implementation of the proposed project would result in less than significant impacts to fire protection services.

MITIGATION MEASURES

No mitigation measures are required.

2. POLICE PROTECTION?

LESS THAN SIGNIFICANT IMPACT

Police protection for the City and the project site is currently provided by the Los Angeles County Sheriff's Department. The Duarte Satellite Station, located at 1042 Huntington Drive, is immediately east of the project site. The Satellite Station serves as a launching center for officers to begin and end their shift. However, the station does not have dispatch or booking ability. These services are provided through the Temple Station, located at 8838 Las Tunas Drive in Temple City.

As part of the proposed project, site access would be improved for emergency service personnel. No road closures are anticipated during project construction. As such, sheriff service in the project vicinity would not be interrupted during project construction.

The population increase anticipated with implementation of the proposed project is consistent with the *Duarte General Plan* buildout projections. However, implementation of the proposed project could potentially result in additional demand for police protection, including possible additional wear on sheriff equipment. The proposed project would be located on a currently developed site, and would not result in a substantial increase in demand on police services provided by the Los Angeles County Sheriff's Department. The proposed project would be reviewed by the Sheriff's Department and the City of Duarte prior to construction to ensure that adequate emergency vehicle access is provided. Thus, implementation of the proposed project would result in less than significant impacts to police protection services.

MITIGATION MEASURES

No mitigation measures are required.

3. SCHOOLS?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The Duarte Unified School District (DUSD) oversees the elementary, intermediate, and high schools within Duarte. The schools closest to the project site include:

- Royal Oaks STEAM Academy, 2499 Royal Oaks Drive (grades K-7)
- Northview Village, 1565 East Central Avenue (grade 8)
- SGV School of Arts, 1565 East Central Ave (grade 8)
- Duarte High School, 1565 East Central Avenue (grades 9-12)

Development associated with the implementation of the proposed project would allow for up to 25 new residential units. The development of these new residential units could result in an associated increase of up to 14 students (assuming 0.55 students per household)¹⁶ attending schools within the District.

In order to maintain adequate classroom seating and facilities standards, individual development projects would be required to pay statutory fees in place at the time to DUSD in order to compensate for the impacts of development on school capacities.

Pursuant to SB 50, payment of fees to the School Districts is considered full mitigation for project impacts, including impacts related to 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, or other performance objectives for schools. Therefore, the Applicant would be required to pay statutory fees (Mitigation Measure PS-1), so that space can be constructed, if necessary, at the nearest sites to accommodate the impact of project-generated students, reducing impacts to a less than significant level.

MITIGATION MEASURES

SCH-1 The Applicant shall pay all applicable Development Impact Fees to the Duarte Unified School District prior to issuance of building permits. Proof of fee payment shall be provided to the City of Duarte.

4. PARKS?

LESS THAN SIGNIFICANT IMPACT

Potential development associated with implementation of the proposed project would create additional demand on existing parks and recreation facilities within the City. Development of the 25 multi-family residential units (townhomes) could result in a potential population increase of 76 persons. Based upon the City's parkland to population requirement of 2.5 acres of parkland per 1,000 persons, implementation of the proposed project would result in a need

¹⁶ City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007.

for approximately 0.19 acres of parkland. Given that the City's current parkland and leases with Duarte Unified School District, implementation of the proposed project would not create significant impacts regarding the need for additional parkland or recreational facilities.

The proposed project would be required to dedicate land and/or pay fees for the purposes of providing park and recreational facilities in accordance with *Duarte Municipal Code* Chapter 19.82. Dedication and/or payment of the applicable fees and the provision of open space as required would further reduce impacts to a less than significant level.

MITIGATION MEASURES

No mitigation measures are required.

5. OTHER PUBLIC FACILITIES?

NO IMPACT

The project site is in a developed area, currently served by the City of Duarte and Los Angeles County. The proposed project would not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	

Sources Cited in Section 4.15

City of Duarte, *Duarte General Plan*, August 2007

City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007

City of Duarte, *Duarte Municipal Code*, Chapter 19.82

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?

LESS THAN SIGNIFICANT IMPACT

Implementation of the proposed project would increase the use of park facilities located within the City, as the proposed project would construct 25 multi-family residential units (townhomes) and generate approximately 76 new residents. The nearest public parks in Duarte are the Duarte Sports Park (0.57 miles east) and the Aloysia Moore Park (0.51 miles south).

The increase in residential units and population is consistent with the growth projections in the *Duarte General Plan* and no additional impacts beyond those identified in the *Duarte General Plan Update Environmental Impact Report* would occur with implementation of the proposed project. Therefore, the population increase associated with the proposed project would not significantly impact the use of the City's existing parks and/or other recreational facilities. However, the proposed project would be required to dedicate land and/or pay fees for the purposes of providing park and recreational facilities in accordance with *Duarte Municipal Code* Chapter 19.82. Dedication and/or payment of the applicable fees and the provision of open space as required would further reduce impacts to a less than significant level. Thus, while the proposed project's population increase would increase the use of parks and other recreational facilities in the City, these impacts are considered less than significant.

MITIGATION MEASURES

No mitigation measures are required.

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

Refer to Response 4.15.A.

MITIGATION MEASURES

No mitigation measures are required.

4.16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e. Result in inadequate emergency access?			✓	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			✓	

Sources Cited in Section 4.16

Albert Grover and Associates, *Trip Generation for the Proposed Residential Development at 946-962 Huntington Drive in the City of Duarte*, May 31, 2018 (refer to Appendix G)

City of Duarte, *Duarte Citywide Bicycle Master Plan* Exhibit 2

Institute of Transportation Engineers, *Trip Generation Manual*, 10th Edition, 2017

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?

LESS THAN SIGNIFICANT IMPACT

Existing Road System

Huntington Drive is a four-lane, divided, east-west roadway, designated in the *General Plan* as a Principal Arterial. It is a regionally significant arterial that essentially parallels Interstate 210 (I-210) in the City of Duarte. Huntington Drive has raised center median islands, a 35 mile per hour (mph) speed limit, and on-street parking in the vicinity of the project site.

Mountain Avenue is a four-lane, north-south roadway also designated as a Principal Arterial, forming part of the western border of the City of Duarte.

In the vicinity of the project site, both Huntington Drive and Mountain Avenue carry close to 30,000 vehicles per day.

Project Traffic

Existing Uses

The project site is comprised of four parcels totaling approximately 1.24 acres, located along the south side of Huntington Drive east of Mountain Avenue in the City of Duarte. Currently, two single-family detached residences exist on one parcel, with the remainder of the site undeveloped.

Proposed Project Trip Generation

A multi-family residential (townhome) development is proposed, and includes 25 residential units (approximately 1,800 square feet each) with attached garages. Access to these housing units is proposed with a single driveway off Huntington Drive. The analysis is conservative and assumes no uses exist on-site.

Project trip generation rates for the proposed development were also determined using the ITE 2017 *Trip Generation Manual*. A summary of the anticipated project trip generation is provided in *Table 4.16-1, Proposed Project Trip Generation*.

TABLE 4.16-1 PROPOSED PROJECT TRIP GENERATION

Proposed Project		Daily	AM Peak Hour			PM Peak Hour		
Use Type ¹	Quantity		In	Out	Total	In	Out	Total ²
Trip Generation Rate ¹	1 DU	7.82	0.11	0.35	0.46	0.35	0.21	0.56
Housing (Residential Townhomes)	25 DU	183	3	9	12	9	5	14
TOTAL TRIPS		183	3	9	12	9	5	14
Sources: Albert Grover and Associates (May 2018) Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition (2017)								
Notes: DU = Dwelling Unit 1. ITE Land Use Code 220: Multi-Family Housing 2. Totals may be higher due to rounding of both the In and Out numbers.								

The proposed project would generate a total of 183 daily trips, and is expected to generate less than 14 vehicle trips in either the AM or PM peak hour, with access provided via one right-turn-only driveway on Huntington Drive. Should residents, their guests, or maintenance and service vehicles need to make a U-turn either upon approaching or departing the project site, nearby traffic signals provide sufficient storage lanes and left-turn arrows within 600 hundred feet of the site. Thus, the proposed residential development is not expected to impact Huntington Drive, or the surrounding commercial and residential areas.

Therefore, implementation of the proposed project would result in less than significant impacts and would not conflict with applicable plan, ordinance, or policy relative to the performance of the circulation system.

Refer to Response 4.16.F for a discussion of impacts relative to pedestrian and bicycle paths and mass transit.

Land Use Trip Generation Analysis

The project site is currently designated for commercial uses, thus, the proposed project would require a General Plan Amendment (GPA) from General Commercial to High Density Residential and a Zone Change C-F Commercial Freeway to R-4 Multiple-Family Residential High Density (commercial use to multi-family residential use).

In order to assess the potential roadway and traffic impacts of the proposed zone change, a trip generation analysis was conducted for the potential uses under the existing zoning at the project site, as well as the maximum allowable development in the proposed multi-family residential zone. The trip generation rates were determined using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition (2017). Based on typical developments in the area and discussion with City staff, trip generation volumes were calculated for medical office, general office, and general retail developments. Of these three scenarios, the medical office would be expected to generate the most traffic, with approximately 47 trips in the AM peak hour and 58 trips in the PM peak hour. A summary of the site's possible trip generation potential under the current zoning is provided in Table 4.16-2, Existing Zoning Trip Generation.

TABLE 4.16-2 EXISTING ZONING TRIP GENERATION

Existing Site			AM Peak Hour ¹			PM Peak Hour ²		
Potential Development Type	Gross Floor Area (SF)		In	Out	Total	In	Out	Total
Medical Office	17,000	592	37	10	47	16	42	58
General Office	17,000	166	17	3	20	3	16	19
General Retail	15,000	566	9	5	14	27	30	57
Worst-Case Traffic Scenario		592	37	10	47	16	42	58
Sources: Albert Grover and Associates (May 2018) Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition (2017)								
Notes: SF = Square Feet 1. AM Peak Hour: One hour (7:00 – 9:00 AM) 2. PM Peak Hour: One hour (4:00 – 6:00 PM)								

In addition, the potential trip generation for the proposed multi-family residential zoning uses was also determined using the *ITE Trip Generation Manual*. Per discussion with City staff, the maximum allowable development on the project site per the R-4 Multiple Family Residential zoning designation would be 36 residential units. The trips for the maximum of 36 multi-family units would be less than the trips generated by 17,000 square feet of commercial uses allowed under the existing zoning designation. A comparison of the expected traffic volumes for the existing and proposed land uses is provided in Table 4.16-3, Existing & Proposed Zoning Maximum Trip Generation.

TABLE 4.16-3 EXISTING & PROPOSED ZONING MAXIMUM TRIP GENERATION

Use	Size/ Quantity	Daily	AM Peak Hour ¹			PM Peak Hour ²		
			In	Out	Total	In	Out	Total
Existing Zoning								
Commercial	17,000 SF	592	37	10	47	16	42	58
Proposed Zoning								
Multi-Family Residential	36 DU	264	4	13	17	13	7	20
Difference Between Existing & Proposed Zoning		-328	-33	3	-30	-3	-35	-38
Sources: Albert Grover and Associates (May 2018) Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition (2017)								
Notes: SF = Square Feet, DU = Dwelling Unit 1. AM Peak Hour: One hour (7:00 – 9:00 AM) 2. PM Peak Hour: One hour (4:00 – 6:00 PM)								

Impact Conclusion

As shown in Table 4.16-3, rezoning the project site for residential use would decrease the expected traffic volumes by 30 or more trips in both the AM and PM peak hours. Therefore, the proposed GPA and zone change would have less than significant traffic impacts on Huntington Drive or other nearby roadways.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

The Congestion Management Program for Los Angeles County is intended to reduce traffic congestion and provide a mechanism for coordinating land use and development decisions

throughout Los Angeles County. The Congestion Management Program requires the analysis of the traffic impacts of individual projects with potential regional significance. In conformance with Congestion Management Program Traffic Impact Analysis Guidelines, a traffic impact analysis is conducted at:

- Congestion Management Program arterial monitoring intersections, including freeway on-ramps or off-ramps, where a project would add 50 or more vehicle trips during either morning or afternoon weekday peak hours.
- Congestion Management Program mainline freeway-monitoring locations, where a project would add 150 or more trips, in either direction, during either the morning or afternoon weekday peak hours.

There are no CMP arterial roadways in Duarte that would receive project-generated trips. Thus, no additional analysis is required. There are two CMP highways in or near Duarte: I-210 and I-605 Freeways. These two mainline freeway-monitoring locations within the project vicinity could receive project-generated trips. However, the proposed project would not add 150 or more vehicle trips to this freeway-monitoring location during the peak hour. The maximum number of net peak hour trips that would result from the proposed project is 12 trips in the morning peak hour and 14 trips in the evening peak hour on a typical weekday. Thus, no additional analysis is required. No impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

The nearest airport is the El Monte Airport, approximately 4.4 miles southwest of the project site. Due to the distance and nature of the proposed project, implementation of the proposed project would not result in any change in air traffic patterns or traffic levels. Therefore, no impact would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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

Ingress and egress movements for the residential units would be facilitated via one driveway on the south side of Huntington Drive. At the project site driveway, Huntington Drive is divided by a raised median with landscaping, which necessitates that the proposed project driveway be restricted to right-turn in and right-turn out only.

Nearby traffic signals on Huntington Drive at Mountain Avenue to the west and Mountain Vista Plaza to the east both provide left-turn pockets as well as left-turn arrows to facilitate U-turn movements for resident, guest, and service vehicles within 600 hundred feet of the project site.

It is also anticipated that residents would generally avoid unnecessary U-turns and use the freeway access points and/or regional roadways that are most convenient for right-turn access to the project site (i.e., primarily using Huntington Drive eastbound lanes to approach and depart the development).

Internal site circulation is planned via one drive 26-foot-wide drive aisle, which is considered sufficient for two-way traffic consisting of passenger and service vehicles. The site plan includes 25 two-car garages attached to the townhomes and 12 guest parking spaces, one of which is to be compliant with the accessibility requirements of the Americans with Disabilities Act (ADA). Thus, the proposed project provides 62 total parking spaces, which exceeds the 56 parking spaces required by the *Duarte Development Code*.

In addition, the proposed project would be subject to review and approval by the City of Duarte Community Development and Public Works Departments. Access to the project site would be required to comply with all City design standards, which preclude the potential for dangerous conditions.

Thus, impacts would be less than significant in this regard.

MITIGATION MEASURES

No mitigation measures are required.

E. WOULD THE PROJECT RESULT IN INADEQUATE EMERGENCY ACCESS?

LESS THAN SIGNIFICANT IMPACT

The proposed project provides a single driveway on Huntington Drive for ingress and egress movements. Constructed roadways and driveways are required to meet access standards of the Los Angeles County Fire Department. Compliance with Los Angeles County Fire Department and Los Angeles County Sheriff Department requirements would ensure impacts remain less than significant levels.

MITIGATION MEASURES

No mitigation measures are required.

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 proposed project does not include any components that would conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.

Transit

The bus lines of Foothill Transit, Metro, and Duarte Transit service the City of Duarte. Since 1984, Duarte Transit has operated as a free fixed route bus system, which currently includes two routes. The Green Route buses travel in a counterclockwise direction around the City and the Blue Route travels clockwise, each complete the route once every hour. In addition, a Metro Goldline Station is located in the City of Duarte southeast of project site at Highland Avenue and Duarte Avenue.

The proposed project does not involve any modifications to the roadway system within the project vicinity. As the proposed project consists of a townhome residential development, increased use of the public transportation system could result. However, this increase would not be substantial. Thus, the proposed project is not anticipated to impact the effectiveness or performance of existing transit systems. Impacts would be less than significant in this regard.

Pedestrian and Bicycle Facilities

Sidewalks for pedestrians are currently provided on both sides of Huntington Drive; no bicycle facilities exist on this street. The closest existing bicycle facilities include an existing Bike Lane (Class II) on Buena Vista (Royal Oaks Road on the north to Central Street on the south) and on Duarte Road, south of I-210.

Exhibit 2 of the *Duarte Citywide Bicycle Master Plan* shows proposed Bike Lanes (Class II)¹⁷ along Buena Vista Street, Highland Avenue, Central Avenue, and Evergreen Street along with a proposed Bike Route (Class III)¹⁸ along the entire length of Royal Oaks Drive in the City.

The proposed project would not significantly impact the effectiveness or performance of existing pedestrian or bicycle facilities. Although all construction staging would occur within the boundaries of the project site, construction activities may temporarily limit pedestrian use of the sidewalk adjacent to the site. These activities would be temporary and would cease upon project completion. Also, implementation of the proposed project would not limit would not

¹⁷ Class II Bikeway (Bike Lane) provides a striped lane for one-way bike travel on street or highway.

¹⁸ Class II Bikeway (Signed Bike Route) provides for shared use with motor vehicle traffic.

limit the accessibility of the site for bicyclists or pedestrians, or their ability to utilize existing facilities. Thus, impacts would be less than significant in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓		
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓		
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

Sources Cited in Section 4.17

California American Water, *2015 Urban Water Management Plan for the Southern Division – Los Angeles County District*, June 30, 2016

CalRecycle, Solid Waste Information System (SWIS), *Facility/Site Listing in Los Angeles County*, <http://www.calrecycle.ca.gov/SWFacilities/Directory/SearchList/List?COUNTY=Los+Angeles&OPSTATUS=Active®STATUS=Permitted>, accessed May 29, 2018

CalRecycle, *Jurisdiction Diversion/Disposal Rate Detail, Los Angeles Area Integrated Waste Management Authority*, <http://www.calrecycle.ca.gov/LGCentral/Reports/Viewer.aspx?P=ReportYear%3d2016%26ReportName%3dReportEDRSJurisDisposalByFacility%26OriginJurisdictionIDs%3d621>, accessed May 29, 2018

County Sanitation Districts of Los Angeles County, *Table 1, Loadings for Each Class of Land Use*
City of Duarte, *Duarte Station Specific Plan Environmental Impact Report*, November 26, 2013

A. WOULD THE PROJECT EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The project site is located within the jurisdictional boundaries of District No. 22 of the County Sanitation Districts of Los Angeles County (Districts). The State Water Resource Control Board (SWRCB) works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City of Duarte and Los Angeles County are within the jurisdiction of the Los Angeles RWQCB. The Districts oversees the treatment facilities that serve the City and Los Angeles County.

Wastewater flow originating from the project site discharges to local sewers before it is conveyed to the Districts' trunk sewers. The trunk sewer that serves the project area is Joint Outfall "B" Unit 8H Trunk Sewer, located in Huntington Drive at Brycedale Avenue. The trunk sewer is 10-inches in diameter with has a design capacity of 2.1 million gallons per day (mgd), and has a peak flow of 0.5 mgd (last measured in 2012).¹⁹

Wastewater originating from the project site is treated at the Districts' San Jose Creek WRP, or the Whittier Narrows WRP. San Jose Creek WRP, located at 1965 Workman Mill Road in unincorporated Los Angeles County, provides primary, secondary, and tertiary treatment for 100 mgd of wastewater. Currently, the San Jose Creek WRP processes an average flow of 64.8 mgd. Whittier Narrows WRP, located at 301 N. Rosemead Boulevard in the City of El Monte, provides primary, secondary, and tertiary treatment for 15 mgd of wastewater. Currently, the Whittier Narrows WRP processes an average flow of 8.0 mgd.

The proposed project would remove existing on-site buildings and construct 25 multi-family residential units (townhomes). As shown on *Table 4.17-1, Existing and Estimated Project Wastewater Generation*, the proposed project is estimated to generate a net increase of 3,380 gallons per day (gpd) of wastewater. To determine peaking rates, a conservative value of 2.5 was multiplied to the net 3,380 gpd of wastewater for a result of 8,450 gpd or 5.87 gallons per minute (gpm). This additional wastewater would require treatment by the existing wastewater treatment plants.

The proposed project would remove existing on-site sewer and install sewer infrastructure for the proposed 25 multi-family residential units (townhomes). The proposed project's sewer plans would be reviewed by the City Engineer and would be required to provide sufficient capacity and comply with County standards.

¹⁹ City of Duarte, 3rd & Oak Residential Project Initial Study/Mitigated Negative Declaration, dated March 14, 2017.

TABLE 4.17-1 EXISTING AND ESTIMATED PROJECT WASTEWATER GENERATION

Use Description	Dwelling Units	Flow Factor ¹	Average Flow (gpd)
Existing			
Residential (Single-Family)	2	260 gpd/unit	520
Proposed			
Residential (5 or More Units)	25	156 gpd/unit	3,900
Net Change			+3,380
1. Source: County Sanitation Districts of Los Angeles County, Table 1, Loadings for Each Class of Land Use			
Notes: gpd = gallons per day			

Implementation of the proposed project would generate increased wastewater flows, placing greater demands on wastewater treatment facilities. The wastewater generated by the proposed project would be collected by the Districts and conveyed for treatment at San Jose Creek WRP or the Whittier Narrows WRP. Assuming the net increase peaking rate of 8,450 gpd, the proposed project represents 0.007 percent of the total 115 mgd capacity of the two treatment plants. Thus, there is capacity in the two treatments plants to accept wastewater from the proposed project. The increase in wastewater flow from the proposed project would not significantly impact the Districts' treatment plants as it represents a minimal percent of the flow directed to either treatment plant. However, Mitigation Measures UTIL-1 through UTIL-3 are recommended to ensure impacts remain at less than significant levels.

MITIGATION MEASURES

- UTIL-1 The Applicant shall conduct a sewer flow monitoring study and submit to the City Engineer for review and approval prior to approval of building permits. The study shall review flows at selected off-site manholes, both upstream and downstream of the point of connection, to determine the capacity of the local and regional system to accept project-related flows. The Applicant shall be responsible to implement the recommendations in the study to ensure that off-site systems operate in accordance with the Los Angeles County Department of Public Works and County Sanitation Districts of Los Angeles County standards.
- UTIL-2 The Applicant shall design and construct on-site and off-site sewer lines in compliance with the Los Angeles County Public Works Department and County Sanitation Districts of Los Angeles County standards.
- UTIL-3 The Applicant and/or City shall pay all applicable connection fees to Los Angeles County Consolidated Sewer Maintenance District and County Sanitation Districts of Los Angeles County.

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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Response 4.17.A.

MITIGATION MEASURES

Refer to Mitigation Measures UTIL-1 through UTIL-3. No additional mitigation measures are required.

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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Responses 4.9.A. and 4.9.D.

MITIGATION MEASURES

Refer to Mitigation Measures HYD-1 and HYD-2. No additional mitigation measures are required.

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 proposed project does not satisfy the criteria in Senate Bill 610 or Senate Bill 221 (codified as California *Water Code* Sections 10910-10915, *Business and Professions Code* Section 11010, and *Government Code* Section 66473) regarding the preparation of a Water Supply Assessment to verify that sufficient water supplies are available to serve the proposed project from existing entitlements/resources.

Implementation of the proposed project would result in increased water demand when compared to existing conditions. *Table 4.17-2, Existing and Estimated Project Water Demand*, quantifies both the existing uses and the proposed project's estimated water demand. As indicated in *Table 4.17-2*, the proposed project is anticipated to demand an additional 6,900 gallons per day (gpd) of water, or 0.0212 acre-feet per year (AFY) of water when compared to existing conditions.

TABLE 4.17-2 EXISTING AND ESTIMATED PROJECT WATER DEMAND

Use	Dwelling Units	Factor	GPD	AFY
Existing				
Residential	2	300 gpd/unit	600	0.0018
Proposed Project				
Residential	25	300 gpd/unit	7,500	0.0230
Net Change			+6,900	0.0212
Source: Table 5.14-3, Duarte Station Specific Plan Environmental Impact Report, November 26, 2013				
Notes: gpd = gallons per day; AFY = acre-feet per year				

The *California American Water 2015 Urban Water Management Plan for the Southern Division – Los Angeles County District (2015 UWMP)* includes a population forecast of 29,625 for Duarte in 2020, which would include the addition of 76 residents that would result from the proposed project. Thus, the construction and operational activities associated with the proposed project are not anticipated to require a significant amount of water, and this water demand is not expected to have a significant impact on the local or regional supplies, as the growth under the proposed project has been accounted for in the *2015 UWMP*. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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 GENERATION IN ADDITION TO THE PROVIDER'S EXISTING COMMITMENTS?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Responses 4.17.A and 4.17.B. The proposed project would result in a total increase of 76 residents to the City. As discussed in Response 4.13.A, the additional residents are consistent with both City and regional growth forecasts. There is adequate capacity in the existing sewer system to accommodate the net increase in sanitary sewage generated by the proposed project. Thus, with implementation of Mitigation Measures UTIL-1 through UTIL-3, impacts are reduced to less than significant.

MITIGATION MEASURES

Refer to Mitigation Measures UTIL-1 through UTIL-3. No additional mitigation measures are required.

F. WOULD THE PROJECT BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT'S SOLID WASTE DISPOSAL NEEDS?

LESS THAN SIGNIFICANT IMPACT

Buildout of the proposed project includes demolition of on-site buildings and construction of 25 multi-family residential units (townhomes) on 1.24 acres. Site preparation (vegetation removal and grading activities) and construction activities would generate typical construction debris, including wood, paper, glass, metals, cardboard, and green wastes.

The proposed project would be required to comply with standard Conditions of Approval drafted by the City of Duarte, as well as all other reviewing agencies. Non-salvaged construction and demolition waste would result in an incremental and intermittent increase in solid waste disposal at landfills and other waste disposal facilities utilized by the City. Construction-related solid waste could further impact landfills with insufficient capacity. However, according to the Solid Waste Information System, all landfills utilized by the Los Angeles Area Integrated Waste Management Authority (LAAIWMA), of which the City of Duarte is member, have sufficient capacity to support a temporary increase in solid waste during construction of the proposed project²⁰.

According to CalRecycle, in 2016 LAAIWMA disposed of approximately 4,744,957.74 tons of solid waste.²¹ This represents 5.3 pounds per resident per day and 13.2 pounds per employee per day, which is less than the target of 7.1 pounds per resident per day and 17.5 pounds per employee per day.²²

Buildout of the proposed project would generate a net increase of approximately 197.80 tons of solid waste per year, which represents a 0.0008 percent increase to the amount of solid waste generated by the LAAIWMA in 2016. *Table 4.17-3, Existing and Estimated Project Solid Waste Generation*, shows the estimated solid waste generated by the proposed project. This quantity represents the solid waste generated for buildout conditions of the proposed project under a worst-case scenario without any recycling activities in place.

²⁰ CalRecycle, Solid Waste Information System (SWIS), *Facility/Site Listing in Los Angeles County*, <http://www.calrecycle.ca.gov/SWFacilities/Directory/SearchList/List?COUNTY=Los+Angeles&OPSTATUS=Active®STATUS=Permitted>, accessed May 29, 2018.

²¹ CalRecycle, *Jurisdiction Diversion/Disposal Rate Detail*, Los Angeles Area Integrated Waste Management Authority, <http://www.calrecycle.ca.gov/LGCentral/Reports/Viewer.aspx?P=ReportYear%3d2016%26ReportName%3dReportEDRSJurisdictionByFacility%26OriginJurisdictionIDs%3d621>, accessed May 29, 2018.

²² Ibid.

TABLE 4.17-3 EXISTING AND ESTIMATED PROJECT SOLID WASTE GENERATION

Land Use	Existing and Proposed Development	Generation Rate ¹	Solid Waste Generation (pounds/day)
Existing			
Residential	2 DU	8.6 lbs/du/day	17.20
Proposed			
Residential	25 DU	8.6 lbs/du/day	215.00
Net Change			+197.80
Source: 1. Table 5.16-3, Duarte Station Specific Plan Environmental Impact Report, November 26, 2013.			
Notes: DU = dwelling unit; lbs = pounds			

Solid waste disposal within the City is subject to the requirements established in *Duarte Municipal Code* Chapter 6.14, Solid Waste Disposal. The proposed project would be required to comply with the *Duarte Municipal Code*, which requires providing adequate areas for collecting and loading recyclable materials in concert with countywide efforts and programs to reduce the volume of solid waste entering landfills. In addition, the location of recycling/separation areas is required to comply with all applicable federal, public health, state, or local laws relating to fire, building, access, transportation, circulation, or safety. Compliance with all applicable State and Los Angeles County regulations for the use, collection, and disposal of solid and hazardous wastes is also mandated. It can be assumed that the proposed project would include adequate, accessible and convenient areas for collecting recyclable materials. Therefore, it is anticipated that operational solid waste impacts would be reduced to less than significant level in this regard.

MITIGATION MEASURES

No mitigation measures are required.

G. WOULD THE PROJECT COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?

LESS THAN SIGNIFICANT IMPACT

The proposed project would comply with all Federal, State, and local statutes and regulations related to solid waste, including the California Integrated Waste Management Act, Los Angeles County, and City of Duarte recycling programs. A less than significant impact would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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4.18. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
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)?		✓		
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		
d. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?			✓	

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?

NO IMPACT

The project site was previously developed and is surrounded on all sides by urban development. The project site does not contain biological, cultural, or historical resources. Therefore, the proposed project does not have the potential to degrade the environment, and no impacts would occur in this regard.

- 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)?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Based on the analysis contained in this Initial Study, the proposed project would not have cumulatively considerable impacts with implementation of project mitigation measures. Implementation of mitigation measures at the project-level would reduce the potential for the incremental effects of the proposed project to be considerable when viewed in connection with the effects of past projects, current projects, or probable future projects.

- C. DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH WILL CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Previous sections of this Initial Study reviewed the proposed project’s potential impacts related to Cultural and Tribal Cultural Resources; Geology and Soils; Hazards & Hazardous Materials; Noise; Public Services; and Utilities and Service Systems. As concluded in these previous discussions, the proposed project would result in less than significant environmental impacts with implementation of the recommended mitigation measures. Therefore, the proposed project would not result in environmental impacts that would cause substantial adverse effects on human beings.

- D. DOES THE PROJECT HAVE THE POTENTIAL TO ACHIEVE SHORT-TERM ENVIRONMENTAL GOALS TO THE DISADVANTAGE OF LONG-TERM ENVIRONMENTAL GOALS?**

LESS THAN SIGNIFICANT IMPACT

The proposed project is an infill residential project that would provide 25 units. None of the 25 units would be income-restricted. A total of 76 residents are anticipated. The growth in population associated with the proposed project is within the City’s 2020 population forecast. The proposed project assists the City in meeting its RHNA allocation by constructing 25 above-moderate income units, thus making the proposed project consistent with the City’s adopted and certified 2014-2021 *Housing Element*.

The proposed project has no potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. The proposed project would contribute to long-term environmental goals with some short-term environmental impacts which, with the mitigation measures imposed in this document, would be reduced to a less than significant.

Thus, long-term environmental goals in the *Duarte General Plan* would continue to be met with implementation of the proposed project.

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4.19. REFERENCES

Refer to Section 4.1 through Section 4.17 for the listing of references utilized in the preparation of this Initial Study.

4.20. REPORT PREPARATION PERSONNEL

City of Duarte (Lead Agency)

1600 Huntington Drive
Duarte, California 91010

Mr. Craig Hensley, AICP, Community Development Director
Mr. David F. Eoff IV, Associate Planner

Morse Planning Group (CEQA Consultant)

145 N C Street
Tustin, California 92780

Ms. Collette L. Morse, AICP, Principal, Project Manager

Albert Grover and Associates (Traffic)

211 Imperial Highway, Suite 208
Fullerton, California 92835

Mr. Kawai Mang, E.I.T, Associate Engineer

Pomeroy and Associates (Air Quality, Greenhouse Gas, and Noise)

25101 The Old Road, Suite 246
Santa Clarita, California 91381

Mr. Brett Pomeroy, Principal

Alta California Geotechnical, Inc. (Geotechnical)

170 North Maple Street, Suite 108
Corona, CA 92880

Mr. David A. Murphy, CEG
Mr. Scott A. Gray, RGE
Mr. James Coyne
Mr. Fernando Ruiz

5.0 CONSULTANT RECOMMENDATION

Based on the information and environmental analysis contained in the Initial Study/Environmental Checklist, we recommend that the City of Duarte prepare a Mitigated Negative Declaration for the Huntington West Residential Project. We find that the proposed project could have a significant effect on a number of environmental issues, but that mitigation measures have been identified that reduce such impacts to a less than significant level. We recommend that the second category be selected for the City of Duarte's determination (see Section 6.0, Lead Agency Determination).

July 31, 2018

Date



Collette L. Morse, AICP
Project Manager
Morse Planning Group

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6.0 LEAD AGENCY DETERMINATION

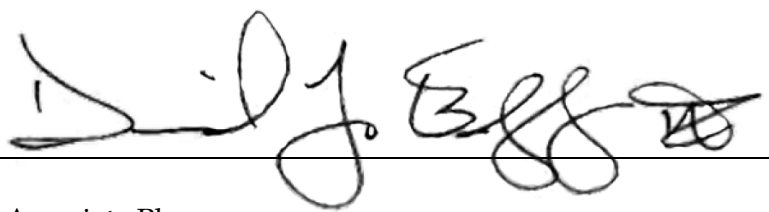
On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 4.0 have been added. A MITIGATED NEGATIVE DECLARATION will be prepared. ✓

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposal MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Signature: 

Title: Associate Planner

Printed Name: David F. Eoff IV

Agency: City of Duarte

Date: July 31, 2018

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7.0 MITIGATION MONITORING AND REPORTING PROGRAM

Section 4.0 of this Initial Study/Mitigated Negative Declaration identifies the mitigation measures that will be implemented to reduce the impacts associated with the Huntington West Residential Project. The *California Environmental Quality Act (CEQA)* requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in *Public Resources Code* Section 21081.6,

... the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.

Public Resources Code Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to adoption of the Mitigated Negative Declaration.

The mitigation monitoring table that follow lists those mitigation measures that may be included as conditions of approval for the project. These measures correspond to those outlined in Section 4.0. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The City of Duarte will have the responsibility for implementing the measures, and the Applicant will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
CULTURAL & TRIBAL CULTURAL RESOURCES						
CUL-1	Prior to commencement of any demolition, grading, or construction activities, the Applicant shall present evidence to the City of Duarte Community Development Department that a qualified Native American Monitor has been retained to provide Native American monitoring services for any construction activities that may disturb native soils. The Native American Monitor shall be selected by the Applicant from the list of certified Native American monitors maintained by the Gabrieleno Band of Mission Indians – Kizh Nation. The Native American Monitor shall be present at the pre-grading conference to establish procedures for tribal cultural resource surveillance. Those procedures shall include provisions for temporarily halting or redirecting work to permit sampling, identification, and evaluation of resources deemed by the Native American Monitor to be Tribal Cultural Resources as defined in Public Resources Code Section 21074. These procedures shall be reviewed and approved by the City of Duarte Community Development Department prior to commencement of any surface disturbance on the project site.	Prior to Commencement of Demolition, Grading, or Construction Activities During Construction	City of Duarte Community Development Department (Planning and Building and Safety Divisions)			
CUL-2	Retain a Native American Monitor. The Applicant shall be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project site.	During Construction-Related Ground Disturbance Activities	City of Duarte Community Development Department (Planning and Building and Safety Divisions)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance			Remarks
			Initials	Date		
- The Native American Monitor(s) shall be approved by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation. - The Gabrieleño Band of Mission Indians-Kizh Nation shall notify the City of Duarte Community Development Department once the Native American Monitor(s) has been approved. - The Native American Monitor(s) shall be present on-site during the construction phases that involve any ground disturbing activities described above. - The Native American Monitor(s) shall prepare daily monitoring logs that provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. - The Native American Monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in Public Resources Code Section 21083.2 (a) through (k). - The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and Native American Monitor(s) have indicated that the site has a low potential for archeological resources.						
CUL-3 Professional Standards for Monitors Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid	During Construction	City of Duarte Community Development Department				

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Tribal Cultural Resources in southern California. The Native American Monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.		(Planning and Building and Safety Divisions)			
CUL-4	Unanticipated Discovery of Tribal Cultural Resources: All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native American Monitor. - If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation Tribe shall coordinate with the Applicant and/or landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. - If a resource is determined by the Qualified Archaeologist to constitute a historical resource pursuant to CEQA Guidelines Section 15064.5(a) or has a unique archaeological resource pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Applicant and/or landowner to develop a	Pre-Construction During Construction	City of Duarte Community Development Department (Planning and Building and Safety Divisions)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	formal Treatment Plan that would serve to reduce impacts to the resources. - The Treatment Plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. - Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. - Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.					
CUL-5	Unanticipated Discovery of Human Remains and Associated Funerary Objects - Prior to the start of ground disturbing activities, the Applicant and/or land owner shall arrange a designated site location within the footprint of the project site for the respectful reburial of the human remains and/or ceremonial objects. - Any discoveries of human skeletal material shall be immediately reported to the Los Angeles County Coroner.	Pre-Construction During Construction	City of Duarte Community Development Department (Planning and Building and Safety Divisions)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION					
MITIGATION MONITORING AND REPORTING PROGRAM					
Mitigation Measure	Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
▪ The Native American Monitor(s) shall immediately divert work at minimum of 50 feet or stop work, if necessary, and place an exclusion zone around the burial. ▪ The Native American Monitor(s) shall then notify the Qualified Archaeologist and the on-site construction manager who will call the Los Angeles County Coroner. ▪ Work shall continue to be diverted or stopped, whichever is most appropriate, while the Coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. ▪ If Native American, the Coroner shall notify the Native American Heritage Commission as mandated by State law, who will then appoint a Most Likely Descendent. ▪ In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. ▪ The Gabrieleño Band of Mission Indians - Kizh Nation shall make every effort to recommend diverting the project and keeping the remains in situ and protected. ▪ If the project cannot be diverted, it may be determined that burials shall be removed. The Gabrieleño Band of Mission Indians - Kizh Nation shall work closely with the Qualified Archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully.					

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION					
MITIGATION MONITORING AND REPORTING PROGRAM					
Mitigation Measure	Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
▪ If data recovery is approved by the Gabrieleño Band of Mission Indians - Kizh Nation, documentation shall be taken that includes, at a minimum, detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Gabrieleño Band of Mission Indians - Kizh Nation for data recovery purposes. ▪ Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material. ▪ If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate Treatment Plan shall be prepared. The Applicant shall consult with the Gabrieleño Band of Mission Indians - Kizh Nation regarding avoidance of all cemetery sites. ▪ Construction on-site shall be halted until the Treatment Plan is prepared. Once complete, a final report of all activities shall to be submitted to the Native American Heritage Commission. ▪ The Gabrieleño Band of Mission Indians - Kizh Nation Tribe does not authorize any scientific study or the utilization of any invasive diagnostics on human remains. ▪ If the Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the coroner. Reburial shall be in an appropriate setting. If the coroner determines the remains to be modern, the coroner shall take custody of the remains. ▪ Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human					

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	remains, funerary objects, sacred objects, and objects of cultural patrimony shall be removed to a secure container on-site, if possible. These items shall be retained and reburied within six months of recovery. - The site of reburial/repatriation shall be at a location determined between the Tribe and a landowner at a site to be protected in perpetuity, and not on the project site. - There shall be no publicity regarding any cultural materials recovered.					
GEOLOGY AND SOILS						
GEO-1	Prior to the issuance of grading and/or building permits, the recommendations in Geotechnical Investigation Section 5.0 – Engineering Properties and Analysis, Section 6.0 - Conclusions and Recommendations, Section 7.0 – Design Considerations, and Section 8.0 – Lot Maintenance shall be confirmed or modified by a geotechnical engineer to ensure compliance with the California Building Code. The recommendations of the geotechnical engineer shall be implemented during site grading and construction.	Prior to Issuance of Grading or Building Permits	City of Duarte Community Development Department (Planning and Building and Safety Divisions)			
HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1	To comply with South Coast Air Quality Management District Rule 1403, prior to structural demolition/renovation activities, demolition materials containing asbestos-containing materials and/or lead-based paints shall be removed and properly disposed of at an appropriate permitted facility per existing Federal and State regulations.	Prior to Structural Demolition or Renovation Activities	City of Duarte Community Development Department (Planning and Building and Safety Divisions)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
HAZ-2	A Vapor Intrusion (VI) mitigation system(s) (e.g., vapor barriers, sub-slab ventilation, etc.) shall be designed and installed for the four residential buildings along the eastern property boundary. The VI mitigation system design shall consider the following components for effective VI resistant construction, as applicable: - permeable sub-slab support material (e.g., gravel), - venting all sub-slab areas below occupied spaces, - properly-sized sub-slab and riser piping, - a sealed vapor barrier, and - if an active system is specified, a properly-sized blower to maintain sufficient negative pressure beneath the slab. The VI mitigation system shall be reviewed and approved by the Community Development Department Building Division prior to issuance of a Building Permit.	Prior to Issuance of Building Permit	City of Duarte Community Development Department (Building and Safety Divisions)			
HYDROLOGY AND WATER QUALITY (STANDARD CONDITIONS OF APPROVAL)						
COA-1	For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2012-0006-DWQ (as amended by all future adopted Construction General Permits). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having	Prior to Issuance of Grading or Building Permit During the Construction Process	City of Duarte Community Development Department (Public Works and Engineering Division and Building and Safety Division)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2012-0006-DWQ, however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.					
COA-2	The project is subject to Low Impact Development (LID) regulations, Applicant/Developer must submit a site-specific drainage concept and stormwater quality plan to implement LID design principals.	Prior to Issuance of Grading Permit	City of Duarte Community Development Department (Public Works and Engineering Division and Building and Safety Division)			
COA-3	A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to: i. 8 1/2" x 11" exhibits with record property owner information. ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not	Prior to Certificate of Occupancy	City of Duarte Community Development Department (Public Works and Engineering Division and Building and Safety Division)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	conducted without the property owner being aware of the ramifications to BMP implementation. iii. Clear depiction of location of BMPs, especially those located below ground. iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance. v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer. vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.					
NOISE						
NOI-1	To ensure construction noise levels are reduced to the maximum extent feasible, the Applicant shall ensure that the following construction best management practices be implemented by construction contractors: Implement noise attenuation measures to the extent feasible, which may include, noise barriers or noise blankets around stationary equipment.	During Construction Periodic Site Inspections During Grading and Construction	City of Duarte Community Development Department (Public Works and Engineering, Planning, and Building and Safety Divisions) and			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance			Remarks
			Initials	Date		
- The construction contractor shall provide advance notification to adjacent property owners and post notices around the boundaries of the project site with information detailing the schedule of construction activities. - All construction equipment with a high noise-generating potential, including all equipment powered by internal combustion engines, must be muffled or controlled. - Machinery, including motors, must be turned off when not in use. - All noise-generating construction equipment and construction staging areas must be placed away from noise-sensitive uses, where feasible. - Construction activities shall not take place between the hours of 7:00 PM and 7:00 AM Monday through Saturday, or at any time on Sunday or a Federal holiday.		Public Safety Department (Code Enforcement Division)				
PUBLIC SERVICES						
PS-1	The Applicant shall pay all applicable Development Impact Fees to the Duarte Unified School District prior to issuance of building permits. Proof of fee payment shall be provided to the City of Duarte.	Prior to Issuance of Building Permit Proof of Payment of Development Impact Fees to DUSD	City of Duarte Community Development Department (Building and Safety Division)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
UTILITIES & SERVICESYSTEMS						
UTIL-1	The Applicant shall conduct a sewer flow monitoring study and submit to the City Engineer for review and approval prior to approval of building permits. The study shall review flows at selected off-site manholes, both upstream and downstream of the point of connection, to determine the capacity of the local and regional system to accept project-related flows. The Applicant shall be responsible to implement the recommendations in the study to ensure that off-site systems operate in accordance with the Los Angeles County Department of Public Works and County Sanitation Districts of Los Angeles County standards.	Prior to Issuance of Building Permits	City of Duarte Community Development Department (Building and Safety Division)			
UTIL-2	The Applicant shall design and construct on-site and off-site sewer lines in compliance with the Los Angeles County Public Works Department and County Sanitation Districts of Los Angeles County standards.	Prior to Issuance of Building Permit	Los Angeles County Public Works Department			
UTIL-3	The Applicant and/or City shall pay all applicable connection fees to Los Angeles County Consolidated Sewer Maintenance District and County Sanitation Districts of Los Angeles County.	Prior to Certificate of Occupancy	Los Angeles County Consolidated Sewer Maintenance District County Sanitation Districts of Los Angeles County			

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8.o COMMENTS AND RESPONSES

A 21-day public review period for the Initial Study/Mitigated Negative Declaration was held from July 31, 2018 to August 20, 2018.

One comment letter was received during the public review period.

1. Adriana Raza, Customer Services Specialist, Facilities Planning Department, County Sanitation Districts of Los Angeles County, dated August 14, 2018.

The comments received from the County Sanitation Districts of Los Angeles update information in the Draft Initial Study/Mitigated Negative Declaration. Pages 4-120 and 4-121 have been modified to reflect the information provided by the County Sanitation Districts of Los Angeles County. These modifications do not change the conclusions in the Initial Study/Mitigated Negative Declaration. The text changes will be incorporated into the Final Initial Study/Mitigated Negative Declaration.

In addition, one comment letter was received following the close of the public review period.

2. Michael Y. Taskeshita, Acting Chief, Forestry Division Prevention Services Bureau, Los Angeles County Fire Department, dated August 22, 2018.

The Planning, Forestry, and Health Hazards Materials Divisions had no comments. The Land Development Unit provided comments, which will be considered for Conditions of Approval for the proposed project.

Both comment letters follow this page.

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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

GRACE ROBINSON HYDE
Chief Engineer and General Manager

August 14, 2018

Ref. Doc. No.: 4672905

Mr. David F. Eoff IV, Associate Planner
Community Development Department
City of Duarte
1600 Huntington Drive
Duarte, CA 91010

RECEIVED

AUG 16 2018

CITY OF DUARTE
COMMUNITY DEVELOPMENT

Dear Mr. Eoff:

NOI Response to the Huntington West Residential Project

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on August 3, 2018. The proposed project is located within the jurisdictional boundaries of District No. 22. We offer the following comments:

1. **4.17. Utilities and Service Systems, page 4-120**, first paragraph of Response A. – Based on the Districts' records, the wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall G Trunk Sewer, located in Mountain Avenue at Beckville Street. The Districts' 15-inch diameter trunk sewer has a capacity of 3.9 million gallons per day (mgd) and conveyed a peak flow of 0.7 mgd when last measured in 2012.
2. **4.17. Utilities and Service Systems, page 4-120**, second paragraph of Response A. – The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average flow of 63.9 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.
3. **4.17. Utilities and Service Systems, page 4-121**, Table 4.17-1 – The expected average wastewater flow from the project, described in 2.4.1 Description of Project as the construction of 25 multi-family residential units (townhomes), is 4,875 gallons per day. For a copy of the Districts' average wastewater generation factors, go to 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. **4.17. Utilities and Service Systems, page 4-121**, top first paragraph – The wastewater generated by the proposed project will be treated at the San Jose Creek WRP. Adjust figures accordingly throughout the document.

Mr. David F. Eoff IV

-2-

August 14, 2018

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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

"Proud Protectors of Life, Property, and the Environment"

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KATHRYN BARGER
FIFTH DISTRICT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

August 22, 2018

RECEIVED

AUG 27 2018

CITY OF DUARTE
COMMUNITY DEVELOPMENT

David Eoff, Associate Planner
City of Duarte
Development Department
1600 Huntington Drive
Duarte, CA 91010

Dear Mr. Eoff:

**NOTICE OF INTENT TO ADOPT A MITGATED NEGATIVE DECLARATION,
"HUNTINGTON WEST RESIDENTIAL PROJECT," PROPOSES TO DEMOLISH TWO
EXISTING SINGLE-FAMILY DWELLING UNITS, REMOVE ALL ON-SITE LANDSCAPING
AND TREES, AND CONSTRUCT 25 MULTI-FAMILY RESIDENTIAL UNITS ON THE 1.24-
ACRE PROJECT SITE, DUARTE, FFER 201800084**

The Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
2. The statutory responsibilities of the County of Los Angeles Fire Department's Land Development Unit are the review of, and comment on, all projects within the unincorporated areas of the County of Los Angeles.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLENDDORA
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWNDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

PARAMOUNT
PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within contract cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities located within non-contract cities. The County of Los Angeles Fire Department's Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division which may create a potentially significant impact to the environment.

3. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
4. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.
5. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.
6. The development may require fire flows up to 4,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration. The actual fire flow requirement shall be determined by the County of Los Angeles Fire Code Appendix B Table B105.1. PROVIDE ON THE SITE PLAN THE CONSTRUCTION TYPE AND SQUARE FOOTAGE PER STRUCTURE (NOT PER PRODUCT TYPE).
7. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.
 - c) When cul-de-sac depth exceeds 200 feet hydrants will be required at the corner and mid-block.
 - d) Additional hydrants will be required if the hydrant spacing exceeds specified distances.
8. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.

9. All on-site driveways shall provide a minimum unobstructed width of 28 feet clear-to-sky. The 28-foot width does not allow for parking and shall be designated as a "Fire Lane" and have appropriate signage. The centerline of the on-site driveway shall comply with the County of Los Angeles Fire Code Appendix D. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.
10. The 28 feet in width shall be increased to:
 - a) 34 feet in-width when parallel parking is allowed on one side of the access way.
 - b) 36 feet in-width when parallel parking is allowed on both sides of the access way.
 - c) Any access way less than 34 feet in-width shall be labeled "Fire Lane" on the final recording map and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
11. When serving land zoned for residential uses having a density of more than four units per net acre:
 - a) A cul-de-sac shall be a minimum of 34 feet in-width and shall not be more than 700 feet in-length.
 - b) The length of the cul-de-sac may be increased to 1,000 feet if a minimum of 36 feet in-width is provided.
 - c) A Fire Department approved turning area shall be provided at the end of a cul-de-sac.
12. All access devices and gates shall meet the following requirements:
 - a) Any single-gated opening used for ingress and egress shall be a minimum of 26 feet in-width clear-to-sky.
 - b) Any divided gate opening (when each gate is used for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
 - c) Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used the 50 feet shall be measured from the right-of-way to the intercom control device.

- d) All limited access devices shall be of a type approved by the Fire Department.
 - e) Gate plans shall be submitted to the Fire Department prior to installation. These plans shall show all locations, widths, and details of the proposed gates.
13. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.

The Fire Prevention Division, Land Development Unit, has reviewed the Tentative Map Submittal for this project and specific corrections and comments are contained within. The County of Los Angeles Fire Department comments for the Tentative Map Submittal have been copied to the City of Duarte and the applicant via regular mail on August 14, 2018.

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's, Inspector Claudia Soiza, FPEA II at (323) 890-4243 or Claudia.Soiza@fire.lacounty.gov.

The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.

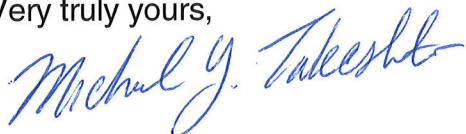
The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

APPENDIX A

AIR QUALITY MODELING DATA

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

946 Huntington Drive Project
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	50.00	Space	0.12	20,000.00	0
Parking Lot	12.00	Space	0.12	4,800.00	0
Condo/Townhouse	25.00	Dwelling Unit	1.00	44,991.00	72

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2019
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

Project Characteristics -

Land Use - Site is 1.24 acres.

Construction Phase - Schedule per applicant.

Off-road Equipment - Equipment for demolition.

Off-road Equipment - Equipment for grading.

Off-road Equipment - Equipment for building construction.

Off-road Equipment - Equipment for paving.

Off-road Equipment -

Grading - Site is 1.24 acres.

Demolition -

Architectural Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Trip rate per traffic memo.

Area Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	10.00	44.00
tblConstructionPhase	NumDays	200.00	261.00

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	PhaseEndDate	11/12/2019	12/31/2019
tblConstructionPhase	PhaseEndDate	10/15/2019	12/31/2019
tblConstructionPhase	PhaseEndDate	12/31/2018	12/17/2018
tblConstructionPhase	PhaseEndDate	1/8/2019	12/31/2018
tblConstructionPhase	PhaseEndDate	10/29/2019	12/31/2019
tblConstructionPhase	PhaseStartDate	10/30/2019	10/31/2019
tblConstructionPhase	PhaseStartDate	1/9/2019	1/1/2019
tblConstructionPhase	PhaseStartDate	1/3/2019	12/18/2018
tblConstructionPhase	PhaseStartDate	10/16/2019	12/18/2019
tblGrading	AcresOfGrading	3.75	1.24
tblGrading	MaterialImported	0.00	1,619.00
tblLandUse	LandUseSquareFeet	25,000.00	44,991.00
tblLandUse	LotAcreage	0.45	0.12
tblLandUse	LotAcreage	0.11	0.12
tblLandUse	LotAcreage	1.56	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

tblTripsAndVMT	WorkerTripNumber	10.00	13.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	5.00	13.00
tblVehicleTrips	WD_TR	5.81	7.32

2.0 Emissions Summary

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	2.3033	24.6444	13.4634	0.0305	5.0172	1.2522	5.9958	2.5973	1.1734	3.4983	0.0000	3,166.926 6	3,166.926 6	0.6314	0.0000	3,182.712 1
2019	10.0429	25.8594	24.4599	0.0420	0.5702	1.4953	2.0654	0.1522	1.4281	1.5803	0.0000	4,000.855 2	4,000.855 2	0.7519	0.0000	4,019.652 8
Maximum	10.0429	25.8594	24.4599	0.0420	5.0172	1.4953	5.9958	2.5973	1.4281	3.4983	0.0000	4,000.855 2	4,000.855 2	0.7519	0.0000	4,019.652 8

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	2.3033	24.6444	13.4634	0.0305	2.4608	1.2522	3.4394	1.2240	1.1734	2.1250	0.0000	3,166.926 6	3,166.926 6	0.6314	0.0000	3,182.712 1
2019	10.0429	25.8594	24.4599	0.0420	0.5702	1.4953	2.0654	0.1522	1.4281	1.5803	0.0000	4,000.855 2	4,000.855 2	0.7519	0.0000	4,019.652 8
Maximum	10.0429	25.8594	24.4599	0.0420	2.4608	1.4953	3.4394	1.2240	1.4281	2.1250	0.0000	4,000.855 2	4,000.855 2	0.7519	0.0000	4,019.652 8

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	45.75	0.00	31.71	49.95	0.00	27.04	0.00	0.00	0.00	0.00	0.00	0.00

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.5926	0.5428	14.7929	0.0325		1.9211	1.9211		1.9211	1.9211	234.1730	453.7274	687.9003	0.7020	0.0159	710.1875
Energy	0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315
Mobile	0.4095	2.0111	5.5022	0.0168	1.3299	0.0200	1.3498	0.3560	0.0188	0.3747		1,704.4629	1,704.4629	0.1017		1,707.0054
Total	8.0148	2.6623	20.3412	0.0500	1.3299	1.9498	3.2797	0.3560	1.9486	2.3046	234.1730	2,296.5993	2,530.7723	0.8064	0.0184	2,556.4245

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.5926	0.5428	14.7929	0.0325		1.9211	1.9211		1.9211	1.9211	234.1730	453.7274	687.9003	0.7020	0.0159	710.1875
Energy	0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315
Mobile	0.4095	2.0111	5.5022	0.0168	1.3299	0.0200	1.3498	0.3560	0.0188	0.3747		1,704.4629	1,704.4629	0.1017		1,707.0054
Total	8.0148	2.6623	20.3412	0.0500	1.3299	1.9498	3.2797	0.3560	1.9486	2.3046	234.1730	2,296.5993	2,530.7723	0.8064	0.0184	2,556.4245

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	12/4/2018	12/17/2018	5	10	1
2	Grading	Grading	12/18/2018	12/31/2018	5	10	2
3	Building Construction	Building Construction	1/1/2019	12/31/2019	5	261	3
4	Paving	Paving	12/18/2019	12/31/2019	5	10	4
5	Architectural Coating	Architectural Coating	10/31/2019	12/31/2019	5	44	5

Acres of Grading (Site Preparation Phase): 0**Acres of Grading (Grading Phase): 1.24****Acres of Paving: 0.24****Residential Indoor: 91,107; Residential Outdoor: 30,369; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,488 (Architectural Coating – sqft)****OffRoad Equipment**

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	0	0.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Paving	Pavers	0	0.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	13.00	0.00	6.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	8.00	0.00	160.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	28.00	7.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	2	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	6.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1392	0.0000	0.1392	0.0211	0.0000	0.0211			0.0000			0.0000
Off-Road	2.2177	21.7344	12.7740	0.0210		1.2502	1.2502		1.1715	1.1715		2,078.389 9	2,078.389 9	0.5084		2,091.100 2
Total	2.2177	21.7344	12.7740	0.0210	0.1392	1.2502	1.3893	0.0211	1.1715	1.1926		2,078.389 9	2,078.389 9	0.5084		2,091.100 2

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3.2 Demolition - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.1100e-003	0.1965	0.0429	4.8000e-004	0.0105	7.5000e-004	0.0112	2.8800e-003	7.2000e-004	3.5900e-003		51.6578	51.6578	3.7600e-003		51.7517
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0795	0.0600	0.6465	1.5400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		153.4749	153.4749	5.7800e-003		153.6193
Total	0.0856	0.2565	0.6894	2.0200e-003	0.1558	2.0500e-003	0.1578	0.0414	1.9100e-003	0.0433		205.1327	205.1327	9.5400e-003		205.3710

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0626	0.0000	0.0626	9.4800e-003	0.0000	9.4800e-003			0.0000			0.0000
Off-Road	2.2177	21.7344	12.7740	0.0210		1.2502	1.2502		1.1715	1.1715	0.0000	2,078.3899	2,078.3899	0.5084		2,091.1002
Total	2.2177	21.7344	12.7740	0.0210	0.0626	1.2502	1.3128	9.4800e-003	1.1715	1.1810	0.0000	2,078.3899	2,078.3899	0.5084		2,091.1002

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3.2 Demolition - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	6.1100e-003	0.1965	0.0429	4.8000e-004	0.0105	7.5000e-004	0.0112	2.8800e-003	7.2000e-004	3.5900e-003		51.6578	51.6578	3.7600e-003		51.7517
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0795	0.0600	0.6465	1.5400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		153.4749	153.4749	5.7800e-003		153.6193
Total	0.0856	0.2565	0.6894	2.0200e-003	0.1558	2.0500e-003	0.1578	0.0414	1.9100e-003	0.0433		205.1327	205.1327	9.5400e-003		205.3710

3.3 Grading - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.6481	0.0000	4.6481	2.4969	0.0000	2.4969			0.0000			0.0000
Off-Road	1.7300	19.3676	8.8076	0.0168		0.9577	0.9577		0.8811	0.8811		1,694.9394	1,694.9394	0.5277		1,708.1309
Total	1.7300	19.3676	8.8076	0.0168	4.6481	0.9577	5.6058	2.4969	0.8811	3.3780		1,694.9394	1,694.9394	0.5277		1,708.1309

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3.3 Grading - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1628	5.2398	1.1442	0.0128	0.2797	0.0200	0.2998	0.0767	0.0192	0.0959		1,377.541 1	1,377.541 1	0.1002		1,380.046 3
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0489	0.0369	0.3978	9.5000e-004	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		94.4461	94.4461	3.5500e-003		94.5349
Total	0.2118	5.2768	1.5420	0.0137	0.3692	0.0208	0.3900	0.1004	0.0199	0.1203		1,471.987 1	1,471.987 1	0.1038		1,474.581 2

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0916	0.0000	2.0916	1.1236	0.0000	1.1236			0.0000			0.0000
Off-Road	1.7300	19.3676	8.8076	0.0168		0.9577	0.9577		0.8811	0.8811	0.0000	1,694.939 4	1,694.939 4	0.5277		1,708.130 9
Total	1.7300	19.3676	8.8076	0.0168	2.0916	0.9577	3.0494	1.1236	0.8811	2.0047	0.0000	1,694.939 4	1,694.939 4	0.5277		1,708.130 9

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3.3 Grading - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1628	5.2398	1.1442	0.0128	0.2797	0.0200	0.2998	0.0767	0.0192	0.0959		1,377.541 1	1,377.541 1	0.1002		1,380.046 3
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0489	0.0369	0.3978	9.5000e-004	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		94.4461	94.4461	3.5500e-003		94.5349
Total	0.2118	5.2768	1.5420	0.0137	0.3692	0.0208	0.3900	0.1004	0.0199	0.1203		1,471.987 1	1,471.987 1	0.1038		1,474.581 2

3.4 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5667	18.8045	16.1097	0.0255		1.1159	1.1159		1.0686	1.0686		2,362.169 1	2,362.169 1	0.4968		2,374.589 8
Total	2.5667	18.8045	16.1097	0.0255		1.1159	1.1159		1.0686	1.0686		2,362.169 1	2,362.169 1	0.4968		2,374.589 8

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3.4 Building Construction - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0303	0.8112	0.2369	1.7800e-003	0.0448	5.2500e-003	0.0501	0.0129	5.0200e-003	0.0179		189.8940	189.8940	0.0133		190.2275
Worker	0.1551	0.1138	1.2389	3.2100e-003	0.3130	2.7000e-003	0.3157	0.0830	2.4900e-003	0.0855		319.7966	319.7966	0.0110		320.0717
Total	0.1854	0.9250	1.4759	4.9900e-003	0.3578	7.9500e-003	0.3657	0.0959	7.5100e-003	0.1034		509.6906	509.6906	0.0243		510.2991

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5667	18.8045	16.1097	0.0255		1.1159	1.1159		1.0686	1.0686	0.0000	2,362.1691	2,362.1691	0.4968		2,374.5898
Total	2.5667	18.8045	16.1097	0.0255		1.1159	1.1159		1.0686	1.0686	0.0000	2,362.1691	2,362.1691	0.4968		2,374.5898

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3.4 Building Construction - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0303	0.8112	0.2369	1.7800e-003	0.0448	5.2500e-003	0.0501	0.0129	5.0200e-003	0.0179		189.8940	189.8940	0.0133		190.2275
Worker	0.1551	0.1138	1.2389	3.2100e-003	0.3130	2.7000e-003	0.3157	0.0830	2.4900e-003	0.0855		319.7966	319.7966	0.0110		320.0717
Total	0.1854	0.9250	1.4759	4.9900e-003	0.3578	7.9500e-003	0.3657	0.0959	7.5100e-003	0.1034		509.6906	509.6906	0.0243		510.2991

3.5 Paving - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4112	4.2173	4.1923	6.3700e-003		0.2409	0.2409		0.2216	0.2216		630.5426	630.5426	0.1995		635.5300
Paving	0.0314					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4426	4.2173	4.1923	6.3700e-003		0.2409	0.2409		0.2216	0.2216		630.5426	630.5426	0.1995		635.5300

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3.5 Paving - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0720	0.0529	0.5752	1.4900e-003	0.1453	1.2500e-003	0.1466	0.0385	1.1500e-003	0.0397		148.4770	148.4770	5.1100e-003		148.6047
Total	0.0720	0.0529	0.5752	1.4900e-003	0.1453	1.2500e-003	0.1466	0.0385	1.1500e-003	0.0397		148.4770	148.4770	5.1100e-003		148.6047

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4112	4.2173	4.1923	6.3700e-003		0.2409	0.2409		0.2216	0.2216	0.0000	630.5426	630.5426	0.1995		635.5300
Paving	0.0314					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4426	4.2173	4.1923	6.3700e-003		0.2409	0.2409		0.2216	0.2216	0.0000	630.5426	630.5426	0.1995		635.5300

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3.5 Paving - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0720	0.0529	0.5752	1.4900e-003	0.1453	1.2500e-003	0.1466	0.0385	1.1500e-003	0.0397		148.4770	148.4770	5.1100e-003		148.6047
Total	0.0720	0.0529	0.5752	1.4900e-003	0.1453	1.2500e-003	0.1466	0.0385	1.1500e-003	0.0397		148.4770	148.4770	5.1100e-003		148.6047

3.6 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.4766					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	6.7430	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

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3.6 Architectural Coating - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0332	0.0244	0.2655	6.9000e-004	0.0671	5.8000e-004	0.0676	0.0178	5.3000e-004	0.0183		68.5279	68.5279	2.3600e-003		68.5868
Total	0.0332	0.0244	0.2655	6.9000e-004	0.0671	5.8000e-004	0.0676	0.0178	5.3000e-004	0.0183		68.5279	68.5279	2.3600e-003		68.5868

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.4766					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	6.7430	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

3.6 Architectural Coating - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0332	0.0244	0.2655	6.9000e-004	0.0671	5.8000e-004	0.0676	0.0178	5.3000e-004	0.0183		68.5279	68.5279	2.3600e-003		68.5868
Total	0.0332	0.0244	0.2655	6.9000e-004	0.0671	5.8000e-004	0.0676	0.0178	5.3000e-004	0.0183		68.5279	68.5279	2.3600e-003		68.5868

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4095	2.0111	5.5022	0.0168	1.3299	0.0200	1.3498	0.3560	0.0188	0.3747		1,704.4629	1,704.4629	0.1017		1,707.0054
Unmitigated	0.4095	2.0111	5.5022	0.0168	1.3299	0.0200	1.3498	0.3560	0.0188	0.3747		1,704.4629	1,704.4629	0.1017		1,707.0054

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	183.00	141.75	121.00	574,936	574,936
Enclosed Parking Structure	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	183.00	141.75	121.00	574,936	574,936

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Enclosed Parking Structure	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Parking Lot	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315
NaturalGas Unmitigated	0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	1176.48	0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	1.17648	0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315

6.0 Area Detail

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.5926	0.5428	14.7929	0.0325		1.9211	1.9211		1.9211	1.9211	234.1730	453.7274	687.9003	0.7020	0.0159	710.1875
Unmitigated	7.5926	0.5428	14.7929	0.0325		1.9211	1.9211		1.9211	1.9211	234.1730	453.7274	687.9003	0.7020	0.0159	710.1875

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0781					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8996					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	6.5509	0.5187	12.7138	0.0324		1.9097	1.9097		1.9097	1.9097	234.1730	450.0000	684.1730	0.6984	0.0159	706.3681
Landscaping	0.0641	0.0241	2.0791	1.1000e-004		0.0114	0.0114		0.0114	0.0114		3.7274	3.7274	3.6800e-003		3.8194
Total	7.5926	0.5428	14.7929	0.0325		1.9211	1.9211		1.9211	1.9211	234.1730	453.7274	687.9003	0.7020	0.0159	710.1875

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0781					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8996					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	6.5509	0.5187	12.7138	0.0324		1.9097	1.9097		1.9097	1.9097	234.1730	450.0000	684.1730	0.6984	0.0159	706.3681
Landscaping	0.0641	0.0241	2.0791	1.1000e-004		0.0114	0.0114		0.0114	0.0114		3.7274	3.7274	3.6800e-003		3.8194
Total	7.5926	0.5428	14.7929	0.0325		1.9211	1.9211		1.9211	1.9211	234.1730	453.7274	687.9003	0.7020	0.0159	710.1875

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

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

946 Huntington Drive Project - Los Angeles-South Coast County, Winter

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

946 Huntington Drive Project

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	50.00	Space	0.12	20,000.00	0
Parking Lot	12.00	Space	0.12	4,800.00	0
Condo/Townhouse	25.00	Dwelling Unit	1.00	44,991.00	72

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2019
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

Project Characteristics -

Land Use - Site is 1.24 acres.

Construction Phase - Schedule per applicant.

Off-road Equipment - Equipment for demolition.

Off-road Equipment - Equipment for grading.

Off-road Equipment - Equipment for building construction.

Off-road Equipment - Equipment for paving.

Off-road Equipment -

Grading - Site is 1.24 acres.

Demolition -

Architectural Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Trip rate per traffic memo.

Area Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	10.00	44.00
tblConstructionPhase	NumDays	200.00	261.00

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tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	PhaseEndDate	11/12/2019	12/31/2019
tblConstructionPhase	PhaseEndDate	10/15/2019	12/31/2019
tblConstructionPhase	PhaseEndDate	12/31/2018	12/17/2018
tblConstructionPhase	PhaseEndDate	1/8/2019	12/31/2018
tblConstructionPhase	PhaseEndDate	10/29/2019	12/31/2019
tblConstructionPhase	PhaseStartDate	10/30/2019	10/31/2019
tblConstructionPhase	PhaseStartDate	1/9/2019	1/1/2019
tblConstructionPhase	PhaseStartDate	1/3/2019	12/18/2018
tblConstructionPhase	PhaseStartDate	10/16/2019	12/18/2019
tblGrading	AcresOfGrading	3.75	1.24
tblGrading	MaterialImported	0.00	1,619.00
tblLandUse	LandUseSquareFeet	25,000.00	44,991.00
tblLandUse	LotAcreage	0.45	0.12
tblLandUse	LotAcreage	0.11	0.12
tblLandUse	LotAcreage	1.56	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00

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tblTripsAndVMT	WorkerTripNumber	10.00	13.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	5.00	13.00
tblVehicleTrips	WD_TR	5.81	7.32

2.0 Emissions Summary

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	2.2954	24.5700	13.5162	0.0308	5.0172	1.2522	5.9954	2.5973	1.1734	3.4979	0.0000	3,196.217 9	3,196.217 9	0.6279	0.0000	3,211.914 6
2019	10.0162	25.8398	24.6245	0.0424	0.5702	1.4952	2.0653	0.1522	1.4280	1.5803	0.0000	4,039.417 8	4,039.417 8	0.7522	0.0000	4,058.222 5
Maximum	10.0162	25.8398	24.6245	0.0424	5.0172	1.4952	5.9954	2.5973	1.4280	3.4979	0.0000	4,039.417 8	4,039.417 8	0.7522	0.0000	4,058.222 5

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	2.2954	24.5700	13.5162	0.0308	2.4608	1.2522	3.4390	1.2240	1.1734	2.1246	0.0000	3,196.217 9	3,196.217 9	0.6279	0.0000	3,211.914 6
2019	10.0162	25.8398	24.6245	0.0424	0.5702	1.4952	2.0653	0.1522	1.4280	1.5803	0.0000	4,039.417 8	4,039.417 8	0.7522	0.0000	4,058.222 5
Maximum	10.0162	25.8398	24.6245	0.0424	2.4608	1.4952	3.4390	1.2240	1.4280	2.1246	0.0000	4,039.417 8	4,039.417 8	0.7522	0.0000	4,058.222 5

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	45.75	0.00	31.71	49.95	0.00	27.04	0.00	0.00	0.00	0.00	0.00	0.00

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.5926	0.5428	14.7929	0.0325		1.9211	1.9211		1.9211	1.9211	234.1730	453.7274	687.9003	0.7020	0.0159	710.1875
Energy	0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315
Mobile	0.4201	1.9521	5.7851	0.0177	1.3299	0.0199	1.3497	0.3560	0.0187	0.3746		1,792.0008	1,792.0008	0.1024		1,794.5595
Total	8.0254	2.6033	20.6241	0.0509	1.3299	1.9497	3.2796	0.3560	1.9485	2.3045	234.1730	2,384.1372	2,618.3101	0.8070	0.0184	2,643.9786

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.5926	0.5428	14.7929	0.0325		1.9211	1.9211		1.9211	1.9211	234.1730	453.7274	687.9003	0.7020	0.0159	710.1875
Energy	0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315
Mobile	0.4201	1.9521	5.7851	0.0177	1.3299	0.0199	1.3497	0.3560	0.0187	0.3746		1,792.0008	1,792.0008	0.1024		1,794.5595
Total	8.0254	2.6033	20.6241	0.0509	1.3299	1.9497	3.2796	0.3560	1.9485	2.3045	234.1730	2,384.1372	2,618.3101	0.8070	0.0184	2,643.9786

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	12/4/2018	12/17/2018	5	10	1
2	Grading	Grading	12/18/2018	12/31/2018	5	10	2
3	Building Construction	Building Construction	1/1/2019	12/31/2019	5	261	3
4	Paving	Paving	12/18/2019	12/31/2019	5	10	4
5	Architectural Coating	Architectural Coating	10/31/2019	12/31/2019	5	44	5

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 1.24

Acres of Paving: 0.24

Residential Indoor: 91,107; Residential Outdoor: 30,369; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,488 (Architectural Coating – sqft)

OffRoad Equipment

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	0	0.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Paving	Pavers	0	0.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	13.00	0.00	6.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	8.00	0.00	160.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	28.00	7.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	2	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	6.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1392	0.0000	0.1392	0.0211	0.0000	0.0211			0.0000			0.0000
Off-Road	2.2177	21.7344	12.7740	0.0210		1.2502	1.2502		1.1715	1.1715		2,078.389 9	2,078.389 9	0.5084		2,091.100 2
Total	2.2177	21.7344	12.7740	0.0210	0.1392	1.2502	1.3893	0.0211	1.1715	1.1926		2,078.389 9	2,078.389 9	0.5084		2,091.100 2

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

3.2 Demolition - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.9600e-003	0.1938	0.0401	4.9000e-004	0.0105	7.4000e-004	0.0112	2.8800e-003	7.1000e-004	3.5800e-003		52.5369	52.5369	3.6200e-003		52.6273
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0718	0.0542	0.7021	1.6400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		162.9797	162.9797	6.1100e-003		163.1325
Total	0.0778	0.2480	0.7422	2.1300e-003	0.1558	2.0400e-003	0.1578	0.0414	1.9000e-003	0.0433		215.5166	215.5166	9.7300e-003		215.7598

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0626	0.0000	0.0626	9.4800e-003	0.0000	9.4800e-003			0.0000			0.0000
Off-Road	2.2177	21.7344	12.7740	0.0210		1.2502	1.2502		1.1715	1.1715	0.0000	2,078.3899	2,078.3899	0.5084		2,091.1002
Total	2.2177	21.7344	12.7740	0.0210	0.0626	1.2502	1.3128	9.4800e-003	1.1715	1.1810	0.0000	2,078.3899	2,078.3899	0.5084		2,091.1002

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

3.2 Demolition - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.9600e-003	0.1938	0.0401	4.9000e-004	0.0105	7.4000e-004	0.0112	2.8800e-003	7.1000e-004	3.5800e-003		52.5369	52.5369	3.6200e-003		52.6273
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0718	0.0542	0.7021	1.6400e-003	0.1453	1.3000e-003	0.1466	0.0385	1.1900e-003	0.0397		162.9797	162.9797	6.1100e-003		163.1325
Total	0.0778	0.2480	0.7422	2.1300e-003	0.1558	2.0400e-003	0.1578	0.0414	1.9000e-003	0.0433		215.5166	215.5166	9.7300e-003		215.7598

3.3 Grading - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.6481	0.0000	4.6481	2.4969	0.0000	2.4969			0.0000			0.0000
Off-Road	1.7300	19.3676	8.8076	0.0168		0.9577	0.9577		0.8811	0.8811		1,694.9394	1,694.9394	0.5277		1,708.1309
Total	1.7300	19.3676	8.8076	0.0168	4.6481	0.9577	5.6058	2.4969	0.8811	3.3780		1,694.9394	1,694.9394	0.5277		1,708.1309

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3.3 Grading - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1588	5.1690	1.0696	0.0130	0.2797	0.0197	0.2994	0.0767	0.0188	0.0955		1,400.983 3	1,400.983 3	0.0965		1,403.394 5
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0442	0.0334	0.4321	1.0100e-003	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		100.2952	100.2952	3.7600e-003		100.3892
Total	0.2030	5.2024	1.5016	0.0140	0.3692	0.0205	0.3896	0.1004	0.0196	0.1199		1,501.278 5	1,501.278 5	0.1002		1,503.783 7

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0916	0.0000	2.0916	1.1236	0.0000	1.1236			0.0000			0.0000
Off-Road	1.7300	19.3676	8.8076	0.0168		0.9577	0.9577		0.8811	0.8811	0.0000	1,694.939 4	1,694.939 4	0.5277		1,708.130 9
Total	1.7300	19.3676	8.8076	0.0168	2.0916	0.9577	3.0494	1.1236	0.8811	2.0047	0.0000	1,694.939 4	1,694.939 4	0.5277		1,708.130 9

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

3.3 Grading - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1588	5.1690	1.0696	0.0130	0.2797	0.0197	0.2994	0.0767	0.0188	0.0955		1,400.983 3	1,400.983 3	0.0965		1,403.394 5
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0442	0.0334	0.4321	1.0100e-003	0.0894	8.0000e-004	0.0902	0.0237	7.4000e-004	0.0245		100.2952	100.2952	3.7600e-003		100.3892
Total	0.2030	5.2024	1.5016	0.0140	0.3692	0.0205	0.3896	0.1004	0.0196	0.1199		1,501.278 5	1,501.278 5	0.1002		1,503.783 7

3.4 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5667	18.8045	16.1097	0.0255		1.1159	1.1159		1.0686	1.0686		2,362.169 1	2,362.169 1	0.4968		2,374.589 8
Total	2.5667	18.8045	16.1097	0.0255		1.1159	1.1159		1.0686	1.0686		2,362.169 1	2,362.169 1	0.4968		2,374.589 8

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

3.4 Building Construction - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0291	0.8101	0.2150	1.8300e-003	0.0448	5.1600e-003	0.0500	0.0129	4.9400e-003	0.0178		195.1702	195.1702	0.0125		195.4829
Worker	0.1399	0.1028	1.3501	3.4100e-003	0.3130	2.7000e-003	0.3157	0.0830	2.4900e-003	0.0855		339.6268	339.6268	0.0117		339.9185
Total	0.1690	0.9129	1.5650	5.2400e-003	0.3578	7.8600e-003	0.3657	0.0959	7.4300e-003	0.1033		534.7970	534.7970	0.0242		535.4014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5667	18.8045	16.1097	0.0255		1.1159	1.1159		1.0686	1.0686	0.0000	2,362.1691	2,362.1691	0.4968		2,374.5898
Total	2.5667	18.8045	16.1097	0.0255		1.1159	1.1159		1.0686	1.0686	0.0000	2,362.1691	2,362.1691	0.4968		2,374.5898

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

3.4 Building Construction - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0291	0.8101	0.2150	1.8300e-003	0.0448	5.1600e-003	0.0500	0.0129	4.9400e-003	0.0178		195.1702	195.1702	0.0125		195.4829
Worker	0.1399	0.1028	1.3501	3.4100e-003	0.3130	2.7000e-003	0.3157	0.0830	2.4900e-003	0.0855		339.6268	339.6268	0.0117		339.9185
Total	0.1690	0.9129	1.5650	5.2400e-003	0.3578	7.8600e-003	0.3657	0.0959	7.4300e-003	0.1033		534.7970	534.7970	0.0242		535.4014

3.5 Paving - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4112	4.2173	4.1923	6.3700e-003		0.2409	0.2409		0.2216	0.2216		630.5426	630.5426	0.1995		635.5300
Paving	0.0314					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4426	4.2173	4.1923	6.3700e-003		0.2409	0.2409		0.2216	0.2216		630.5426	630.5426	0.1995		635.5300

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

3.5 Paving - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0649	0.0477	0.6268	1.5800e-003	0.1453	1.2500e-003	0.1466	0.0385	1.1500e-003	0.0397		157.6839	157.6839	5.4200e-003		157.8193
Total	0.0649	0.0477	0.6268	1.5800e-003	0.1453	1.2500e-003	0.1466	0.0385	1.1500e-003	0.0397		157.6839	157.6839	5.4200e-003		157.8193

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4112	4.2173	4.1923	6.3700e-003		0.2409	0.2409		0.2216	0.2216	0.0000	630.5426	630.5426	0.1995		635.5300
Paving	0.0314					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4426	4.2173	4.1923	6.3700e-003		0.2409	0.2409		0.2216	0.2216	0.0000	630.5426	630.5426	0.1995		635.5300

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

3.5 Paving - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0649	0.0477	0.6268	1.5800e-003	0.1453	1.2500e-003	0.1466	0.0385	1.1500e-003	0.0397		157.6839	157.6839	5.4200e-003		157.8193
Total	0.0649	0.0477	0.6268	1.5800e-003	0.1453	1.2500e-003	0.1466	0.0385	1.1500e-003	0.0397		157.6839	157.6839	5.4200e-003		157.8193

3.6 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.4766					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	6.7430	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

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3.6 Architectural Coating - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0300	0.0220	0.2893	7.3000e-004	0.0671	5.8000e-004	0.0676	0.0178	5.3000e-004	0.0183		72.7772	72.7772	2.5000e-003		72.8397
Total	0.0300	0.0220	0.2893	7.3000e-004	0.0671	5.8000e-004	0.0676	0.0178	5.3000e-004	0.0183		72.7772	72.7772	2.5000e-003		72.8397

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.4766					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	6.7430	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

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3.6 Architectural Coating - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0300	0.0220	0.2893	7.3000e-004	0.0671	5.8000e-004	0.0676	0.0178	5.3000e-004	0.0183		72.7772	72.7772	2.5000e-003		72.8397
Total	0.0300	0.0220	0.2893	7.3000e-004	0.0671	5.8000e-004	0.0676	0.0178	5.3000e-004	0.0183		72.7772	72.7772	2.5000e-003		72.8397

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4201	1.9521	5.7851	0.0177	1.3299	0.0199	1.3497	0.3560	0.0187	0.3746		1,792.0008	1,792.0008	0.1024		1,794.5595
Unmitigated	0.4201	1.9521	5.7851	0.0177	1.3299	0.0199	1.3497	0.3560	0.0187	0.3746		1,792.0008	1,792.0008	0.1024		1,794.5595

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	183.00	141.75	121.00	574,936	574,936
Enclosed Parking Structure	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	183.00	141.75	121.00	574,936	574,936

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Enclosed Parking Structure	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Parking Lot	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315
NaturalGas Unmitigated	0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315

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5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	1176.48	0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	1.17648	0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0127	0.1084	0.0461	6.9000e-004		8.7700e-003	8.7700e-003		8.7700e-003	8.7700e-003		138.4090	138.4090	2.6500e-003	2.5400e-003	139.2315

6.0 Area Detail

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6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.5926	0.5428	14.7929	0.0325		1.9211	1.9211		1.9211	1.9211	234.1730	453.7274	687.9003	0.7020	0.0159	710.1875
Unmitigated	7.5926	0.5428	14.7929	0.0325		1.9211	1.9211		1.9211	1.9211	234.1730	453.7274	687.9003	0.7020	0.0159	710.1875

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6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0781					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8996					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	6.5509	0.5187	12.7138	0.0324		1.9097	1.9097		1.9097	1.9097	234.1730	450.0000	684.1730	0.6984	0.0159	706.3681
Landscaping	0.0641	0.0241	2.0791	1.1000e-004		0.0114	0.0114		0.0114	0.0114		3.7274	3.7274	3.6800e-003		3.8194
Total	7.5926	0.5428	14.7929	0.0325		1.9211	1.9211		1.9211	1.9211	234.1730	453.7274	687.9003	0.7020	0.0159	710.1875

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0781					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8996					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	6.5509	0.5187	12.7138	0.0324		1.9097	1.9097		1.9097	1.9097	234.1730	450.0000	684.1730	0.6984	0.0159	706.3681
Landscaping	0.0641	0.0241	2.0791	1.1000e-004		0.0114	0.0114		0.0114	0.0114		3.7274	3.7274	3.6800e-003		3.8194
Total	7.5926	0.5428	14.7929	0.0325		1.9211	1.9211		1.9211	1.9211	234.1730	453.7274	687.9003	0.7020	0.0159	710.1875

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

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

10.0 Stationary Equipment

946 Huntington Drive Project - Los Angeles-South Coast County, Summer

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Localized Significance Thresholds*

Construction At 25 Meters

CO	
x-value Area of Site (acorage)	y-value LST (mass/day)
1	623.00
2	953.00
5	1733.00
1.24	712.86

NO _x	
x-value Area of Site (acorage)	y-value LST (mass/day)
1	89.00
2	128.00
5	203.00
1.24	100.49

PM ₁₀	
x-value Area of Site (acorage)	y-value LST (mass/day)
1	5
2	7
5	14
1.24	5.43

PM _{2.5}	
x-value Area of Site (acorage)	y-value LST (mass/day)
1	3
2	5
5	8
1.24	3.63

**based on SCAQMD localized significance thresholds (LST) from Appendix C of the SCAQMD's CEQA Handbook*

APPENDIX B

GEOTECHNICAL INVESTIGATION



170 North Maple Street, Suite 108
Corona, CA 92880
www.altageotechnical.com

WALBERN DEVELOPMENTS

29222 Rancho Viejo Road, Suite 207
San Juan Capistrano, California 92675

April 27, 2018

Project No. 1-0251

Attention: Mr. Matt Walbern

Subject: **GEOTECHNICAL INVESTIGATION**
The Duarte 25 Project on Huntington Drive
City of Duarte, California

References: See Appendix A

Dear Mr. Walbern:

Presented herein is Alta California Geotechnical, Inc.'s (Alta's) Geotechnical Investigation of the Duarte 25 proposed residential development, located on Huntington Drive in the City of Duarte, California. This report is based on Alta's recent subsurface investigation, laboratory testing, engineering analyses, and review of the referenced reports.

Alta's review of the geotechnical data and conceptual plan indicates that the proposed development is feasible, from a geotechnical perspective, provided that the recommendations presented in this report are incorporated into the grading and improvement plans and implemented during site development.

Included in this report are:

- Discussion of the site geotechnical conditions;
- Recommendations for remedial and site grading, including unsuitable soil removals;
- Geotechnical site construction recommendations;
- Preliminary foundation design parameters.

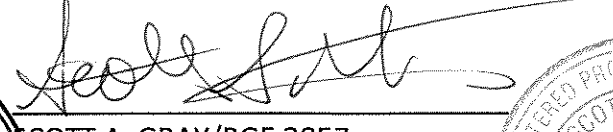
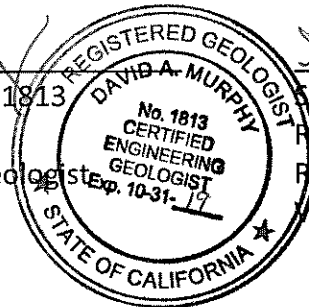
If you have any questions or should you require any additional information, please contact the undersigned at (951) 509-7090. Alta appreciates the opportunity to provide geotechnical consulting services for your project.

Sincerely,
Alta California Geotechnical, Inc.

Reviewed By:



DAVID A. MURPHY/CEG 1813
Reg. Exp.: 10-31-19
Certified Engineering Geologist
President



SCOTT A. GRAY/RGE 2857
Reg. Exp.: 12-31-18
Registered Geotechnical Engineer
Vice President



JAMES COYNE
Engineering Geology Associate



FERNANDO RUIZ
Associate Civil Engineer

Distribution: (3) Addressee

DAM: SAG: JBC: FR: skt-1-0251, April 27, 2018 (Prelim Geo Investigation Duarte 25 Project)

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1.0 INTRODUCTION

The following report presents Alta's findings, conclusions and geotechnical recommendations for the Duarte 25 proposed residential development, located on Huntington Drive, in the City of Duarte, California.

1.1 Purpose

The purpose of this report is to examine the existing onsite geotechnical conditions and assess their impacts on the proposed development. The property is depicted on the enclosed Conceptual Density Study (Plate 1). This report is suitable for use in developing grading plans and preliminary construction cost estimates.

1.2 Scope of Work

Alta's *Scope of Work* for this geotechnical investigation included the following:

- Reviewing the referenced reports and air photos (Appendix A);
- Site geologic mapping;
- Excavating, logging, and sampling four (4) bucket-auger borings to a maximum depth of 26-feet below the existing surface (Appendix B);
- Infiltration testing;
- Conducting laboratory testing on samples obtained during our investigation (Appendix C);
- Evaluating engineering geologic and geotechnical engineering data, including laboratory data, to develop recommendations for site remedial grading including specialized grading techniques for unsuitable soil removals along the property boundary, import soil, foundations and utilities;
- Preparing this report and accompanying exhibits.

1.3 Report Limitations

The conclusions and recommendations presented in this report are based on the field and laboratory information generated during this investigation, and a review of the referenced reports. The information contained in this report is

intended to be used for development of grading plans and preliminary construction cost estimates.

2.0 PROJECT DESCRIPTION

2.1 Site Location and Existing Conditions

The 1.45±-acre site is essentially flat. It is located about 490 feet east of the intersection of Huntington Drive and South Mountain Avenue. The site is bounded on the north by Huntington Drive, and on the east, west and south by private property. Two small buildings, some concrete flatwork and several large trees occur onsite.

Historic aerial photos are available as far back as 1952. The photos indicate that several additional structures existed onsite, possibly related to previous nearby orange groves, but were demolished in 1980 (Historic Aerials, 2016).

2.2 Proposed Development

It is our understanding that the site is to be redeveloped into a residential development. Alta anticipates that conventional cut-and-fill grading techniques will be used to develop the site for the support of wood-frame and stucco construction with shallow foundations and reinforced concrete slabs-on-grade, and associated improvements.

3.0 SITE INVESTIGATION

3.1 Investigation and Laboratory Testing

Alta conducted a subsurface investigation on April 11th, 2018 consisting of the excavation, logging and select sampling of four (4) bucket auger borings. The locations of the borings are shown on enclosed Plate 1 and the boring logs are presented in Appendix B.

Laboratory testing was performed on bulk and ring samples obtained during the field investigation. A brief description of the laboratory test procedures and the test results are presented in Appendix C.

3.2 Infiltration Testing

Alta conducted infiltration testing on April 2, 2018. A summary of the results is presented in Alta, 2018. Logs of the test borings are presented in Appendix B.

4.0 GEOLOGIC CONDITIONS

4.1 Geologic and Geomorphic Setting

Regionally, the subject site is located in the Peninsular Ranges geomorphic province, which characterizes the southwest portion of southern California where right lateral major active fault zones predominately trend northwest-southeast. The Peninsular Ranges province is composed of plutonic and metamorphic rock, with lesser amounts of Tertiary volcanic and sedimentary rock, Quaternary drainage in-fills and sedimentary veneers.

4.2 Stratigraphy

Based on our literature review and subsurface investigation the site is underlain by undocumented artificial fill and young alluvial gravels and sands. These geologic units are briefly described below.

4.2.1 Undocumented Artificial Fill (No map symbol)

The undocumented artificial fill encountered at the site consists primarily of gray and grey brown silty sand with gravel in a dry to damp, moderately dense to medium dense condition. The unit was logged to a depth of three and a half (3.5) feet below the ground surface and is directly underlain by young alluvial fan deposits.

4.2.2 Young Alluvial Fan Deposits (Map symbol Qal)

The site is underlain by Holocene-age fan deposits sourced from alluvial fan outwash from nearby canyons and drainages. The alluvial deposits

encountered at the site consist primarily of gray, gray brown, and brown sand, and gravelly to cobbly silty sand in a dry to moist, loose to moderately dense condition. The unit was logged to a depth of 25 feet below the ground surface. Slight to moderate caving was observed in the majority of the borings as noted on Plates B-1 through B-4.

4.3 Geologic Structure

4.3.1 Tectonic Framework

Jennings and Bryant (2010) defined eight structural provinces within California that have been classified by predominant regional fault trends and similar fold structure. These provinces are in turn divided into blocks and sub-blocks that are defined by “major Quaternary faults.” These blocks and sub-blocks exhibit similar structural features. Within this framework, the subject site is located within Structural Province I, which is controlled by the dominant northwest trend of the San Andreas Fault and is divided into two blocks, the Coast Range Block and the Peninsular Range Block. The Peninsular Range Block, on which this site is located, is characterized by a series of parallel, northwest trending faults that exhibit right lateral dip-slip movement. These faults are terminated by the Transverse Range block to the north and extend southward to the Baja Peninsula. These northwest trending faults divide the Peninsular Range block into eight sub-blocks. The Santa Ana Sub-block, one of the eight sub-blocks, is bound on the east by the Elsinore fault zone and on the west by the Newport-Inglewood fault zone. The site is located on the northwest portion of the Santa Ana sub-block, approximately 10.6 miles southwest of the Elsinore-Whittier Fault Zone.

4.3.2 Regionally Mapped Active Faults

Several large, active fault systems including the Elsinore-Whittier, Newport-Inglewood, and the San Andreas occur in the region surrounding the site. These fault systems have been studied extensively and in a large part control the geologic structure of southern California.

4.3.3 Geologic Structure

Based upon our site investigation and literature review, the onsite sediments are of Holocene age, and are not fractured, folded, or faulted.

4.4 Groundwater

Groundwater was not encountered during this investigation. The seismic hazard zone report for the area (CDMG, 1998) indicates that historic high groundwater elevation is approximately 150 to 200 feet below the existing ground surface.

4.5 Earthquake Hazards

The subject site is located in southern California, which is a tectonically active area. The type and magnitude of seismic hazards affecting a site are dependent on the distance to the causative fault and the intensity and magnitude of the seismic event. The seismic hazard may be primary, such as surface rupture and/or ground shaking, or secondary, such as liquefaction and/or ground lurching.

4.5.1 Local and Regional Faulting

The nearest known active faults (movement occurring $\leq 11,000$ years ago) are the Sierra Madre fault, the Raymond fault, and the Clamshell-Sawpit fault, located approximately 1.4, 1.7, and 2.8 miles from the site (USGS, 2008).

4.5.2 Seismicity

Ground shaking hazards caused by earthquakes along other active regional faults exist. The 2016 California Building Code requires use-

modified spectral accelerations and velocities for most structural designs. Seismic design parameters using soil profile types identified in the 2016 California Building Code are presented in Section 7.3.

4.5.3 Surface Rupture

Active faults are not known to exist within the project and a review of Special Publication 42 indicates the site is not within the California State designated Alquist-Priolo earthquake fault zones (Bryant and Hart, 2007). Accordingly, the potential for fault surface rupture on the subject site is very low.

4.5.4 Liquefaction

Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure.

In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are: groundwater, confining stresses, relative density, and the intensity and duration of seismically-induced ground shaking.

Groundwater was not encountered during the subsurface investigation which extended to a depth of 26 feet. The regional groundwater map indicates that the historic high groundwater level is 150 feet (CDMG, 1998). The site is not located in a liquefaction zone per the seismic hazard

maps (CDMG, 1999). Based on the depth of groundwater, it is our opinion that the potential for liquefaction is minimal at the site.

4.5.5 Dry Sand Settlement

Dry sand settlement is the process of non-uniform settlement of the ground surface during a seismic event. Based on our subsurface investigation and our removal/recompaction recommendations, the potential for dry sand settlement is anticipated to be low and within foundation design tolerances.

4.5.6 Seismically Induced Landsliding

Due to a lack of slopes within or nearby the property, seismically induced landsliding is not anticipated to pose a danger to the site.

5.0 ENGINEERING PROPERTIES AND ANALYSIS

5.1 Materials Properties

Presented herein is a general discussion of the engineering properties of the onsite materials that will be encountered during construction of the proposed project. Descriptions of the soil (Unified Soil Classification System) are presented on the boring logs in Appendix B.

5.1.1 Excavation Characteristics

Based on the data provided from the subsurface investigation, it is our opinion that the majority of the on-site materials possess favorable excavation characteristics such that conventional equipment can be utilized. Gravel and cobbles were encountered during our subsurface investigation, although were generally less than 12 inches in diameter.

5.1.2 Compressibility

The undocumented artificial fill and upper portions of the young alluvial fan deposits onsite are considered compressible and unsuitable to

support the proposed improvements. Recommended removal depths are presented in Section 6.1.2.

5.1.3 Hydro-Consolidation

Hydro-consolidation is the effect of introducing water into soil that is prone to collapse. Upon loading and initial wetting, the soil structure and apparent strength are altered resulting in almost immediate settlement. That settlement can have adverse impacts on engineered structures, particularly in areas where it is manifested differentially. Differential settlements are typically associated with differential wetting, irregularities in the subsurface soil conditions, or irregular loading patterns.

Based on our laboratory testing (Appendix C), the potential for hydro-collapse onsite is low and should be within foundation tolerances upon the completion of the recommended unsuitable soil removals.

5.1.4 Expansion Potential

Expansion index testing was performed on samples taken during our subsurface investigation. Based on the results, it is anticipated that the majority of materials onsite are “very low” to “low” in expansion potential ($0 \leq EI \leq 50$, Appendix C) when tested per ASTM D: 4829.

5.1.5 Earthwork Adjustments

The values presented in Table 5-2 are deemed appropriate for estimating purposes and may be used in an effort to balance earthwork quantities. As is the case with every project, contingencies should be made to adjust the earthwork balance when grading is in-progress and actual conditions are better defined.

TABLE 5-2 Earthwork Adjustment Factors		
Geologic Unit	Adjustment Factor Range	Average
Young Alluvial Fan Deposits/afu	Shrink 12% to 20%	16%

5.1.6 Chemical Analyses

Chemical testing was performed on samples of material underlying the proposed site. Soluble sulfate test results indicate that the soluble sulfate concentrations of the soils tested are classified as negligible (Class S0) per ACI 318-11.

Negligible chloride levels were detected in the onsite soils. Resistivity testing conducted as part of this investigation, indicates that the soils are “mildly corrosive” to buried metals (per Romanoff, 1989). Additional discussions on corrosion are presented in Section 7.9. Corrosion tests results are presented in Appendix C.

5.2 Engineering Analysis

Presented below is a general discussion of the engineering analysis methods that were utilized to develop the conclusions and recommendations presented in this report.

5.2.1 Bearing Capacity and Lateral Earth Pressures

Ultimate bearing capacity values were obtained using the graphs and formula presented in NAVFAC DM-7.1. Allowable bearing was determined by applying a factor of safety of at least 3 to the ultimate bearing capacity. Static lateral earth pressures were calculated using Rankine methods for active and passive cases. If it is desired to use Coulomb forces, a separate analysis specific to the application can be conducted.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on Alta's findings during our subsurface investigation, the laboratory test results, our staff's previous experience in the area, it is Alta's opinion that the development of the site is feasible from a geotechnical perspective. Presented below are Alta's recommendations that should be incorporated into site development and construction plans.

6.1 General Earthwork Recommendations

All grading shall be accomplished under the observation and testing of the project geotechnical consultant in accordance with the recommendations contained herein and the City of Duarte criteria.

6.1.1 Site Preparation

Vegetation, construction debris, and other deleterious materials are unsuitable as structural fill material and should be disposed of off-site prior to commencing grading/construction. Any septic tanks, seepage pits or wells should be abandoned as per the County of Los Angeles Department of Health Services.

6.1.2 Unsuitable Soil Removals

The undocumented artificial fill and the uppermost portions of the young alluvial fan deposits onsite are compressible and as such, are not suitable to support the proposed structures. Accordingly, it is recommended to completely remove the undocumented artificial fills and the highly weathered portions of the underlying alluvial across the site and as close to the property boundaries as possible.

Accordingly, in design fill and shallow cut areas, it is recommended to remove and re-compact the upper five (5) feet of existing soils on the building pads. In design cut areas, the building pad should be overexcavated to provide a minimum of two (2) feet below the bottom of

the footings (Provided the 5-foot minimum removal is provided). This recommended removal combined with the foundation recommendations presented in Section 7.1 should provide suitable support for the proposed structures.

For fill areas in streets, in general, a minimum removal and recompaction of the upper two (2) feet of native soils is recommended. For cuts greater than two feet (2) in street areas, removals are not required. For cuts less than two (2) feet, the two (2) foot removal and recompaction applies.

The Project Geotechnical Consultant should observe the removal bottom prior to placing fill. If unsuitable soils such as undocumented artificial fill are exposed upon the completion of the removals recommended above, additional removals may be required. This recommended removal is based on the assumptions that limited fill above the existing ground surface will be placed onsite.

6.1.3 Compaction Standards

All fill and processed natural ground shall be compacted to a minimum relative compaction of 90 percent, as determined by ASTM Test Method: D-1557. Fill material should be moisture conditioned to optimum moisture or above, and as generally discussed in Alta's Earthwork Specification Section presented in Appendix E. Compaction shall be achieved with the use of sheepfoot rollers or similar kneading type equipment. Mixing and moisture conditioning will be required in order to achieve the recommended moisture conditions.

6.1.4 Groundwater/Seepage

It is anticipated that groundwater will not be encountered during construction. It is possible that perched water conditions could be encountered depending on the time of year construction occurs.

6.1.5 Documentation of Removals

All removal/over-excavation bottoms should be observed and approved by the project Geotechnical Consultant prior to fill placement.

Consideration should be given to surveying the removal bottoms and undercuts after approval by the geotechnical consultant and prior to the placement of fill. Staking should be provided in order to verify undercut locations and depths.

6.1.6 Treatment of Removal Bottoms

At the completion of removals/over-excavation, the exposed removal bottom should be ripped to a minimum depth of eight (8) inches, moisture-conditioned to above optimum moisture content and compacted in-place to the project standards.

6.1.7 Fill Placement

After removals, scarification, and compaction of in-place materials are completed, additional fill may be placed. Fill should be placed in eight-inch bulk maximum lifts, moisture conditioned to optimum moisture content or above, compacted and tested as grading/construction progresses until final grades are attained.

6.1.8 Mixing

Mixing of materials may be necessary to prevent layering of different soil types and/or different moisture contents. The mixing should be accomplished prior to and as part of compaction of each fill lift.

6.1.9 Import Soils

Import soils, if necessary, should consist of clean, structural quality, low expansive, compactable materials similar to the on-site soils and should be free of trash, debris or other objectionable materials. The project Geotechnical Consultant should be notified not less than 72 hours in advance of the locations of any soils proposed for import. Import sources should be sampled, tested, and approved by the project Geotechnical Consultant at the source prior to the importation of the soils to the site. The project Civil Engineer should include these requirements on plans and specifications for the project.

6.1.10 Utility Trenches

6.1.10.1 Excavation

Utility trenches should be supported, either by laying back excavations or shoring, in accordance with applicable OSHA standards. Slight to moderate caving was observed in Alta's borings, as such, the existing site soils are classified as Soil Types "B" and "C" per OSHA standards. Upon completion of the recommended removals and recompaction, the artificial fill will be classified as Soil Type "B". The Project Geotechnical Consulting should be consulted if geologic conditions vary from what is presented in this report.

6.1.10.2 Backfill

Trench backfill should be compacted to at least 90 percent of maximum dry density as determined by ASTM D-1557. Onsite soils will not be suitable for use as bedding material but will be suitable for use in backfill provided oversized materials are removed. No surcharge loads should be

imposed above excavations. This includes spoil piles, lumber, concrete trucks, or other construction materials and equipment. Drainage above excavations should be directed away from the banks. Care should be taken to avoid saturation of the soils. Compaction should be accomplished by mechanical means. Jetting of native soils will not be acceptable.

Under-slab trenches should also be compacted to project specifications. If select granular backfill ($SE > 30$) is used, compaction by flooding will be acceptable.

6.1.11 Backcut Stability

Temporary backcuts, if required during unsuitable soil removals, should be made no steeper than 1:1 without review and approval of the geotechnical consultant. Flatter backcuts may be necessary where geologic conditions dictate and where minimum width dimensions are to be maintained.

Care should be taken during remedial grading operations in order to minimize risk of failure. Should failure occur, complete removal of the disturbed material will be required.

In consideration of the inherent instability created by temporary construction backcuts for removals, it is imperative that grading schedules are coordinated to minimize the unsupported exposure time of these excavations. Once started, these excavations and subsequent fill operations should be maintained to completion without intervening delays imposed by avoidable circumstances. In cases where five-day workweeks comprise a normal schedule, grading should be planned to

avoid exposing at-grade or near-grade excavations through a non-work weekend. Where improvements may be affected by temporary instability, either on or offsite, further restrictions such as slot cutting, extending work days, implementing weekend schedules, and/or other requirements considered critical to serving specific circumstances may be imposed.

6.2 Storm Water Infiltration Systems

Recommendations for storm water systems were presented in Alta, 2018.

6.3 Boundary Conditions

The site is bounded to the north by Huntington Drive, to the west, south, and east by private property. Construction of retaining/screen walls along these boundaries may require additional geotechnical recommendations concerning unsuitable soil removals and foundation design parameters. Boundary conditions for the project should be reviewed by the Project Geotechnical Consultant as the design progresses.

7.0 DESIGN CONSIDERATIONS

7.1 Structural Design

It is anticipated that multi-story, wood-frame and masonry residential structures with slab on-grade and shallow foundations will be constructed. Upon the completion of rough grading, finish grade samples should be collected and tested in order to provide specific recommendations as they relate to the individual building pads. These test results and corresponding design recommendations should be presented in a final rough grading report. Final slab and foundation design recommendations should be made based upon specific structure sitings, loading conditions, and as-graded soil conditions.

It is anticipated that the majority of onsite soils will possess "very low" to "low" expansion potential when tested in general accordance with ASTM Test Method

D: 4829. For budgeting purposes, the following foundation design requirements for a range of potential expansion characteristics are presented.

7.1.1 Foundations

Foundations may be preliminary designed based on the values presented in Table 7-1 below.

Table 7-1	
Foundation Design Parameters*	
Allowable Bearing	2000 lbs/ft ² assuming a minimum footing width and embedment of 12 inches.
Lateral Bearing	250 lbs/ft ² at a depth of 12 inches plus 250 lbs/ft ² for each additional 12 inches of embedment to a maximum of 2000 lbs/ft ²
Sliding Coefficient	0.35
Differential Settlement	Dynamic: Differential = 1-inch in 40 feet Static: Differential = 0.5 inch in 40 feet

*These values may be increased as allowed by Code to resist transient loads such as wind or seismic. Building code and structural design considerations may govern depth and reinforcement requirements and should be evaluated.

7.1.2 Conventional Slab/Foundation Systems

Based on the onsite soils conditions and information supplied by the 2016 CBC, conventional slab/foundation systems may be designed in accordance with Tables 7-1 and 7-2.

TABLE 7-2 CONVENTIONAL FOUNDATION DESIGN PARAMETERS	
Expansion Potential	<i>Very Low to Low</i>
Soil Category	I
Design Plasticity Index	10
Minimum Footing Embedment	12 inches*
*The minimum footing embedments presented herein are based on expansion indexes. The structural engineer should determine minimum embedments based on the number of floors supported by the footings, the structural loading, and the requirements of the latest California Building Code.	
Minimum Footing Width	12-inches-The structural engineer should determine the minimum footing width based on loading and the latest California Building Code.
Minimum Footing Reinforcement	No. 4 rebar, two (2) on top, two (2) on bottom
Minimum Slab Thickness	4 inches (actual)
Minimum Slab Reinforcement	No. 3 rebar spaced 18 inches on center, each way
Under-Slab Requirement	See Section 7.2
Slab Subgrade Moisture	Minimum of 110 percent of optimum moisture to a depth of 12 inches prior to placing concrete.
Footing Embedment Adjacent to Swales and Slopes	If exterior footings adjacent to drainage swales are to exist within five (5) feet horizontally of the swale, the footing should be embedded sufficiently to assure embedment below the swale bottom is maintained. Footings adjacent to slopes should be embedded such that at least five- (5) feet is provided horizontally from edge of the footing to the face of the slope.
Garages	A grade beam reinforced continuously with the garage footings shall be constructed across the garage entrance, tying together the ends of the perimeter footings and between individual spread footings. This grade beam should be embedded at the same depth as the adjacent perimeter footings. A thickened slab, separated by a cold joint from the garage beam, should be provided at the garage entrance. Minimum dimensions of the thickened edge shall be six (6) inches deep. Footing depth, width and reinforcement should be the same as the structure. Slab thickness, reinforcement and under-slab treatment should be the same as the structure.

7.1.3 Post-Tensioned Slabs/Foundation Design Recommendations

Post-tensioned slabs for the project may be preliminarily designed utilizing the parameters presented in Tables 7-1 and 7-3. The parameters presented herein are based on methodology provided in the Design of Post-Tensioned Slabs-On-Ground, Third Edition, by the Post-Tensioning Institute, in accordance with the 2016 CBC.

TABLE 7-3 POST-TENSION SLAB DESIGN PARAMETERS						
Category	Expansion Potential	Minimum Embedment	Edge Lift		Center Lift	
			Em (ft)	Ym (inch)	Em (ft)	Ym (inch)
I	Very Low to Low	12 inches	5.1	0.61	9.0	0.26
Slab Subgrade Moisture						
Category I		Minimum 110% of optimum moisture to a depth of 12 inches prior to pouring concrete				
Embedment*						
The minimum outer footing embedment presented herein are based on expansion indexes. The structural engineer should verify the minimum embedment based on the number of floors supported by the footings, the structural loading, and the requirements of the latest California Building Code. If mat slabs are utilized, alternate embedment depths can be provided.						
Moisture Barrier						
A moisture barrier should be provided in accordance with the recommendations presented in Section 7.2						
The parameters presented herein are based on procedures presented in the <u>Design of Post-Tensioned Slabs-On-Ground, Third Edition</u> . No corrections for vertical barriers at the edge of the slab, or for adjacent vegetation have been assumed. The design parameters are based on a Constant Suction Value of 3.9 pF.						

7.2 Moisture Barrier

A moisture and vapor retarding system should be placed below the slabs-on-grade in portions of the structure considered to be moisture sensitive and should be capable of effectively preventing the migration of water and reducing the transmission of water vapor to acceptable levels. Historically, a 10-mil plastic membrane, such as Visqueen, placed between two to four inches of clean sand, has been used for this purpose. The use of this system or other systems can be considered, at the discretion of the designer, provided the system reduces the vapor transmission rates to acceptable levels.

7.3 Seismic Design

The site has been identified as "D" site class in accordance with Table 20.3-1 of ASCE 7-10. Utilizing this information, the computer program USGS Seismic Design Maps Version 3.1.0 and ASCE 7-10 criterion, the spectral response accelerations that can be utilized for the project are presented on Figure 1. These parameters should be verified by the structural engineer. Additional parameters should be

Design Maps Summary Report

User-Specified Input

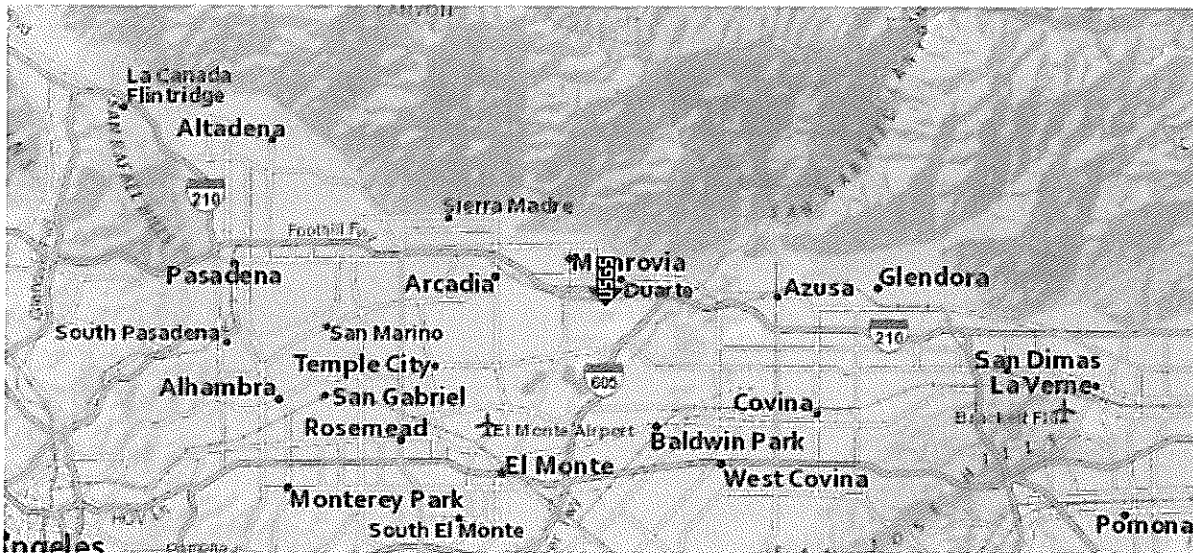
Report Title 1-0251
Mon April 23, 2018 18:03:29 UTC

Building Code Reference Document ASCE 7-10 Standard
(which utilizes USGS hazard data available in 2008)

Site Coordinates 34.13897°N, 117.98435°W

Site Soil Classification Site Class D – “Stiff Soil”

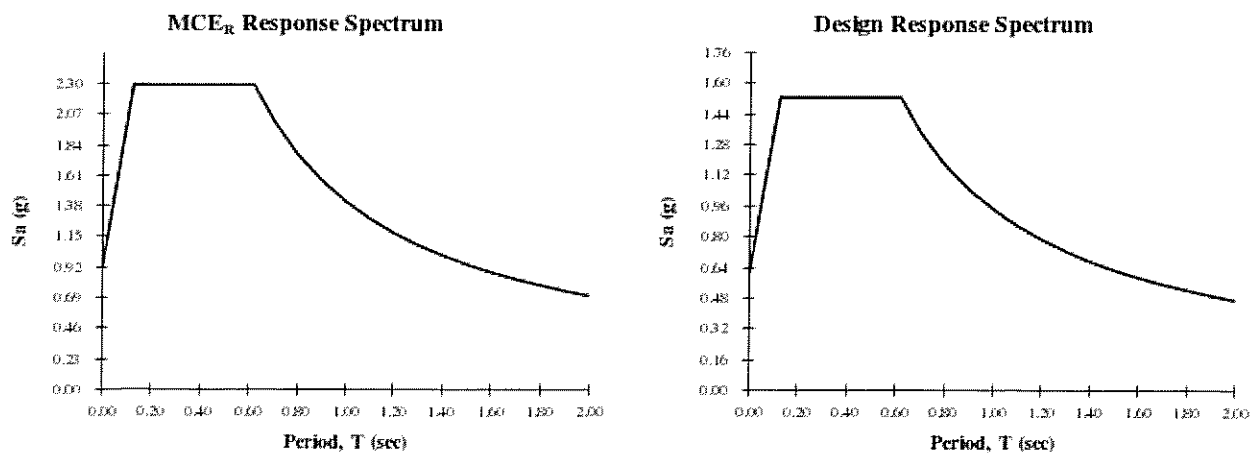
Risk Category I/II/III



USGS–Provided Output

$S_S = 2.289 \text{ g}$	$S_{MS} = 2.289 \text{ g}$	$S_{DS} = 1.526 \text{ g}$
$S_1 = 0.943 \text{ g}$	$S_{M1} = 1.414 \text{ g}$	$S_{D1} = 0.943 \text{ g}$

For information on how the S_S and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the “2009 NEHRP” building code reference document.



For PGA_M , T_L , C_{RS} , and C_{R1} values, please [view the detailed report](#).

FIGURE 1

determined by the structural engineer based on the Occupancy Category of the proposed structures.

7.4 Fence and Garden Walls

Block walls, if used, should be embedded a minimum of 2 feet below the lowest adjacent grade. Construction joints (not more than 20 feet apart) should be included in the block wall construction. Side yard walls should be structurally separated from the rear yard wall.

7.5 Footing Excavations

Soils from the footing excavations should not be placed in slab-on-grade areas unless properly compacted and tested. The excavations should be cleaned of all loose/sloughed materials and be neatly trimmed at the time of concrete placement. The Project Geotechnical Consultant should observe the footing excavations prior to the placement of concrete to determine that the excavations are founded in suitably compacted material.

7.6 Retaining Walls

Retaining walls should be founded on engineered fill and should be backfilled with granular soils that allow for drainage behind the wall. Suitable free-draining backfill material may need to be imported to the site. Foundations may be designed in accordance with the recommendations presented in Table 7-1, above. Unrestrained walls, free to horizontally move $0.0005H$ (for dense cohesionless backfill), may be designed to resist lateral pressures imposed by a fluid with a unit weight determined in accordance with the Table 7-4 below. The table also presents design parameters for restrained (at-rest) retaining walls. These parameters may be used to design retaining walls that may be considered as restrained due to the method of construction or location (corner sections of unrestrained retaining walls).

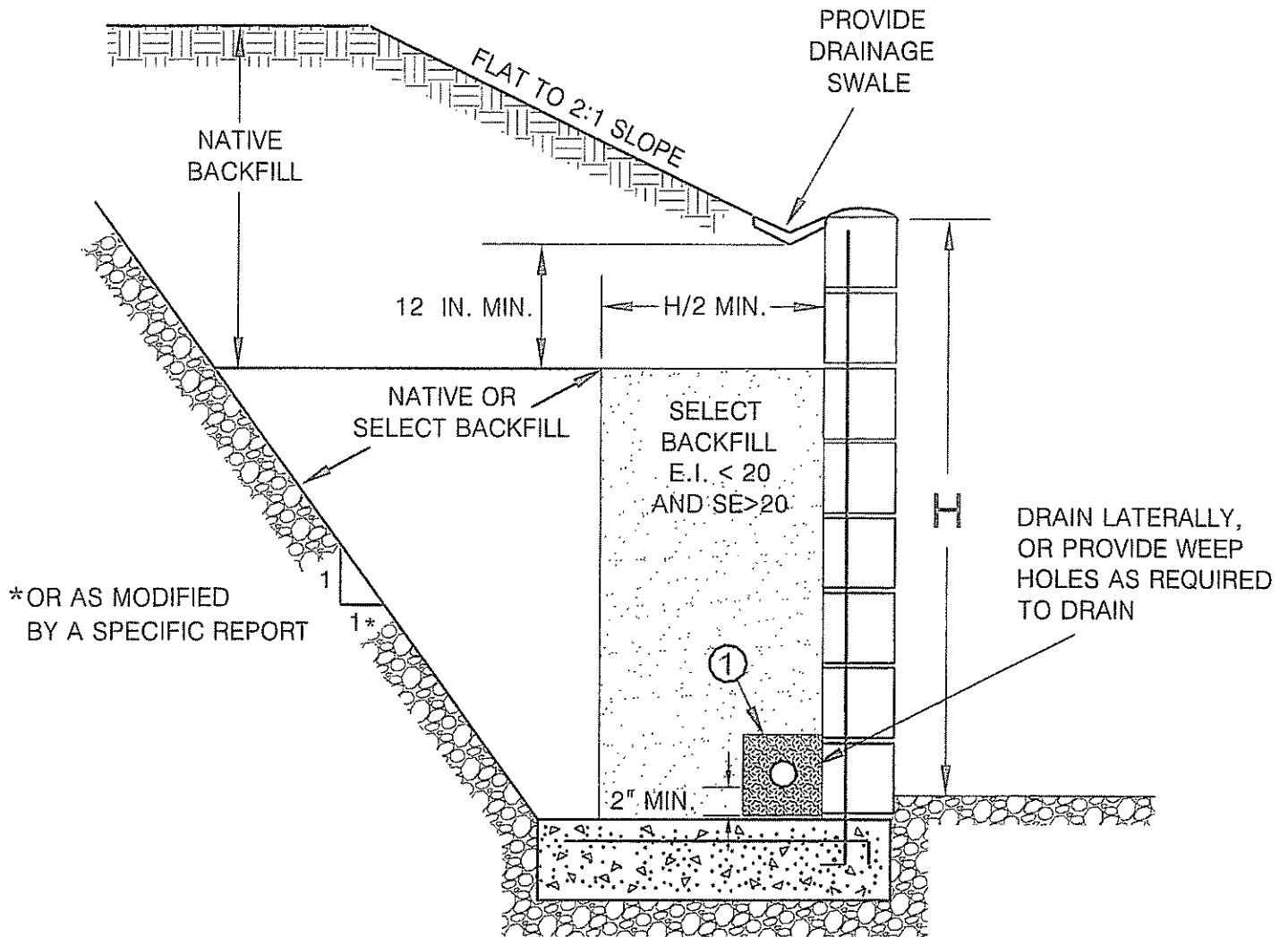
TABLE 7-4 Equivalent Fluid Pressures for 90% Compacted Fill (Select Material)		
Backfill	Active Pressure (psf/ft)	At-Rest Pressure (psf/ft)
Level	35	55

Per the requirements of the 2016 CBC, the seismic force acting on the retaining walls with backfill exceeding 6-feet in height may be resolved utilizing the formula $19.5H^2$ lb/lineal ft (H =height of the wall). This force acts at approximately $0.6H$ above the base of the wall (inverted triangle). The seismic value can be converted as required by the retaining wall engineer. Retaining walls should be designed in general accordance with Section 1807A.2 of the 2016 CBC.

- Restrained retaining walls should be designed for “at-rest” conditions.
- The design loads presented in the above table are to be applied on the retaining wall in a horizontal fashion and as such friction between wall and retained soils should not be allowed in the retaining wall analyses.
- Additional allowances should be made in the retaining wall design to account for the influence of construction loads, temporary loads, and possible nearby structural footing loads.
- Select backfill should be granular, structural quality backfill with a Sand Equivalent of 20 or better and an ASCE Expansion Index of 20 or less. The backfill must encompass the full active wedge area. The upper one foot of backfill should be comprised of native on-site soils (see Plate A).
- The wall design should include waterproofing (where appropriate) and backdrains or weep holes for relieving possible hydrostatic pressures. The backdrain should be comprised of a 4-inch perforated PVC pipe in a 1 ft. by 1 ft., $\frac{3}{4}$ -inch gravel matrix, wrapped with a geofabric. The backdrain should be installed with a minimum gradient of 2 percent and should be outletted to an appropriate location. For subterranean walls this may include drainage by sump pumps.
- No backfill should be placed against concrete until minimum design strengths are achieved in compression tests of cylinders.

It should be noted that the allowable bearing and lateral bearing values presented in Table 7-1 are based on level conditions at the toe. Modified design

RETAINING WALL BACKFILL DETAIL



①

PIPE: 4-INCH PERFORATED PVC, SCHEDULE 40, SDR35 OR APPROVED ALTERNATE
MINIMUM 8 PERFORATIONS (1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE

ROCK: MINIMUM VOLUME OF 1 CU. FT. OF 3/4-IN. MAX. ROCK PER. LINEAL FOOT OF PIPE, OR APPROVED ALTERNATE

FILTER FABRIC: MIRAFI 140 FILTER FABRIC OR APPROVED EQUIVALENT



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VER. 1/10

PLATE A

parameters can be presented for retaining walls with sloping condition at the toe. Other conditions should be evaluated on a case by case basis.

7.7 Exterior Slabs and Walkways

Exterior concrete slabs and walkways should be designed and constructed in consideration of the following recommendations.

7.7.1 Subgrade Compaction

The subgrade below exterior concrete slabs should be compacted to a minimum of 90 percent relative compaction as determined by ASTM Test Method: D 1557.

7.7.2 Subgrade Moisture

The subgrade below concrete slabs should be moisture conditioned to a minimum of 110 percent of optimum moisture prior to concrete placement.

7.7.3 Concrete Slab Thickness

Concrete flatwork and driveways should be designed utilizing four-inch minimum thickness.

7.7.4 Concrete Slab Reinforcement

Utilization of reinforcement for flatwork and driveways is subject to a cost/benefit analysis. Reinforcement will decrease the amount of cracking that may occur in flatwork, however, planning for occasional repairs may be more cost effective. Utilizing closely spaced control joints is likely more cost-effective than utilizing reinforcement. The majority of the soils onsite are classified as very low to low in expansion potential. Consideration should be given to reinforcing flatwork with irregular (non-square/rectangular) shapes.

7.7.5 Control Joints

Weakened plane joints should be installed on walkways at intervals of approximately eight feet (maximum) or less. Exterior slabs should be designed to withstand shrinkage of the concrete.

7.8 Concrete Design

As stated in Section 5.1.6, negligible concentrations of sulfates were detected in the onsite soils. Therefore, the use of sulfate resistant concrete is not required per ACI 318-14 at this time. Post-grading conditions should be evaluated, and final recommendations made at that time.

7.9 Corrosion

Based on preliminary testing, the onsite soils are mildly corrosive to buried metal objects. Consideration should be given to protecting buried metals from corrosion. Typical measures may include using non-corrosive backfill, protective coatings, wrapping, plastic pipes, or a combination of these methods. A corrosion engineer should be consulted if specific design recommendations are required by the improvement designer.

Per ACI 318-14, an exposure class of C1 would be applicable to metals encased in concrete (rebar in footings) due to being exposed to moisture from surrounding soils.

7.10 Site Drainage

Positive drainage away from the proposed structures should be provided and maintained. Roof, pad and lot drainage should be collected and directed away from the structures toward approved disposal areas through drainage terraces, gutters, down drains, and other devices. Design fine grade elevations should be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures. Residents or Homeowner Associations

should be made aware that they are responsible for maintenance and cleaning of all drainage terraces, down drains, and other devices that have been installed to promote site and structure drainage.

7.11 Pavement Design

Pavement sections for the proposed streets should be designed based on laboratory testing conducted on samples taken from the soil subgrade.

Preliminarily, based on an assumed R-Value of 25 and a traffic index of 5.0, the streets may be designed using 4-inches of asphalt over 4.0 inches of aggregate base. These sections should be verified upon the completion of grading, based on R-Value testing.

Construction of the streets should be accomplished in accordance with the current criteria of the City of Duarte and under the observation and testing of the Project Geotechnical Consultant.

Prior to the placement of base material, the subgrade should be suitably moisture conditioned, processed and compacted to a minimum 95 percent of the laboratory maximum density (ASTM: D 1557) to at least twelve (12) inches below subgrade. After subgrade compaction, the exposed grade should then be "proof"-rolled with heavy equipment to ensure the grade does not "pump" and is verified as non-yielding. Aggregate base material should be placed on the compacted subgrade and compacted in-place to a minimum 95 percent of the laboratory standard obtained per ASTM: D 1557.

8.0 LOT MAINTENANCE

Ongoing maintenance of the improvements is essential to the long-term performance of structures. As such, the owners must implement certain maintenance procedures. The attached "Maintenance and Improvement Considerations" presented in the Appendix D may be included as part of the sales packet to educate the owners in issues related to

drainage, maintenance, backyard improvements, etc. The following recommendations should also be implemented.

8.1 Lot Drainage

Roof, pad and lot drainage should be collected and directed away from structures and slopes and toward approved disposal areas. Design fine grade elevations should be maintained through the life of the structure or if design fine grade elevations are altered, adequate area drains should be installed in order to provide rapid discharge of water, away from structures and slopes. Residents should be made aware that they are responsible for maintenance and cleaning of all drainage terraces, down drains, and other devices that have been installed to promote structure and slope stability.

8.2 Burrowing Animals

Residents or owners should undertake a program for the elimination of burrowing animals.

9.0 FUTURE PLAN REVIEWS

This report represents a geotechnical review of the site. As the project design for the project progresses, site specific geologic and geotechnical issues should be considered in the design and construction of the project. Consequently, future plan reviews may be necessary. These reviews may include reviews of:

- Grading Plans
- Foundation Plans
- Utility Plans

These plans should be forwarded to the project Geotechnical Consultant for review.

10.0 CLOSURE

10.1 Geotechnical Review

For the purposes of this report, multiple working hypotheses were established for the project, utilizing the available data and the most probable model is used for the analysis. Future information collected during the proposed grading operations is intended to evaluate the hypothesis and as such, some of the assumptions summarized in this report may need to be changed. Some modifications of the grading recommendations may become necessary, should the conditions encountered in the field differ from the conditions hypothesized in this report.

Plans and sections of the project specifications should be reviewed by Alta to evaluate conformance with the intent of the recommendations contained in this report. If the project description or final design varies from that described in herein, Alta must be consulted regarding the applicability of the recommendations contained herein and whether any changes are required. Alta accepts no liability for any use of its recommendations if the project description or final design varies and Alta is not consulted regarding the alterations.

10.2 Limitations

This report is based on the following: 1) the information obtained from Alta's laboratory testing included herein; and 2) from the information presented in the referenced reports. The findings and recommendations are based on the results of the subsurface investigation, laboratory testing, and office analysis combined with an interpolation and extrapolation of conditions between and beyond the subsurface excavation locations. However, the materials adjacent to or beneath those observed may have different characteristics than those observed, and no precise representations are made as to the quality or extent of the materials not observed. The results reflect an interpretation of the direct evidence obtained.

Work performed by Alta has been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical profession currently practicing in the same locality under similar conditions. No other representation, either expressed or implied, and no warranty or guarantee is included or intended.

The recommendations presented in this report are based on the assumption that an appropriate level of field review will be provided by a geotechnical consultant who is familiar with the design and site geologic conditions. That field review shall be sufficient to confirm that geotechnical and geologic conditions exposed during grading are consistent with the geologic representations and corresponding recommendations presented in this report.

The conclusions and recommendations included in this report are applicable to the specific design of this project as discussed in this report. They have no applicability to any other project or to any other location and any and all subsequent users accept any and all liability resulting from any use or reuse of the data, opinions, and recommendations without the prior written consent of Alta.

Alta has no responsibility for construction means, methods, techniques, sequences, procedures, safety precautions, programs in connection with the construction, acts or omissions of the CONTRACTOR or any other person performing any of the construction, or for the failure of any of them to carry out the construction in accordance with the final design drawings and specifications.

APPENDIX A

REFERENCES

APPENDIX A

Selected References

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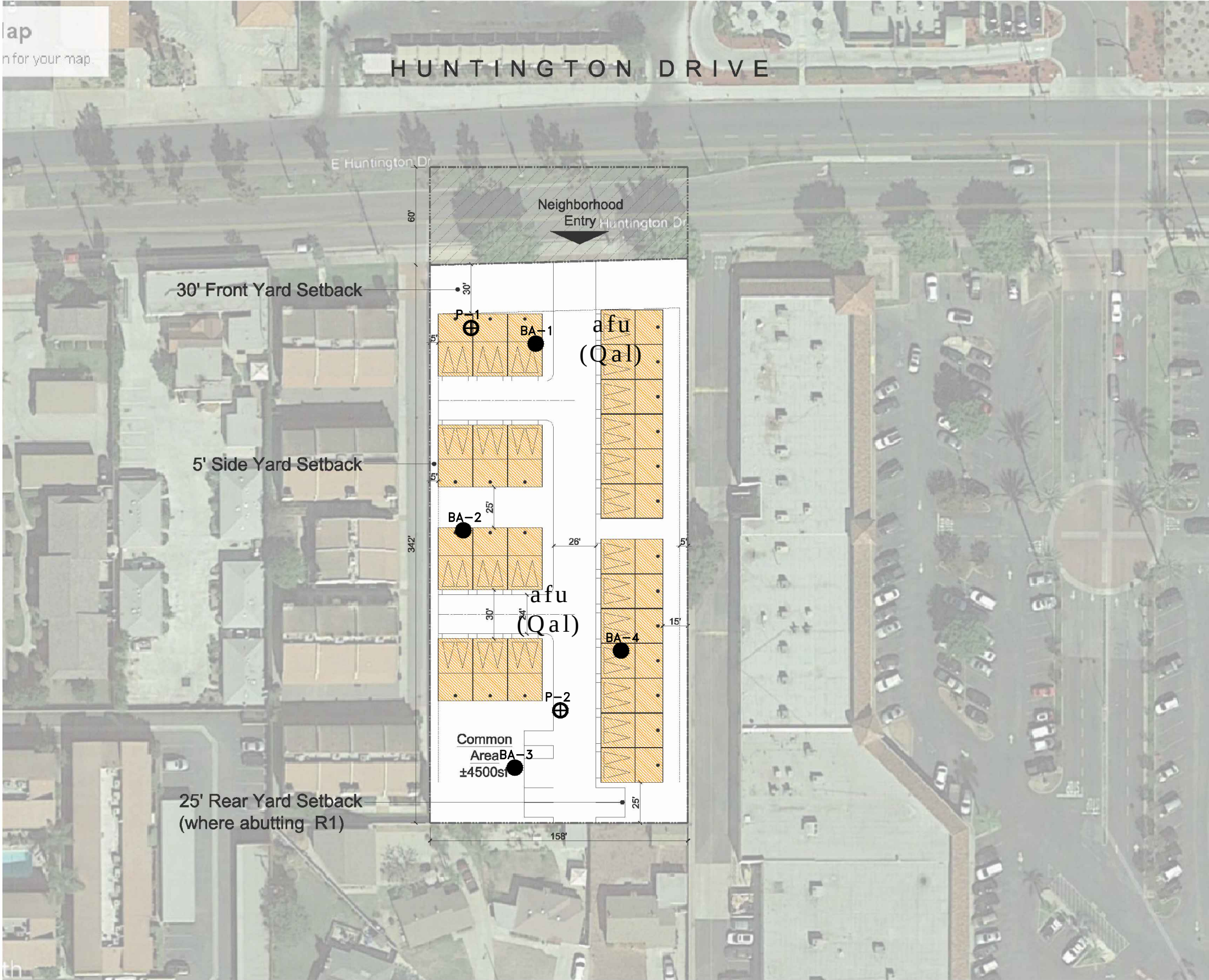
APPENDIX B

Subsurface Investigation

APPENDIX B
Subsurface Investigation

Alta's subsurface investigation consisted of excavating, logging, and sampling four (4) bucket auger borings. Details of the subsurface investigation are presented in Table B-1. The approximate location of the exploratory excavation is shown on the accompanying site plan (Plate 1) and the Geotechnical Logs are attached.

TABLE B-1 <i>SURFACE INVESTIGATION DETAILS</i>			
Equipment	Range of Depths	Sampling Methods	Sample Locations
Bucket auger	Up to 26 feet	1. Bulk 2. Ring Samples	1. Bulk-Select Depth 2. Every 5-feet



SITE INFORMATION

Address: Huntington Drive, Duarte, CA
APN:
City: Duarte
County: Los Angeles
Current Zoning: R3

R3 DEVELOPMENT STANDARDS

Max Density: 21 du/ac
Front Yard Setback: 30
Side Yard Setback: 5'
Rear Yard Setback: 25' where abutting R-1
Building Height: 40' or 3-stories
Private Open Space: 200f/unit (min 10' dim)
Common Open Space: 200sf/unit (min 15' dim)
Parking: 2.25 sp/unit
Coverage: 50%

SITE PLAN SUMMARY

Area: ±1.45* ac.
(*includes Huntington Drive Dedication)
Development Area: ±1.24 ac

Units: 25 units (21'x38' townhome units)

Development Density: ±20.16 du/ac

Open Space:
Common Open Space Provided: ±200sf/unit
Private Open Space Provided: ±200sf/unit

Parking Provided:
50 spaces - Garages (2 sp/unit)
7 spaces - Open Guest Parking (0.25 sp/unit)
57 spaces - Total (2.25 sp/unit)

LEGEND	
afu	ARTIFICIAL FILL – UNDOCUMENTED
Qal	YOUNG ALLUVIAL FAN DEPOSIT (BRACKETED WHERE BURIED)
BA-1	APPROXIMATE LOCATION OF BUCKET AUGER BORING
P-1	APPROXIMATE LOCATION OF INFILTRATION TESTING

ALTA CALIFORNIA GEOTECHNICAL, INC.
170 N. MAPLE STREET, STE 108, CORONA, CA 92880
TELEPHONE: (951) 509-7090
PROJECT NUMBER: 1-0251
DATE: 4-27-18

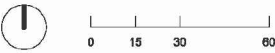


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WALBERN

HUNTINGTON DRIVE
DUARTE, CA # 2017-0000

OPTION 1
CONCEPTUAL DENSITY STUDY
DECEMBER 18, 2017



UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		grf	lfr	Description		Major Divisions		grf	lfr		
Coarse Grained Soils	Gravel and Gravelly Soils		GW	Well-graded gravels or gravel sand mixtures, little or no fines		Fine Grained Soils	Sils And Clays LL, <50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	
			GP	Poorly-graded gravels or gravel sand mixture, little or no fines					CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	
			GM	Silty gravels, gravel-sand-silt mixtures					OL	Organic silts and organic silt-clays of low plasticity	
			GC	Clayey gravels, gravel-sand-clay mixtures					MH	Inorganic silts, micaceous or diatomaceous fine or silty soils, elastic silts	
	Sand and Sandy Soils		SW	Well-graded sands or gravelly sands, little or no fines			More than 50% passes on No. 200 sieve	Sils And Clays LL, <50		VH	Inorganic clays of high plasticity, fat clays
			SP	Poorly-graded sands or gravelly sands, little or no fines						OH	Organic clays of medium to high plasticity
			SM	Silty sands, sand-silt mixtures						PT	Peat and other highly organic soils
			SC	Clayey sands, and-clay mixtures							
More than 50% of coarse fraction retained on No. 4 sieve						Highly Organic Soils					
More than 50% of coarse fraction passes on No. 200 sieve											

BOUNDARY CLASSIFICATION: Soils possessing characteristics of two groups are designated by combinations of group symbols.

PARTICLE SIZE LIMITS

U.S. STANDARD SERIES SIEVE				CLEAR SQUARE SIEVE OPENINGS			
200	40	10	4	3/4"	3"	12"	
Sils and Clays	Sand			Gravel		Cobbles	Boulders
	Fine	Medium	Coarse	Fine	Coarse		

RELATIVE DENSITY

Sands and Gravels	Blows/Foot (SPT)
Very Loose	<4
Loose	4-10
Medium Dense	11-30
Dense	31-50
Very Dense	>50

CONSISTENCY CLASSIFICATION

Sils and Clays	Criteria
Very Soft	Thumb penetrates soil >1 in.
Soft	Thumb penetrates soil 1 in.
Firm	Thumb penetrates soil 1/4 in.
Stiff	Readily indented with thumbnail
Very Stiff	Thumbnail will not indent soil

HARDNESS

Bedrock
Soft
Moderately Hard
Hard
Very Hard

LABORATORY TESTS

Symbol	Test
DS	Direct Shear
DSR	Direct Shear (Remolded)
CON	Sieve Analysis
SA	Maximum Density
MAX	Resistance (R) Value
RV	Expansion Index
EI	Sand Equivalent
SE	Atterberg Limits
AL	Chemical Analysis
CHEM	Hydrometer Analysis
HY	

SOIL MOISTURE

Increasing Visual Moisture Content

Dry - Dry to touch
 Moist - Damp, but no visible free water
 wet - Visible free water

SIZE PROPORTIONS

Trace - <5%
 Few - 5 to 10%
 Some - 15 to 25%



GEOTECHNICAL BORING LOG

SHEET 1 OF 1

PROJECT NO. 1-0251
 DATE STARTED 4/11/18
 DATE FINISHED 4/11/18
 DRILLER Tri-Valley Drilling
 TYPE OF DRILL RIG Bucket Auger

PROJECT NAME Duarte 25 Project
 GROUND ELEV. 525
 GW DEPTH (FT)
 DRIVE WT. 3200LBS
 DROP 12 in.

BORING DESIG. B-1
 LOGGED BY JC
 NOTE

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT. URATION (%)	OTHER TESTS
525					SM	ARTIFICIAL FILL-UNDOCUMENTED (afu): SILTY SAND with GRAVEL, fine to coarse grained, gray brown, dry, moderately dense, fine to coarse gravel <4", roots and debris. @0.5ft. trace clay.				
		B	6							
		R			SP	@2.5ft. SILTY SAND, fine to coarse grained, light brown, moist, medium dense, some coarse gravel <3", few cobbles <10"	3.3	118	22	MAX, EI, HY, CHEM CON, HY
520		R	1			YOUNG ALLUVIAL FAN DEPOSIT (Qal): SAND with GRAVEL, coarse grained, grey brown, dry, moderately dense, coarse gravel <3", few cobbles <4", some silt. @6.0ft. fine to coarse gravel <3" @6.75ft. medium to coarse grained, damp, coarse gravel <3", few silt, trace clay, trace roots. @8.0ft. grey, dry	1.8	105	8	
515		R	2			@10.0ft. fine to coarse grained, brown, slightly moist, moderately dense, some silt, fine to coarse gravel <3"	6.0	122	44	
510		R	3			@15.0ft. medium to coarse grained, light gray, dry, coarse gravel <3", trace cobble <6" @16.5ft. few cobbles <7" @18.0ft. moist	2.8	107	14	
505		R	3			@20.0ft., coarse grained	2.3	102	10	
						@22.0ft. fine to coarse grained, orange brown, moist, some silt				
500		R	3			@24.0ft. very fine to medium grained	4.2	118	28	
TOTAL DEPTH 26.0ft. NO GROUNDWATER. SOME CAVING BELOW 12.0ft.										

SAMPLE TYPES:

- ☒ RING (DRIVE) SAMPLE
☒ SPT (SPLIT SPOON) SAMPLE
☒ BULK SAMPLE ☐ TUBE SAMPLE

- ☒ GROUNDWATER
☒ SEEPAGE
 J: JOINTING C: CONTACT
 B: BEDDING F: FAULT
 S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0251

PLATE B-1

GEOTECHNICAL BORING LOG

SHEET 1 OF 1

PROJECT NO. 1-0251
 DATE STARTED 4/11/18
 DATE FINISHED 4/11/18
 DRILLER Tri-Valley Drilling
 TYPE OF DRILL RIG Bucket Auger

PROJECT NAME Duarte 25 Project
 GROUND ELEV. 520
 GW DEPTH (FT)
 DRIVE WT. 3200LBS
 DROP 12 in.

BORING DESIG. B-2
 LOGGED BY JC
 NOTE

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT. URATION (%)	OTHER TESTS
520					SM	ARTIFICIAL FILL-UNDOCUMENTED (afu): SILTY SAND with GRAVEL, fine to coarse grained, gray, dry, moderately dense, fine to coarse gravel <4", few cobble <6", roots and debris.				
		R	2		SP	YOUNG ALLUVIAL FAN DEPOSIT (Qal): SAND with GRAVEL, medium to coarse grained, gray brown, slightly moist, moderately dense, some coarse gravel <3", trace silt, trace cobble, trace roots.	2.5	106	12	
5	515	B					1.2			
		R	3							
10	510					@10ft. fine to medium grained, light brown, moist, moderately dense, some silt, trace cobble 7" @11ft. trace roots.	2.8			
		R	2			@13ft. very fine to medium grained, few cobbles <5"				
15	505					@15.0ft. very fine to coarse grained @16.0ft. medium to coarse grained @ 17.0ft. moderately dense	1.7			
		R	2							
20	500					@21.0ft. fine to medium grained, orange brown	3.8			
		R	2							
25	495						7.2	121	53	
		R	3							
TOTAL DEPTH 26.0ft. NO GROUNDWATER. CAVING THROUGHOUT.										

SAMPLE TYPES:
☒ RING (DRIVE) SAMPLE
☒ SPT (SPLIT SPOON) SAMPLE
☒ BULK SAMPLE ☐ TUBE SAMPLE

☒ GROUNDWATER
☒ SEEPAGE
 J: JOINTING C: CONTACT
 B: BEDDING F: FAULT
 S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.
 P.N. 1-0251 PLATE B-2

GEOTECHNICAL BORING LOG

SHEET 1 OF 1

PROJECT NO. 1-0251
 DATE STARTED 4/11/18
 DATE FINISHED 4/11/18
 DRILLER Tri-Valley Drilling
 TYPE OF DRILL RIG Bucket Auger

PROJECT NAME Duarte 25 Project
 GROUND ELEV. 517
 GW DEPTH (FT)
 DRIVE WT. 3200LBS
 DROP 12 in.

BORING DESIG. B-3
 LOGGED BY JC
 NOTE

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT. URATION (%)	OTHER TESTS
515		R	1		SM	ARTIFICIAL FILL-UNDOCUMENTED (afu): SILTY SAND with GRAVEL, fine to coarse grained, gray, dry, medium dense, fine to coarse gravel <3", few cobble <5", roots and debris. @0.5ft fine to medium grained, brown, slightly moist, some coarse gravel <2", few cobbles @2.5ft some coarse gravel <3", few cobbles <6"	1.8	115	11	
5		R	2		SP	YOUNG ALLUVIAL FAN DEPOSIT (Qal): SAND with GRAVEL, fine to coarse grained, grey, dry, moderately dense, coarse gravel <3", some cobbles <5", trace silt @7.0ft slightly moist @9.0ft medium to coarse grained	1.9	106	9	
510										
10		R	2			@12.0ft. fine to coarse grained, some silt, trace cobbles <5" @14.0ft. medium to coarse grained @15.0ft. coarse grained, gray brown, slightly moist, trace cobble <8"	1.9			
505										
15		R	3			@17.5ft. medium to coarse grained, orange brown, moist, some silt @18.5ft some cobbles < 7" @19.0ft coarse grained	1.6	113	9	
500										
20		R	4			@23.0ft trace boulder < 15"	2.5	115	15	
495										
25		R	3		SM	@25.0ft SILTY SAND, fine to coarse grained, orange brown, moderately dense, trace coarse gravel <2" TOTAL DEPTH 26.0ft. NO GROUNDWATER. CAVING THROUGHOUT.	7.4	120	51	

SAMPLE TYPES:
☒ RING (DRIVE) SAMPLE
☐ SPT (SPLIT SPOON) SAMPLE
☐ BULK SAMPLE ☐ TUBE SAMPLE

▼ GROUNDWATER
 ► SEEPAGE
 J: JOINTING C: CONTACT
 B: BEDDING F: FAULT
 S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.
 P.N. 1-0251 PLATE B-3

GEOTECHNICAL BORING LOG

SHEET 1 OF 1

PROJECT NO. 1-0251
DATE STARTED 4/11/18
DATE FINISHED 4/11/18
DRILLER Tri-Valley Drilling
TYPE OF DRILL RIG Bucket Auger

PROJECT NAME Duarte 25 Project
GROUND ELEV. 518
GW DEPTH (FT)
DRIVE WT. 3200LBS
DROP 12 in.

BORING DESIG. B-4
LOGGED BY JC
NOTE

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT. URATION (%)	OTHER TESTS
					SM	ARTIFICIAL FILL-UNDOCUMENTED (afu): SILTY SAND with GRAVEL, fine to coarse grained, gray, dry, medium dense, fine to coarse gravel <3", few cobble <7", roots and debris. @0.3ft brown, moist				
515		R	2		SP	YOUNG ALLUVIAL FAN DEPOSIT (Qal): SAND with GRAVEL, medium to coarse grained, grey brown, moist, moderately dense, few coarse gravel <3", few cobble <5", trace silt @4.0ft medium grained @5.0ft some silt	4.1	110	22	
5		R	1				2.5	104	11	
510					SM	@7.0ft SILTY SAND with GRAVEL, fine to medium grained, brown, moist, moderately dense, gravel < 3" in diameter, trace cobbles.				
10		R	3			@10.0ft medium grained	3.4	120	24	CON, HY
505					SP	@12.0ft. SAND with GRAVEL, medium to coarse grained, grey brown, moist, moderately dense, gravel < 3" in diameter.				
15		R	3			@14.0ft very fine to medium grained, brown, moist, some silt, fine gravel < 1.5" @15.0ft medium to coarse grained, grey brown, slightly moist, coarse gravel < 3", few cobble < 5", trace silt @17.0ft fine to coarse grained, some silt, trace cobble < 6" @18.5ft orange brown	2.8	118	19	
500										
20		R	3				2.1			
495										
25		R	5				2.8	104	13	
TOTAL DEPTH 26.0ft. NO GROUNDWATER. CAVING THROUGHOUT.										

SAMPLE TYPES:

- ☒ RING (DRIVE) SAMPLE
☒ SPT (SPLIT SPOON) SAMPLE
☒ BULK SAMPLE ☐ TUBE SAMPLE

- ☒ GROUNDWATER
☒ SEEPAGE
 J: JOINTING C: CONTACT
 B: BEDDING F: FAULT
 S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0251

PLATE B-4

GEOTECHNICAL BORING LOG

SHEET 1 OF 1

PROJECT NO. 1-0251
 DATE STARTED 3/30/18
 DATE FINISHED 3/30/18
 DRILLER Alta
 TYPE OF DRILL RIG Power Auger

PROJECT NAME Duarte 25 Project
 GROUND ELEV. 525
 GW DEPTH (FT)
 DRIVE WT.
 DROP

BORING DESIG. P-1
 LOGGED BY JC
 NOTE

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT- URATION (%)	OTHER TESTS
525					SM	ARTIFICIAL FILL-UNDOCUMENTED (afu): SILTY SAND with Gravel, fine to coarse grained, gray, dry, medium dense, fine to coarse gravel <3", trace cobble, roots and debris. @0.5ft damp, some cobbles <7"				
					SP	@3.0ft debris YOUNG ALLUVIAL FAN DEPOSIT (Qal): SAND with GRAVEL, medium to coarse grained, gray brown, dry, moderately dense, some coarse gravel <3", few cobble <5", some SILT TOTAL DEPTH 4.5ft. NO GROUNDWATER. NO CAVING.				

SAMPLE TYPES:

☒ RING (DRIVE) SAMPLE

☒ SPT (SPLIT SPOON) SAMPLE

☒ BULK SAMPLE ☐ TUBE SAMPLE

☒ GROUNDWATER

☒ SEEPAGE

J: JOINTING C: CONTACT

B: BEDDING F: FAULT

S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0251

PLATE B-5

GEOTECHNICAL BORING LOG

SHEET 1 OF 1

PROJECT NO. 1-0251
DATE STARTED 3/30/18
DATE FINISHED 3/30/18
DRILLER Alta
TYPE OF DRILL RIG Power Auger

PROJECT NAME Duarte 25 Project
GROUND ELEV. 518
GW DEPTH (FT)
DRIVE WT.
DROP

BORING DESIG. P-2
LOGGED BY JC
NOTE

DEPTH (Feet)	ELEV	SAMPLE TYPE	BLOWS	LITHOLOGY	GROUP SYMBOL	GEOTECHNICAL DESCRIPTION	MOISTURE CONT (%)	DRY (pcf) DENSITY	SAT. URATION (%)	OTHER TESTS
515					SM	ARTIFICIAL FILL-UNDOCUMENTED (afu): SILTY SAND with Gravel, fine to coarse grained, gray, dry, medium dense, fine to coarse gravel <3", few cobble < 6", roots and debris. @0.4ft moist				
					SP	YOUNG ALLUVIAL FAN DEPOSIT (Qal): SAND with GRAVEL, coarse grained, brown, moist, moderately dense, some coarse gravel <3", few cobble <5", some silt				
TOTAL DEPTH 4.5ft. NO GROUNDWATER. LIGHT CAVING BELOW 3ft.										

SAMPLE TYPES:

☒ RING (DRIVE) SAMPLE

☒ SPT (SPLIT SPOON) SAMPLE

☒ BULK SAMPLE ☒ TUBE SAMPLE

GROUNDWATER

SEEPAGE

J: JOINTING C: CONTACT

B: BEDDING F: FAULT

S: SHEAR RS: RUPTURE SURFACE

Alta California Geotechnical, Inc.

P.N. 1-0251 PLATE B-6

APPENDIX C

Laboratory Testing

LABORATORY TESTING

The following laboratory tests were performed on a representative sample in accordance with the applicable latest standards or methods from the ASTM, California Building Code (CBC) and California Department of Transportation.

Classification

Soils were classified with respect to the Unified Soil Classification System (USCS) in accordance with ASTM D-2487 and D-2488.

Particle Size Analysis

Modified hydrometer testing was conducted to aid in classification of the soil. The results of the particle size analysis are presented in Table C.

Maximum Density/Optimum Moisture

The maximum dry density and optimum moisture content of one representative bulk sample was evaluated in accordance with ASTM D-1557. The results are summarized in Table C.

Expansion Index Tests

One (1) expansion index test was performed to evaluate the expansion potential of typical on-site soil. Testing was carried out in general conformance with ASTM Test Method D-4829. The results are presented in Table C.

Consolidation Tests

Consolidation testing was performed on one (2) relatively "undisturbed" soil samples at its natural moisture content in accordance with procedures outlined in ASTM D-2435. The sample was placed in a consolidometer and loads were applied incrementally in geometric progression. The sample (2.5-inches in diameter and 1-inch in height) was permitted to consolidate under each load increment until the slope of the characteristic linear secondary compression portion of the thickness versus log of time plot was apparent. The percent consolidation for each load

cycle was recorded as the ratio of the amount of vertical compression to the original 1-inch height. The consolidation test results are shown on Plates C-1 and C-2.

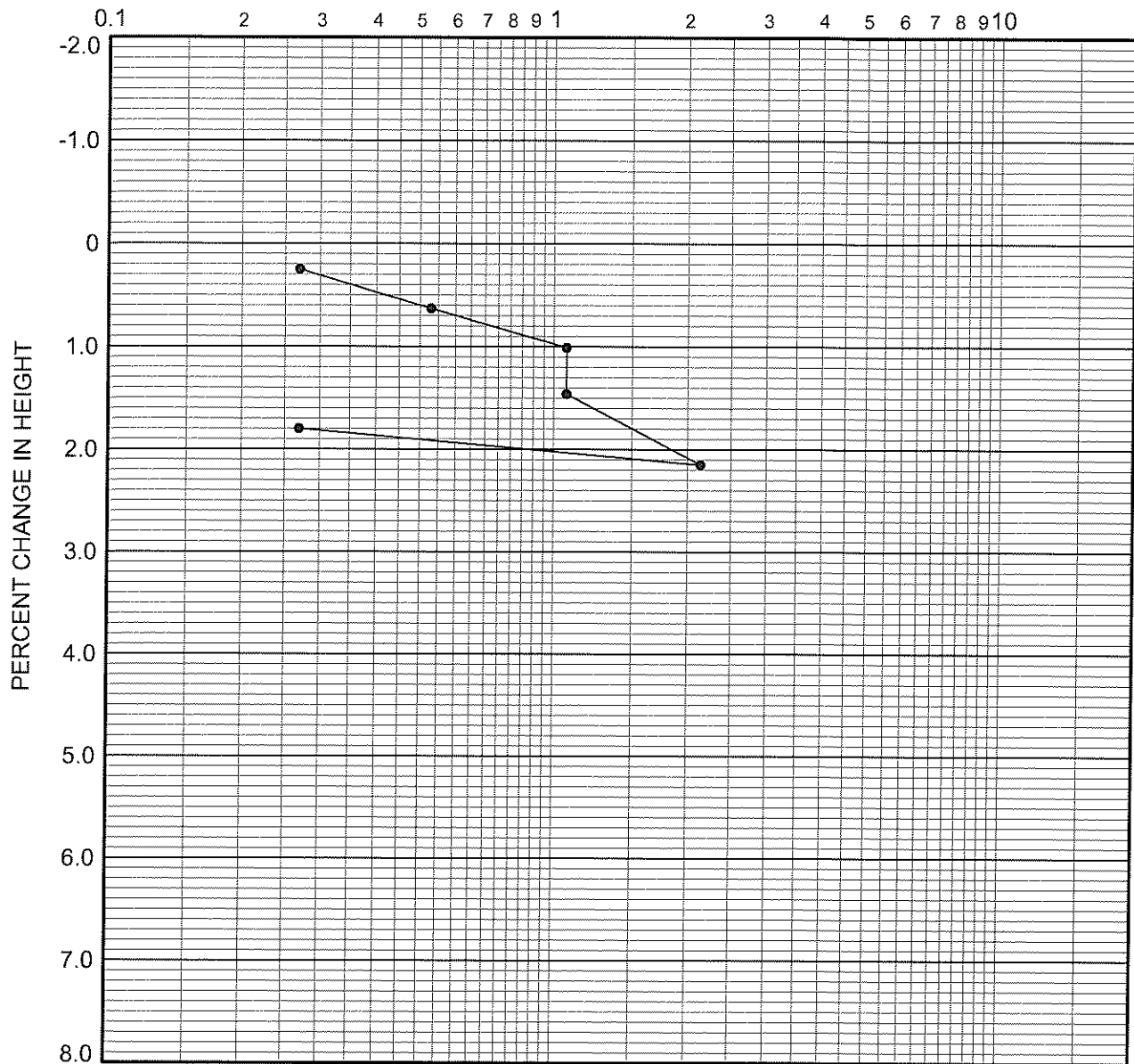
Chemical Analyses

Chemical testing of a selected sample was performed by Alta and Group Delta. The results of these tests are presented on Table C and on Plate C-3.

TABLE C
SUMMARY OF LABORATORY TEST DATA
P.N. 1-0251

BORING	DEPTH (FEET)	SOIL DESCRIPTION	GROUP SYMBOL	MAXIMUM DENSITY (PCF)	OPTIMUM MOISTURE CONTENT (%)	DIRECT SHEAR	PLUS NO.4 SEIVE (plus 4.76mm) (%)	SAND (4.76mm-0.075mm) (%)	SILT (0.075mm-0.005mm) (%)	CLAY (minus 0.005mm) (%)	EXPANSION INDEX UBC 18-2	CONSOL	OTHER TESTS REMARKS
B-1	2.5	Silty Sand w/ Gravel (afu)	SM	136.3	7.1		11	57	21	11	11		Sulfate=N.D., Chloride=30ppm, PH=7.14, Resistivity PLATE C-3
B-1	5	Sand w/ Gravel (Qal)	SP				12	83	3	2		SEE PLATE C-1	
B-4	10	Silty Sand w/ Gravel (Qal)	SM				20	65	11	4		SEE PLATE C-2	

COMPRESSIVE STRESS IN TSF



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-1	5.0	105	1.8	8	5	SP	Sand w/ Gravel (Qal)

REMARKS: WATER ADDED AT 1.07 TSF

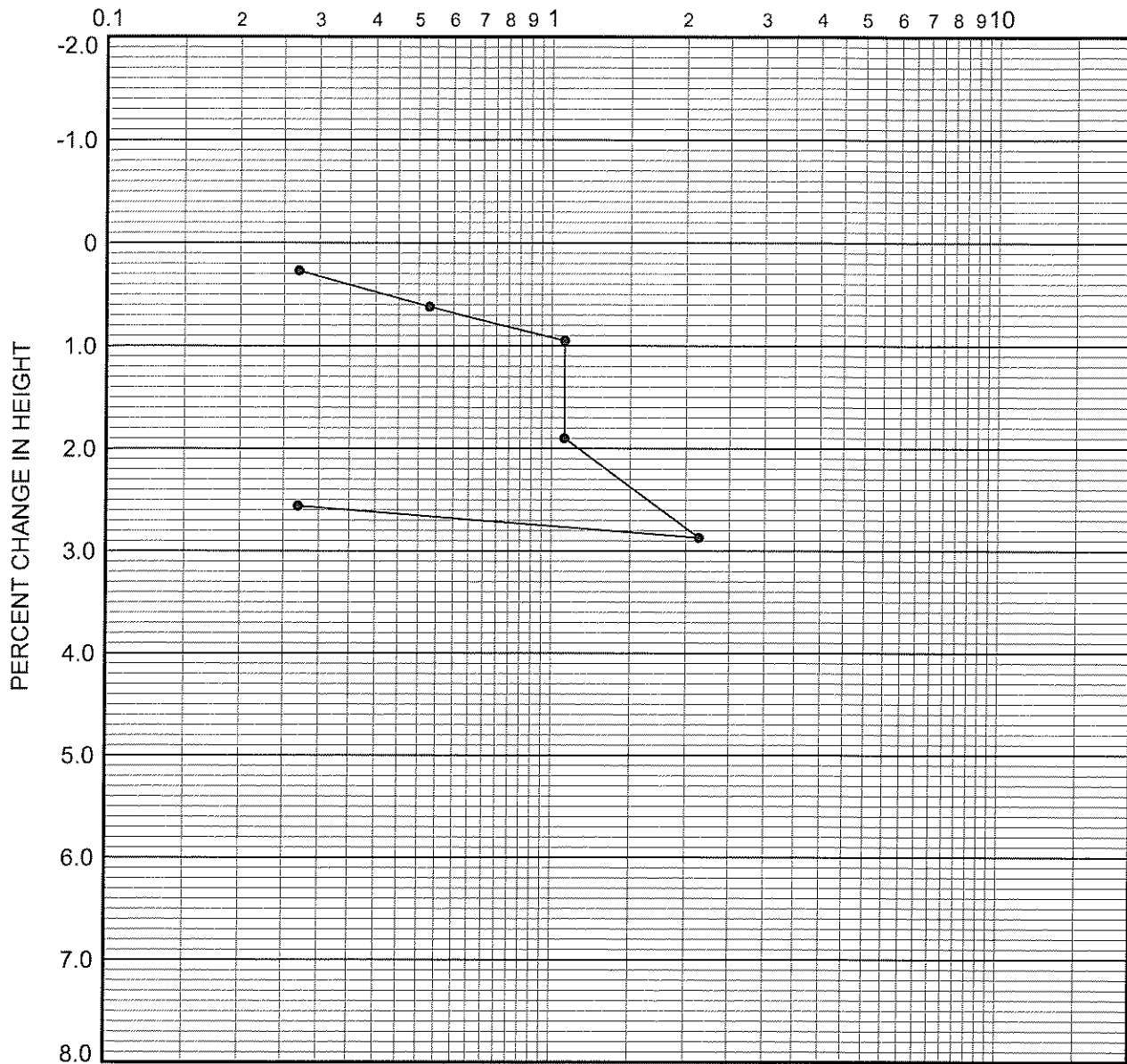
CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0251

PLATE C-1

COMPRESSIVE STRESS IN TSF



boring	depth (ft.)	dry density (pcf)	in situ moist. (%)	in situ satur. (%)	-200 sieve (%)	group symbol	typical names
B-4	10.0	120	3.4	24	15	SM	Silty Sand w/ Gravel (Qal)

REMARKS: WATER ADDED AT 1.07 TSF

CONSOLIDATION CURVE

Alta California Geotechnical, Inc.

P.N. 1-0251

PLATE C-2

CORROSIVITY TEST RESULTS
(ASTM D516, CTM 643)

SAMPLE	pH	RESISTIVITY (OHM-CM)	SULFATE CONTENT (%)	CHLORIDE CONTENT (%)
<i>B-1 @ 2.5'</i>	--	6,333	--	--

CORROSIVITY PARAMETERS

SULFATE CONTENT (%)	SULFATE EXPOSURE	CEMENT TYPE
0.00 to 0.10	Negligible	--
0.10 to 0.20	Moderate	II, IP(MS), IS(MS)
0.20 to 2.00	Severe	V
Above 2.00	Very Severe	V plus pozzolan

SOIL RESISTIVITY (OHM-CM)	GENERAL DEGREE OF CORROSIVITY TO FERROUS METALS
0 to 1,000	Very Corrosive
1,000 to 2,000	Corrosive
2,000 to 5,000	Moderately Corrosive
5,000 to 10,000	Mildly Corrosive
Above 10,000	Slightly Corrosive

CHLORIDE (Cl) CONTENT (%)	GENERAL DEGREE OF CORROSIVITY TO METALS
0.00 to 0.03	Negligible
0.03 to 0.15	Corrosive
Above 0.15	Severely Corrosive



GROUP DELTA CONSULTANTS
1320 South Simpson Circle
Anaheim, CA 92806
(714) 660-7500 office
(714) 660-7550 fax

Project Name: *Alta Geotechnical*
Project Number: *AL153A*
Laboratory Number: *San Diego*
Sample Number: *B-1 @ 2.5'*
Report Date: *4/19/2018*

APPENDIX D

Maintenance Considerations

MAINTENANCE AND IMPROVEMENT CONSIDERATIONS

General

Owners purchasing property must assume a certain degree of responsibility for improvements and for maintaining conditions around their home. Of primary importance from a geotechnical standpoint are maintaining drainage patterns and minimizing the soil moisture variation below all improvements. Such design, construction and owner maintenance provisions may include:

- Employing contractors for improvements who design and build in recognition of local building codes and specific site soils conditions.
- Establishing and maintaining positive drainage away from all foundations, walkways, driveways, patios, and other improvements.
- Avoiding the construction of planters adjacent to structural improvements. Alternatively, planter sides/bottoms can be sealed with an impermeable membrane and drained away from the improvements via subdrains into approved disposal areas.
- Sealing and maintaining construction/control joints within concrete slabs and walkways to reduce the potential for moisture infiltration into the subgrade soils.
- Utilizing landscaping schemes with vegetation that requires minimal watering. Watering should be done in a uniform manner, as equally as possible on all sides of the foundation, keeping the soil "moist" but not allowing the soil to become saturated.
- Maintaining positive drainage away from structures and providing roof gutters on all structures with downspouts that are designed to carry roof runoff directly into area drains or discharged well away from the foundation areas.
- Avoiding the placement of trees closer to the proposed structures than a distance of one-half the mature height of the tree.
- Observation of the soil conditions around the perimeter of the structure during extremely hot/dry or unusually wet weather conditions so that modifications can be made in irrigation programs to maintain relatively uniform moisture conditions.

Sulfates

Owners should be cautioned against the import and use of certain inorganic fertilizers, soil amendments, and/or other soils from offsite sources in the absence of specific information relating to their chemical composition. Some fertilizers have been known to leach sulfate compounds into soils and increase the sulfate concentrations to potentially detrimental levels.

Site Drainage

- The owners should be made aware of the potential problems that may develop when drainage is altered through construction of hardscape improvements. Pondered water, drainage over the slope face, leaking irrigation systems, overwatering, or other conditions which could lead to ground saturation must be avoided.
- No water should be allowed to flow over the slopes. No alteration of pad gradients should be allowed that would prevent pad and roof runoff from being directed to approved disposal areas.
- Drainage patterns have been established at the time of the fine grading should be maintained throughout the life of the structure. No alterations to these drainage patterns should be made unless designed by qualified professionals in compliance with local code requirements and site-specific soils conditions.

Slope Drainage

- Residents should be made aware of the importance of maintaining and cleaning all interceptor ditches, drainage terraces, down drains, and any other drainage devices, which have been installed to promote slope stability.
- Subsurface drainage pipe outlets may protrude through slope surfaces and/or wall faces. These pipes, in conjunction with the graded features, are essential to slope and wall stability and must be protected in-place. They should not be altered or damaged in any way.

Planting and Irrigation of Slopes

- Seeding and planting of the slopes should be planned to achieve, as rapidly as possible, a well-established and deep-rooted vegetal cover requiring minimal watering.
- It is the responsibility of the landscape architect to provide such plants initially and of the residents to maintain such planting. Alteration of such a planting scheme is at the resident's risk.
- The resident is responsible for proper irrigation and for maintenance and repair of properly installed irrigation systems. Leaks should be fixed immediately.
- Sprinklers should be adjusted to provide maximum uniform coverage with a minimum of water usage and overlap. Overwatering with consequent wasteful runoff and serious ground saturation must be avoided.
- If automatic sprinkler systems are installed, their use must be adjusted to account for seasonal and natural rainfall conditions.

Burrowing Animals

- Residents must undertake a program to eliminate burrowing animals. This must be an ongoing program in order to promote slope stability.

Owner Improvement

Owner improvements (pools, spas, patio slabs, retaining walls, planters, etc.) should be designed to account for the terrain of the project, as well as expansive soil conditions and chemical characteristics. Design considerations on any given lot may need to include provisions for differential bearing materials, ascending/descending slope conditions, bedrock structure, perched (irrigation) water, special geologic surcharge loading conditions, expansive soil stresses, and long-term creep/settlement.

All owner improvements should be designed and constructed by qualified professionals utilizing appropriate design methodologies, which account for the on-site soils and geologic conditions. Each lot and proposed improvement should be evaluated on an individual basis.

Setback Zones

Manufactured slopes maybe subject to long-term settlement and creep that can manifest itself in the form of both horizontal and vertical movement. These movements typically are produced as a result of weathering, erosion, gravity forces, and other natural phenomenon. A setback adjacent to slopes is required by most building codes, including the California Building Code. This zone is intended to locate and support the residential structures away from these slopes and onto soils that are not subject to the potential adverse effects of these natural phenomena.

The owner may wish to construct patios, walls, walkways, planters, swimming pools, spas, etc. within this zone. Such facilities may be sensitive to settlement and creep and should not be constructed within the setback zone unless properly engineered. It is suggested that plans for such improvements be designed by a professional engineer who is familiar with grading ordinances and design and construction requirements. In addition, we recommend that the

designer and contractor familiarize themselves with the site specific geologic and geotechnical conditions on the specific lot.

APPENDIX E

Earthwork Specifications

ALTA CALIFORNIA GEOTECHNICAL, INC.
EARTHWORK SPECIFICATIONS

These specifications present the generally accepted standards and minimum earthwork requirements for the development of the project. These specifications shall be the project guidelines for earthwork except where specifically superseded in preliminary geology and soils reports, grading plan review reports or by the prevailing grading codes or ordinances of the controlling agency.

A. GENERAL

1. The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications.
2. The project Geotechnical Engineer and Engineering Geologist, or their representatives, shall provide observation and testing services, and Geotechnical consultation for the duration of the project.
3. All clearing, grubbing, stripping and site preparation for the project shall be accomplished by the Contractor to the satisfaction of the Geotechnical Engineer/Engineering Geologist.
4. It is the Contractor's responsibility to prepare the ground surface to receive fill to the satisfaction of the Geotechnical Engineer and to place, spread, mix, moisture condition, and compact the fill in accordance with the job specifications and as required by the Geotechnical Engineer. The Contractor shall also remove all material considered by the Geotechnical Engineer to be unsuitable for use in the construction of engineered fills.
5. The Contractor shall have suitable and sufficient equipment in operation to handle the amount of fill being placed. When necessary, equipment will be shut down temporarily in order to permit the proper preparation of fills.

B. PREPARATION OF FILL AREAS

1. Excessive vegetation and all deleterious material should be disposed of offsite as required by the Geotechnical Engineer.

Existing fill, soil, alluvium or rock materials determined by the Geotechnical Engineer as being unsuitable for placement in compacted fills shall be removed and hauled from the site. Where applicable, the Contractor may obtain the

approval of the Soils Engineer and the controlling authorities for the project to dispose of the above described materials, or a portion thereof, in designated areas onsite.

After removal of the deleterious materials have been accomplished, earth materials deemed unsuitable in their natural, in-place condition, shall be removed as recommended by the Geotechnical Engineer/Engineering Geologist.

2. Upon achieving a suitable bottom for fill placement, the exposed removal bottom shall be disced or bladed by the Contractor to the satisfaction of the Geotechnical Engineer. The prepared ground surfaces shall then be brought to the specified moisture content mixed as required, and compacted and tested as specified. In localities where it is necessary to obtain the approval of the controlling agency prior to placing fill, it will be the Contractor's responsibility to contact the proper authorities to visit the site.
3. Any underground structure such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines or other structures not located prior to grading are to be removed or treated in a manner prescribed by the Geotechnical Engineer and/or the controlling agency for the project.

C. ENGINEERED FILLS

1. Any material imported or excavated on the property may be utilized as fill, provided the material has been determined to be suitable by the Geotechnical Engineer. Deleterious materials shall be removed from the fill as directed by the Geotechnical Engineer.
2. Rock or rock fragments less than twelve inches in the largest dimension may be utilized in the fill, provided they are not placed in concentrated pockets and the distribution of the rocks is approved by the Geotechnical Engineer.
3. Rocks greater than twelve inches in the largest dimension shall be taken offsite, or placed in accordance with the recommendations of the Geotechnical Engineer in areas designated as suitable for rock disposal.
4. All materials to be used as fill, shall be tested in the laboratory by the Geotechnical Engineer. Proposed import materials shall be approved by the Geotechnical Engineer 48 hours prior to importation.
5. The fill materials shall be placed by the Contractor in lifts, that when compacted, shall not exceed six inches. Each lift shall be spread evenly and shall be

thoroughly mixed to achieve a near uniform moisture condition and a uniform blend of materials.

All compaction shall be achieved at or above the optimum moisture content, as determined by the applicable laboratory standard. The Contractor will be notified if the fill materials are too wet or too dry to achieve the required compaction standard.

6. When the moisture content of the fill material is below the limit specified by the Geotechnical Engineer, water shall be added and the materials shall be blended until a uniform moisture content, within specified limits, is achieved. When the moisture content of the fill material is above the limits specified by the Geotechnical Engineer, the fill materials shall be aerated by discing, blading, mixed with dryer fill materials, or other satisfactory methods until the moisture content is within the specified limits.
7. Each fill lift shall be compacted to the minimum project standards, in compliance with the testing methods specified by the controlling governmental agency, and in accordance with recommendations of the Geotechnical Engineer.

In the absence of specific recommendations by the Geotechnical Engineer to the contrary, the compaction standard shall be the most recent version of ASTM:D 1557.

8. Where a slope receiving fill exceeds a ratio of five-horizontal to one-vertical, the fill shall be keyed and benched through all unsuitable materials into sound bedrock or firm material, in accordance with the recommendations and approval of the Geotechnical Engineer.
9. Side hill fills shall have a minimum key width of 15 feet into bedrock or firm materials, unless otherwise specified in the soil report and approved by the Geotechnical Engineer in the field.
10. Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency and/or with the recommendations of the Geotechnical Engineer and Engineering Geologist.
11. The Contractor shall be required to maintain the specified minimum relative compaction out to the finish slope face of fill slopes, buttresses, and stabilization fills as directed by the Geotechnical Engineer and/or the governing agency for the project. This may be achieved by either overbuilding the slope and cutting

back to the compacted core; by direct compaction of the slope face with suitable equipment; or by any other procedure which produces the required result.

12. The fill portion of fill-over-cut slopes shall be properly keyed into rock or firm material; and the fill area shall be stripped of all soil or unsuitable materials prior to placing fill.

The design cut portion of the slope should be made first and evaluated for suitability by the Engineering Geologist prior to placement of fill in the keyway above the cut slope.

13. Pad areas in cut or natural ground shall be approved by the Geotechnical Engineer. Finished surfaces of these pads may require scarification and recompaction, or over excavation as determined by the Geotechnical Engineer.

D. CUT SLOPES

1. The Engineering Geologist shall observe all cut slopes and shall be notified by the Contractor when cut slopes are to be started.
2. If, during the course of grading, unforeseen adverse or potentially adverse geologic conditions are encountered, the Engineering Geologist and Soil Engineer shall investigate, analyze and make recommendations to remediate these problems.
3. Non-erodible interceptor swales shall be placed at the top of cut slopes that face the same direction as the superjacent, prevailing drainage.
4. Unless otherwise specified in specific geotechnical reports, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of controlling governmental agencies.
5. Drainage terraces shall be constructed in compliance with the ordinances of the controlling governmental agencies, and/or in accordance with the recommendations of the Geotechnical Engineer or Engineering Geologist.

E. GRADING CONTROL

1. Fill placement shall be observed and tested by the Geotechnical Engineer and/or his representative during grading.

Field density tests shall be made by the Geotechnical Engineer and/or his representative to evaluate the compaction and moisture compliance of each fill lift. Density tests shall be conducted at intervals not to exceed two feet of fill

height. Where sheepsfoot rollers are used, the fill may be disturbed to a depth of several inches. Density determinations shall be taken in the compacted material below the disturbed surface at a depth determined by the Geotechnical Engineer or his representative.

2. Where tests indicate that the density of any layer of fill, or portion thereof, is below the required relative compaction, or improper moisture content is in evidence, that particular layer or portion thereof shall be reworked until the required density and/or moisture content has been attained. Additional fills shall not be placed over an area until the previous lift of fill has been tested and found to meet the density and moisture requirements for the project and the previous lift is approved by the Geotechnical Engineer.
3. When grading activities are interrupted by heavy rains, fill operations shall not be resumed until field observations and tests by the Geotechnical Engineer indicate the moisture content and density of the fill are within the specified limits.
4. During construction, the Contractor shall properly grade all surfaces to maintain good drainage and prevent the ponding of water. The Contractor shall take remedial action to control surface water and to prevent erosion of graded areas until such time as a permanent drainage and erosion devices have been installed.
5. Observation and testing by the Geotechnical Engineer and/or his representative shall be conducted during filling and compacting operations in order that he will be able to state in his opinion that all cut and filled areas are graded in accordance with the approved specifications.
6. Upon the completion of grading activities and after the Geotechnical Engineer and Engineering Geologist have finished their observations of the work, final reports shall be submitted. No further excavation or fill placement shall be undertaken without prior notification of the Geotechnical Engineer and/or Engineering Geologist.

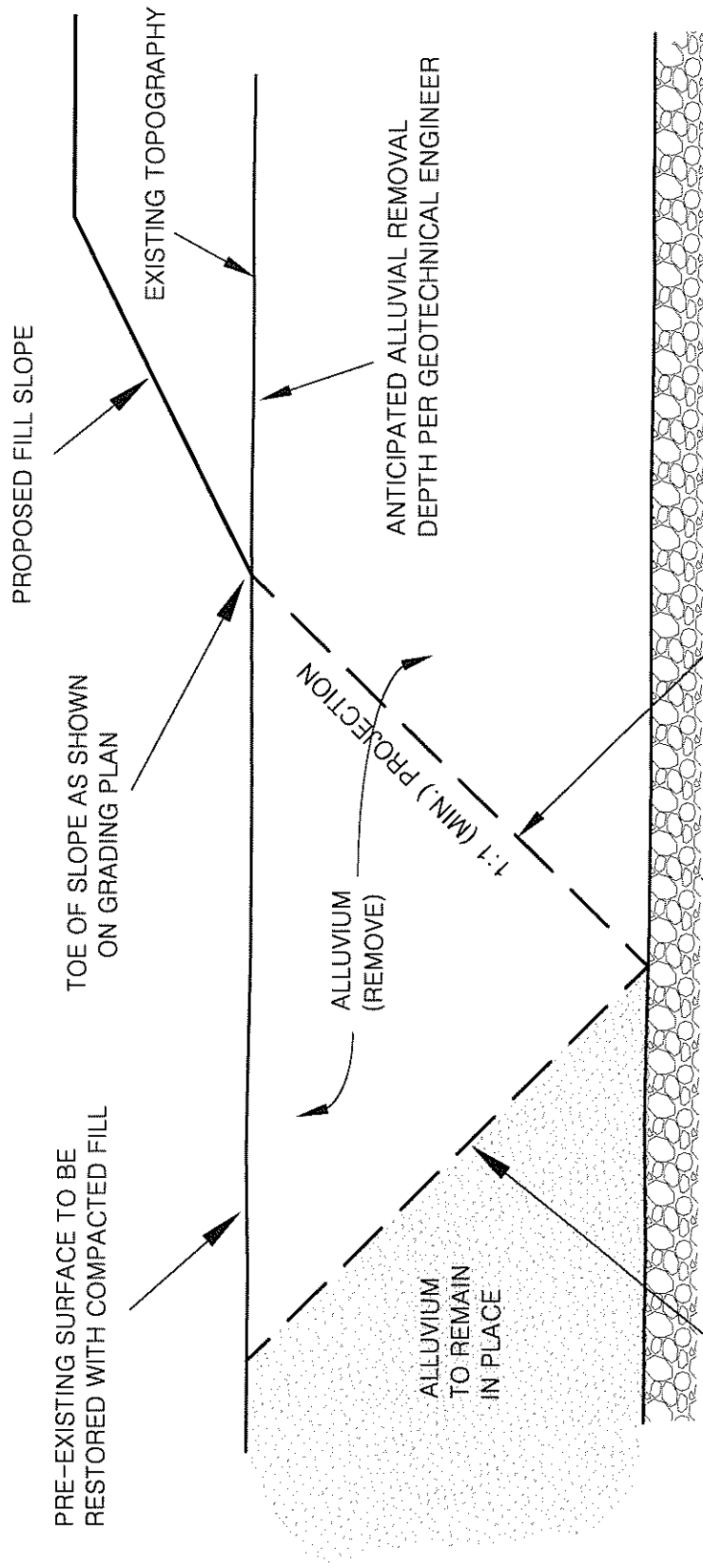
F. FINISHED SLOPES

All finished cut and fill slopes shall be planted and irrigated and/or protected from erosion in accordance with the project specifications, governing agencies, and/or as recommended by a landscape architect.

APPENDIX F

Grading Details

DETAIL FOR FILL SLOPE TOEING OUT ON FLAT ALLUVIATED CANYON



FORECUT VARIES; FOR DEEP REMOVALS, FORECUT SHOULD BE MADE NO STEEPER THAN 1:1, OR AS REQUIRED FOR SAFETY CONSIDERATIONS

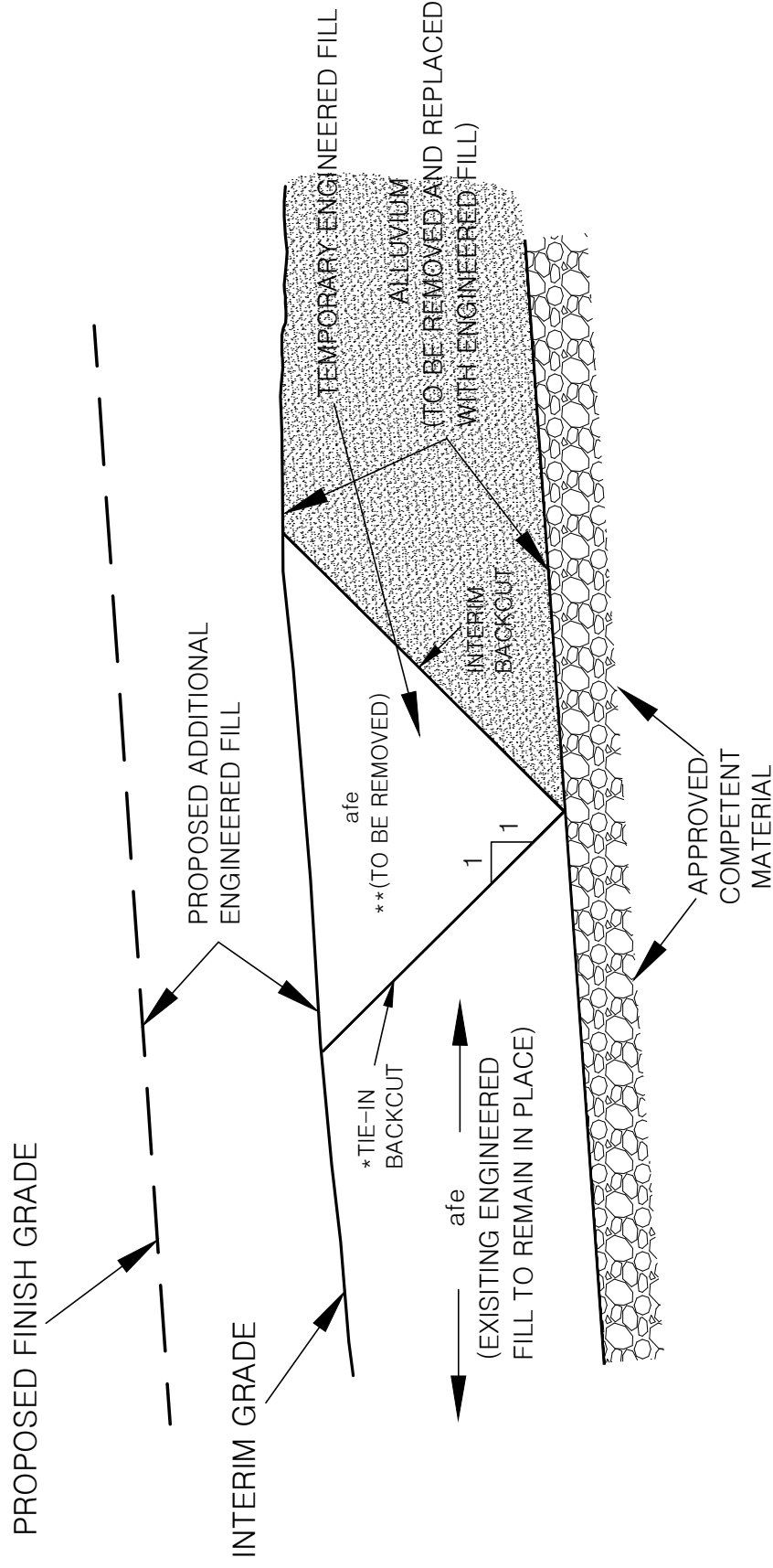
PROVIDE A 1:1 MIN. PROJECTION FROM TOE OF SLOPE AS SHOWN ON GRADING PLAN TO THE RECOMMENDED REMOVAL BOTTOM. SLOPE HEIGHT, SITE CONDITIONS, AND/OR LOCAL CONDITIONS COULD DICTATE FLATTER PROJECTIONS



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PLATE G-1

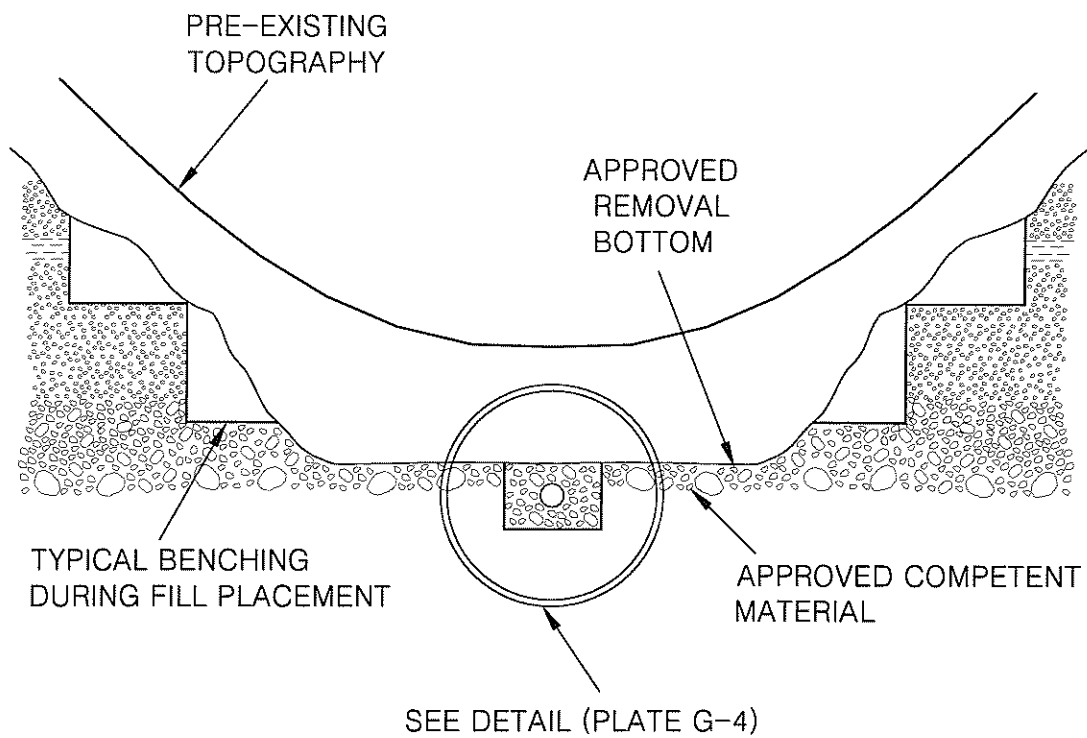
REMOVAL ADJACENT TO EXISTING FILL



*INITIATE 1:1 TIE-IN BACKCUT TO INTERCEPT TOE OF INTERIM BACKCUT

** AS PART OF TIE-IN FOR ADDITIONAL ENGINEERED FILL

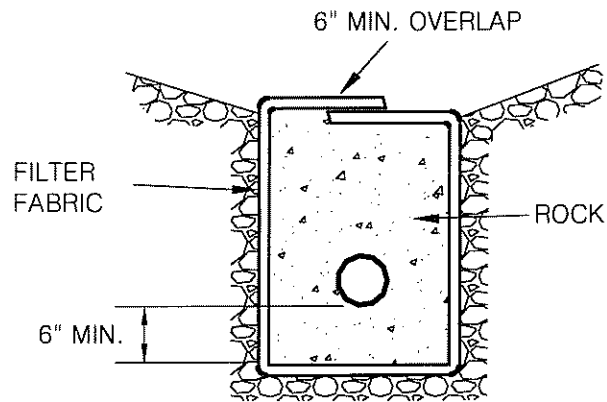
CANYON SUBDRAIN



ALTA CALIFORNIA GEOTECHNICAL, INC.
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PLATE G-3

CANYON SUBDRAIN DETAIL



PERFORATED PIPE SURROUNDED WITH ROCK AND FILTER FABRIC

ROCK: MIN. VOLUME OF 9 CU.FT. PER LINEAR FT. OF 3/4 IN. MAX. ROCK

PIPE: 6 IN. ABS OR PVC PIPE WITH A MINIMUM OF 8 PERFORATIONS
(1/4-IN. DIA.) PER LINEAL FT. IN BOTTOM HALF OF PIPE
ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527,
SCHD. 40 ASTM D1785, SCHD. 40

FILTER FABRIC: MIRAFL 140 FILTER FABRIC OR APPROVED EQUIVALENT

NOTES:

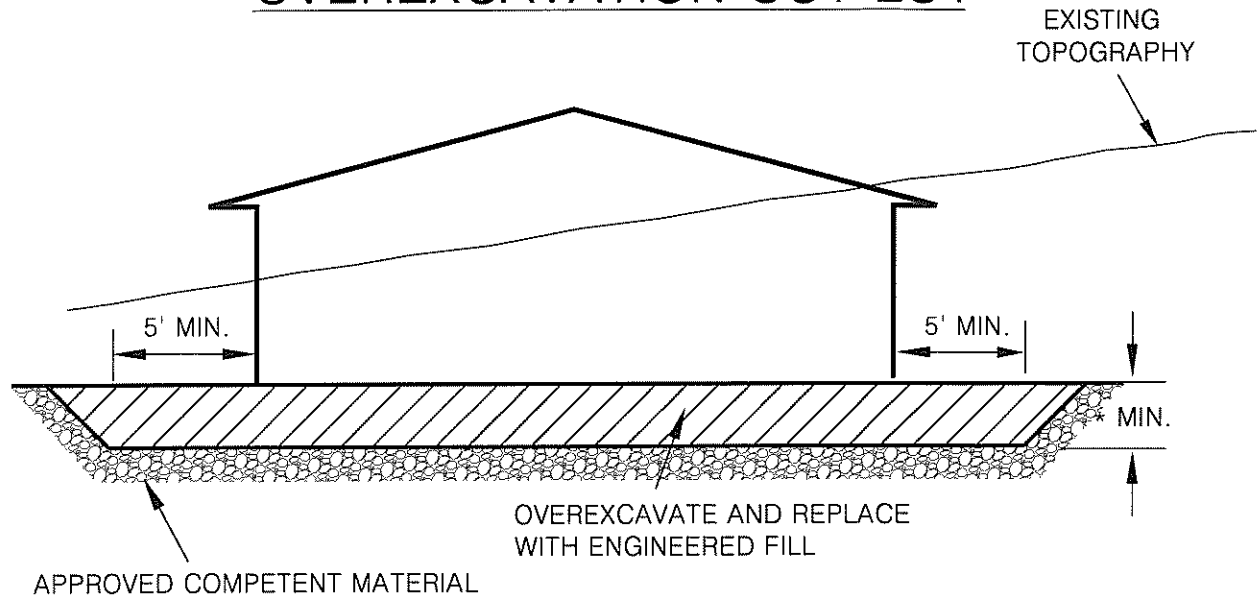
1. FOR CONTINUOUS RUN IN EXCESS OF 500. FT USE 8 IN. DIA. PIPE
2. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)



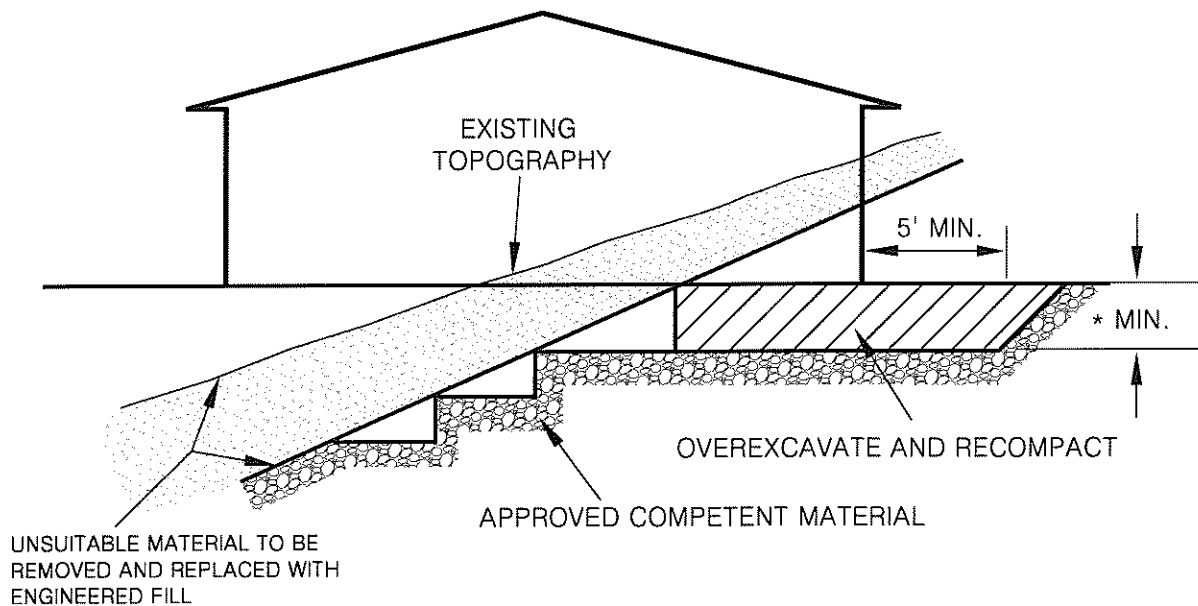
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PLATE G-4

OVEREXCAVATION CUT LOT



CUT-FILL LOT (TRANSITION)



***NOTE** ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF $\frac{1}{3}$ OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET (SEE PLATE G-16)

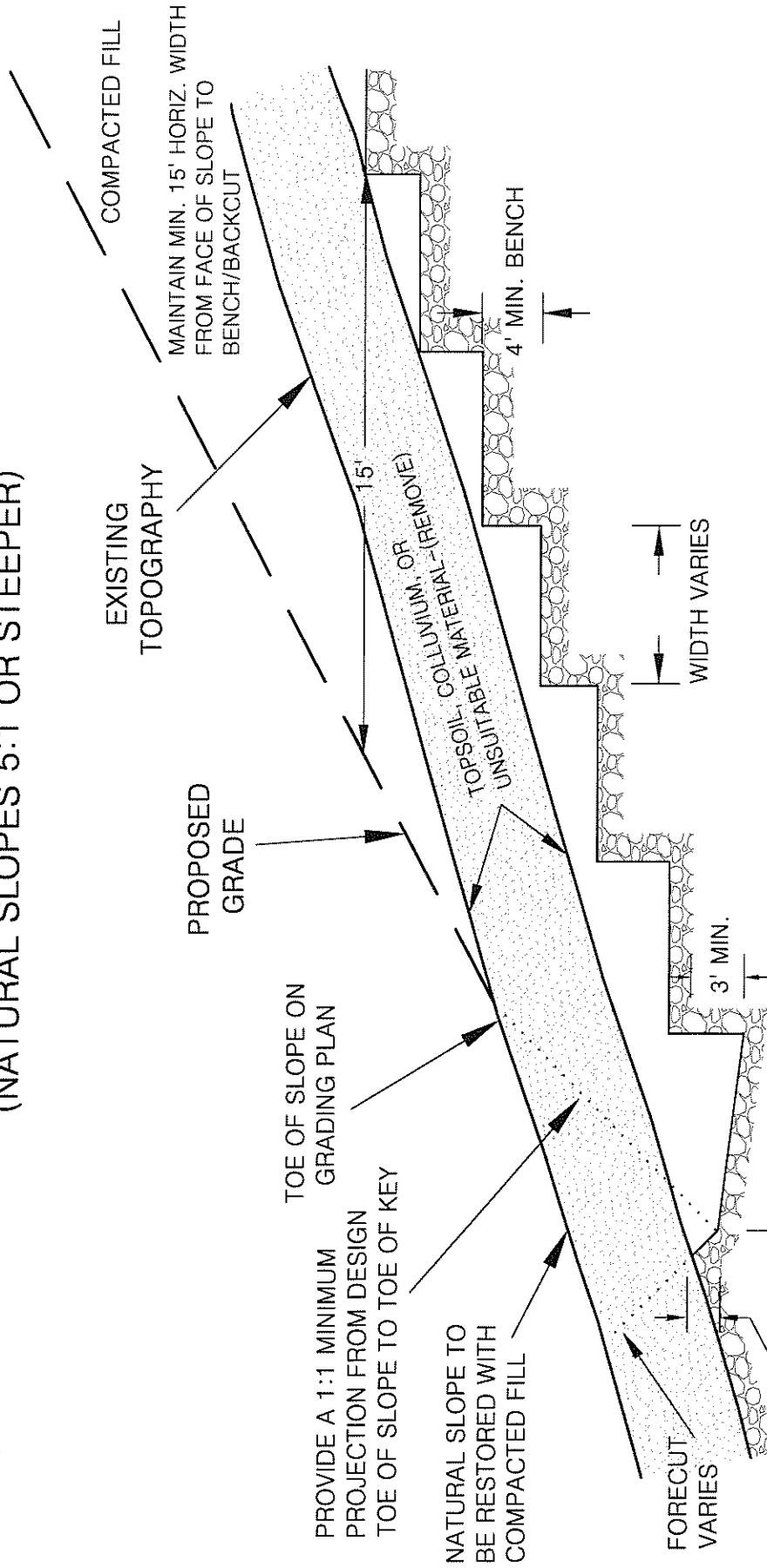


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PLATE G-5

SIDE HILL SLOPE FILL DETAIL

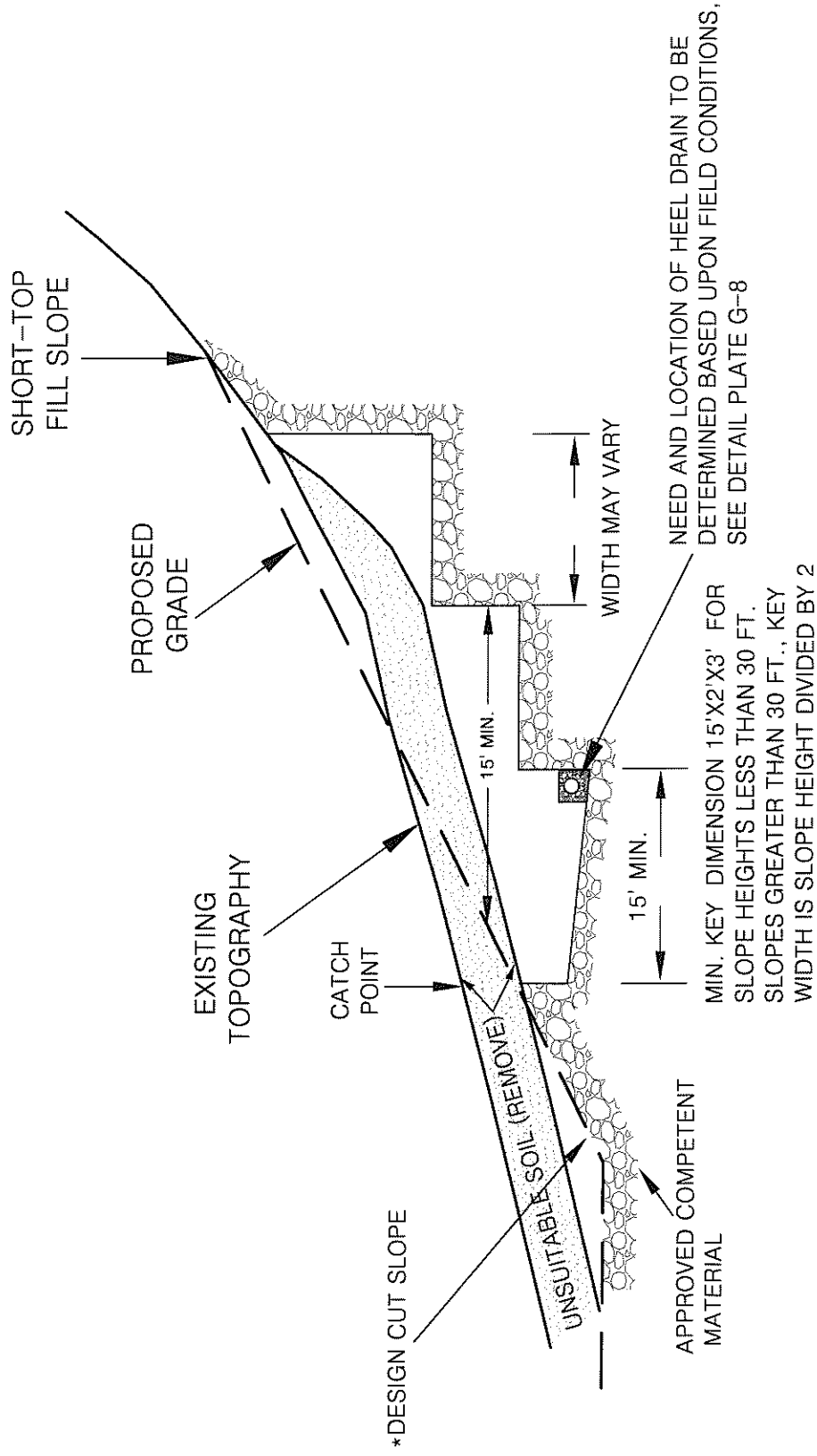
(NATURAL SLOPES 5:1 OR STEEPER)



NOTES: 1. WHERE NATURAL SLOPE GRADIENT IS 5:1 OR LESS, SEE PLATE G-1. WHERE THE NATURAL SLOPE APPROACHES OR EXCEEDS THE DESIGN SLOPE RATIO, SPECIAL RECOMMENDATIONS WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER.

2. THE NEED FOR AND PLACEMENT OF DRAINS WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST BASED UPON EXPOSED FIELD CONDITIONS.

FILL OVER CUT SLOPE DETAIL

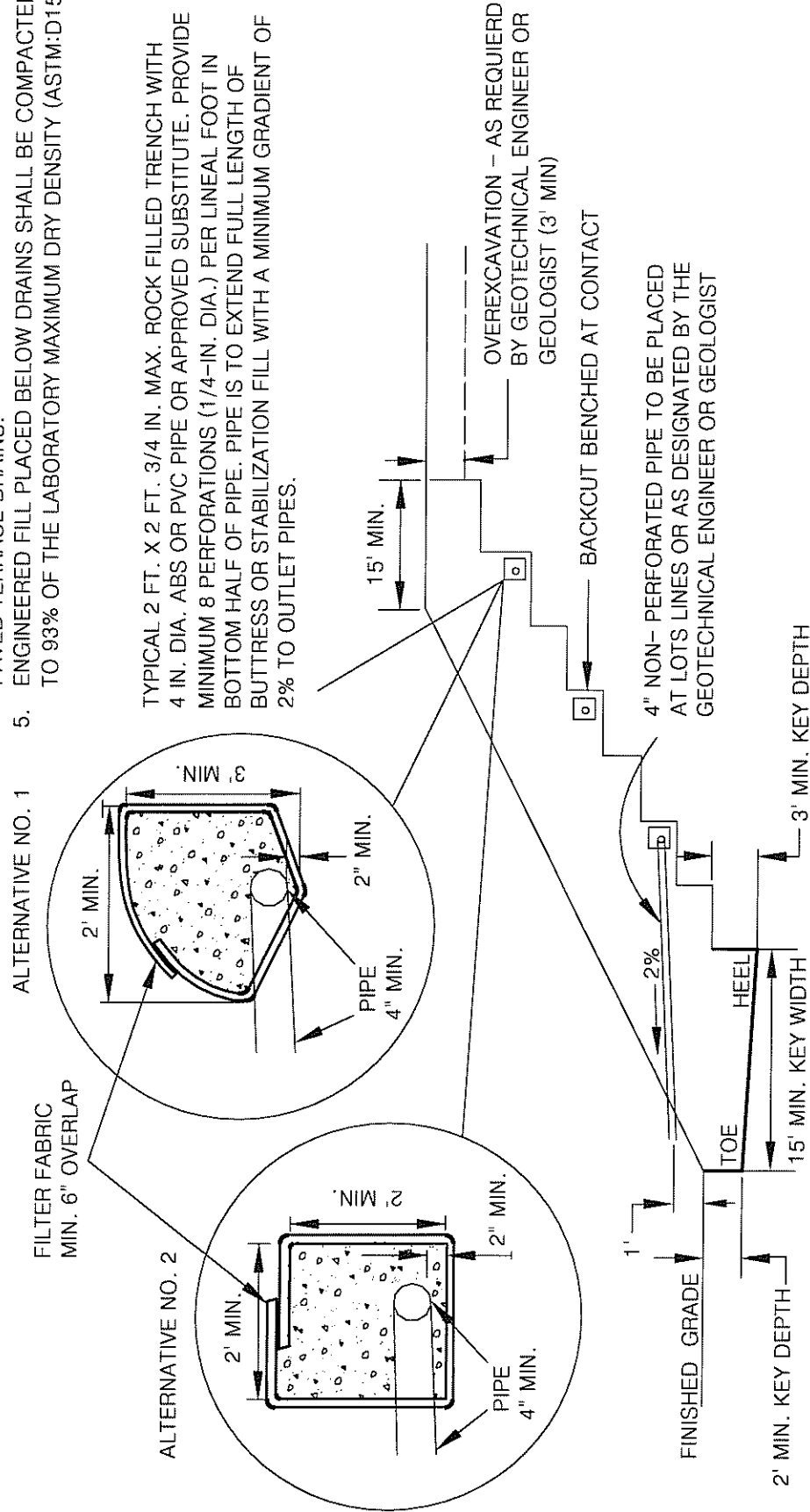


*THE CUT PORTION OF THE SLOPE SHOULD BE EXCAVATED AND EVALUATED BY THE ENGINEERING GEOLOGIST/GEO TECHNICAL ENGINEER PRIOR TO CONSTRUCTING THE FILL SLOPE

NOTE:

1. ASTM D2751, SDR 35, OR ASTM D3034 OR ASTM D1527, SCHD. 40 ASTM D1785, SCHD. 40
2. SOLID PIPE OUTLETS TO BE PROVIDED EVERY 100 FT. AND JOINED TO PERFORATED BACKDRAIN PIPE WITH "L" OR "T"s. MIN. 2% GRADIENT.

3. GRAVEL TRENCH TO BE FILLED WITH 3/4 IN. MAXIMUM ROCK
4. THE NECESSITY FOR UPPER TIER BACKDRAINS SHALL BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER OR GEOLOGIST. UPPER TIER OUTLETS SHOULD DRAIN INTO PAVED TERRACE DRAINS.
5. ENGINEERED FILL PLACED BELOW DRAINS SHALL BE COMPACTED TO 93% OF THE LABORATORY MAXIMUM DRY DENSITY (ASTM:D1557)



STABILIZATION FILL (UPSLOPE ALLUVIATED AREA)

PROVIDE BERM, PAVED SWALE,
AND/OR STORM DRAIN PER
CIVIL ENGINEER

CONSTRUCT STABILIZATION FILL
(MINIMUM KEY 15'x2'x3')

EXISTING
TOPOGRAPHY

PROPOSED
GRADE

REMOVE

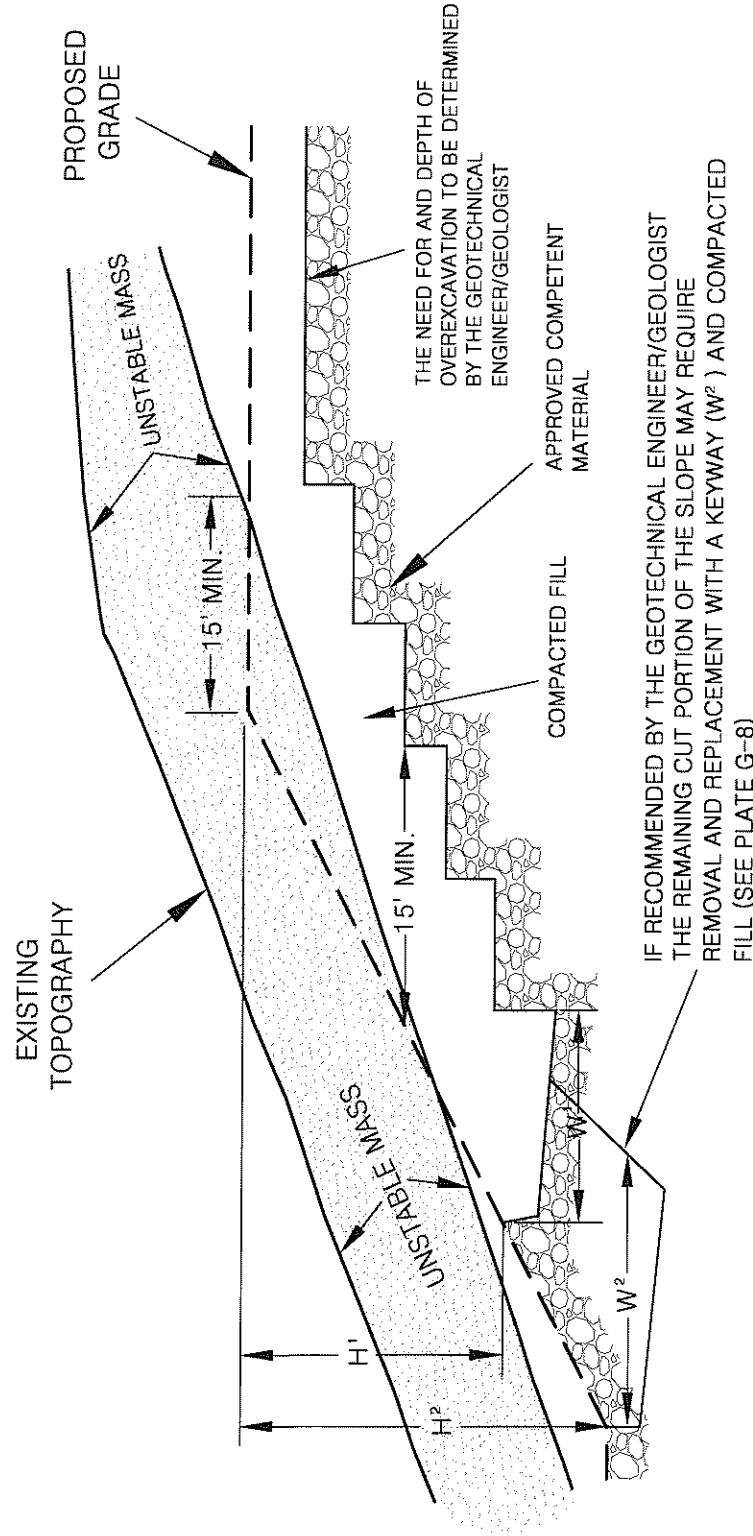
ALLUVIUM/COLLUVIUM
APPROVED COMPETENT
MATERIAL

UPPER DRAIN AT
ALLUVIUM/BEDROCK
CONTACT. PROVIDE
OUTLETS BASED UPON
RECOMMENDATIONS OF
GEOTECHNICAL ENGINEER
OR GEOLOGIST

BACK DRAIN
PER DETAIL G-8

* FOR SLOPE HEIGHTS LESS THAN 30 FT.
SLOPES GREATER THAN 30 FT., KEY
WIDTH IS SLOPE HEIGHT DIVIDED BY 2

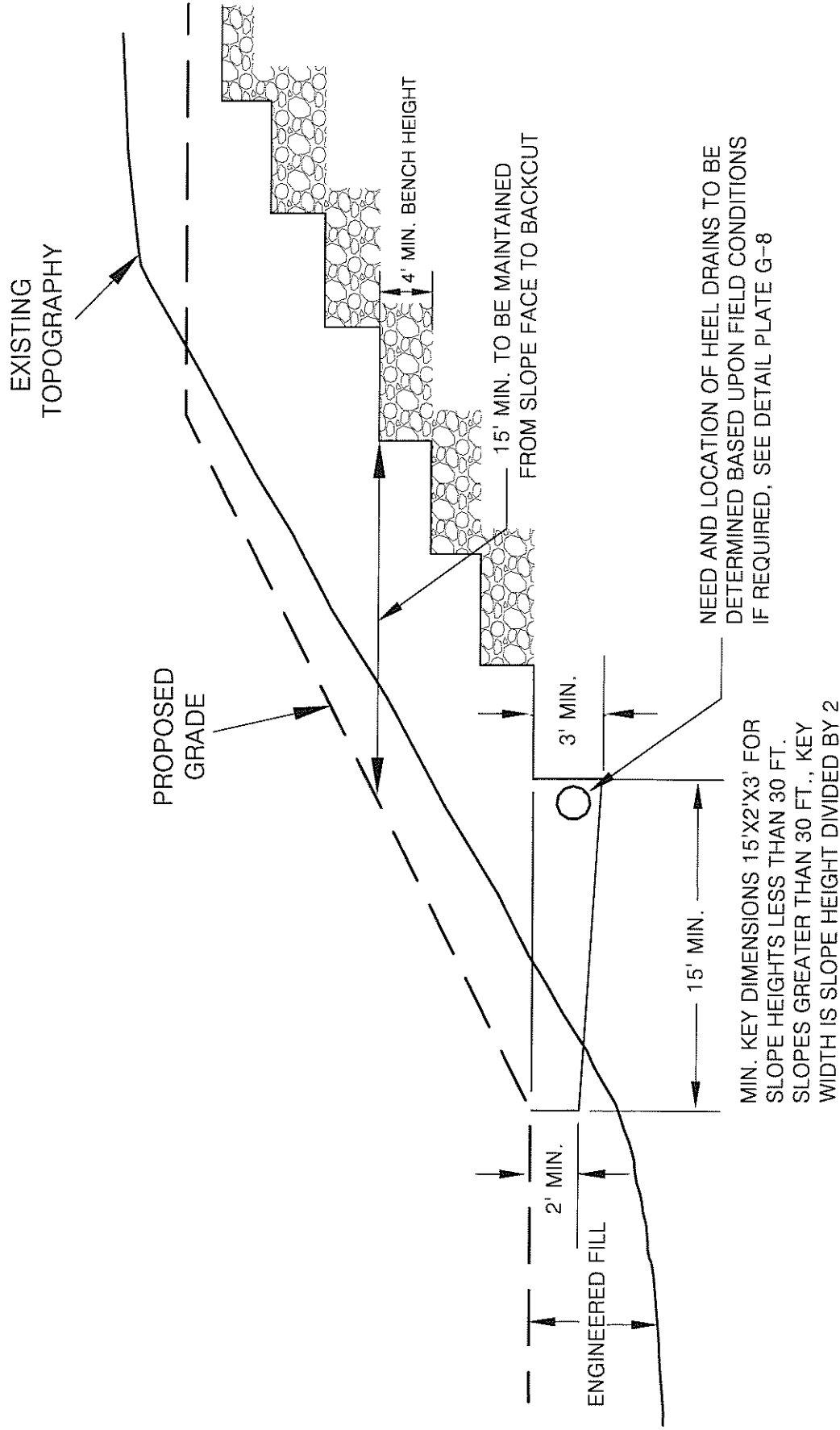
SELECTIVE GRADING DETAIL FOR STABILIZATION FILL UNSTABLE MATERIAL EXPOSED IN PORTION OF CUT SLOPE



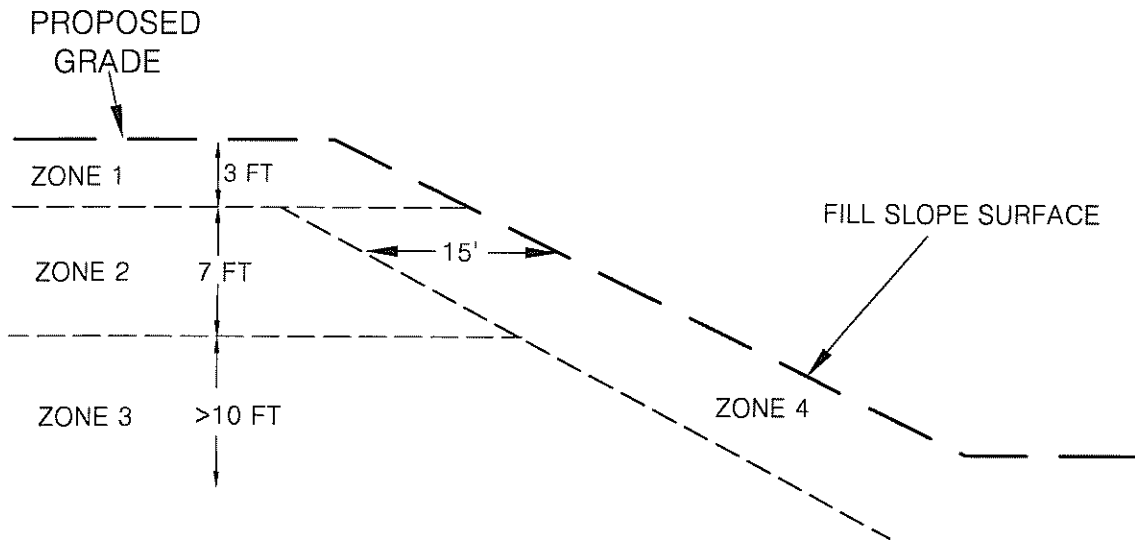
NOTES: 1. BACKDRAINS ARE NOT REQUIRED UNLESS SPECIFIED.

- "W" SHALL BE EQUIPMENT WIDTH (15') FOR SLOPE HEIGHT LESS THAN 25 FEET. FOR SLOPES GREATER THAN 25 FEET, "W" SHALL BE DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER/GEOLOGIST. AT NO TIME SHALL "W" BE LESS THAN H/2.

SKIN FILL SLOPE OVER NATURAL GROUND



DETAIL FOR MAXIMUM PARTICLE DIMENSION



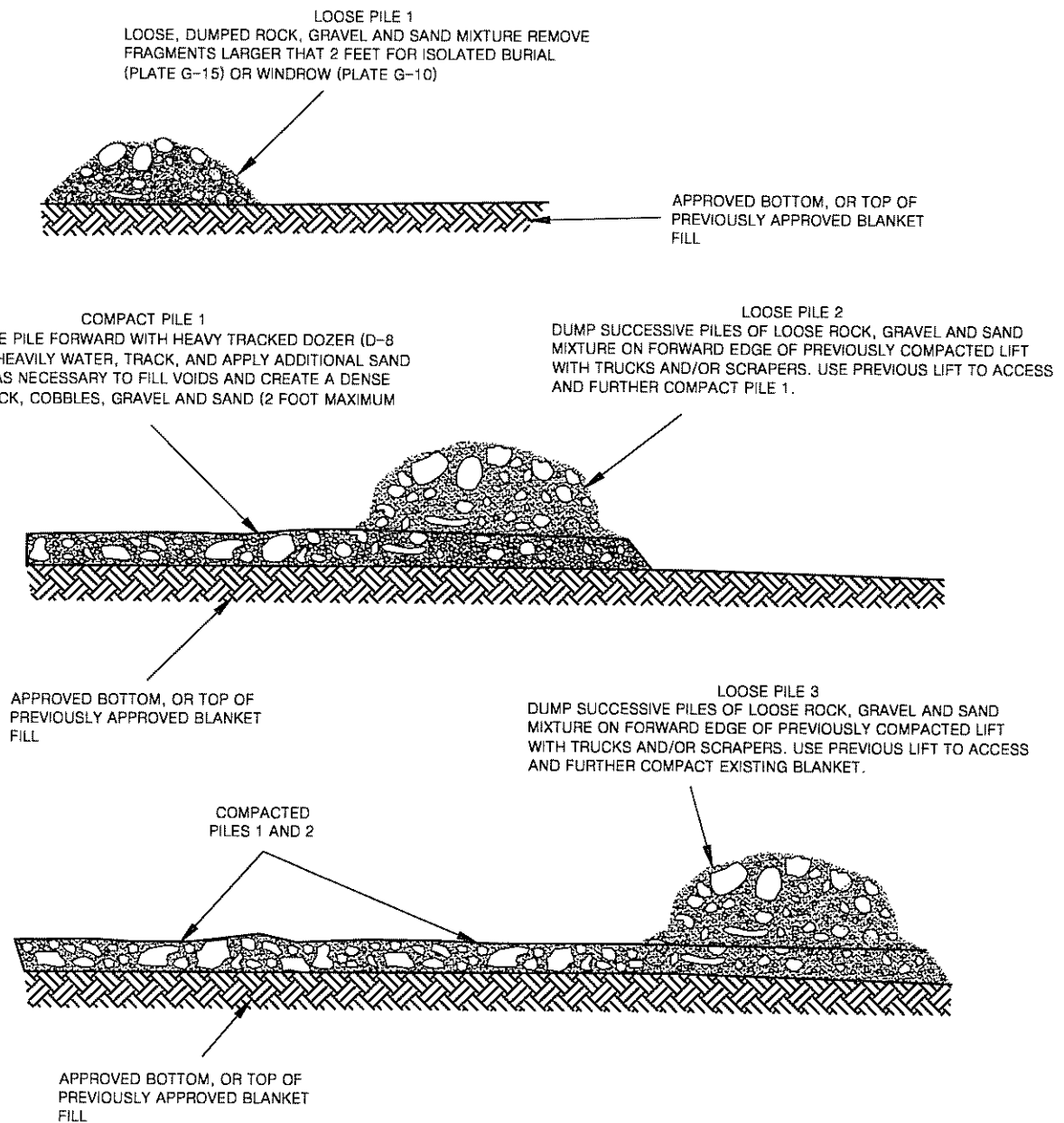
ZONE	DEPTH	PARTICLE MAX. DIMENSION	PLACEMENT METHOD
1	0-3 ft.	≤ 0.5 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)
2	3-10 ft.	≤ 2.0 ft.	ROCK BLANKETS (SEE PLATE G-13)
3	>10 ft.	≤ 8.0 ft.	ROCK BLANKETS (PLATE G-13) ROCK WINDROW (PLATE G-14) INDIVIDUAL ROCK BURIED (PLATE G-15)
4	15 HORIZONTAL FEET FROM FILL SLOPE FACE	≤ 1.0 ft.	STANDARD OR CONVENTIONAL COMPACTION METHODS (SEE EARTHWORK SPECIFICATIONS)



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VER. 2/15

PLATE G-12

ROCK BLANKET DETAILS

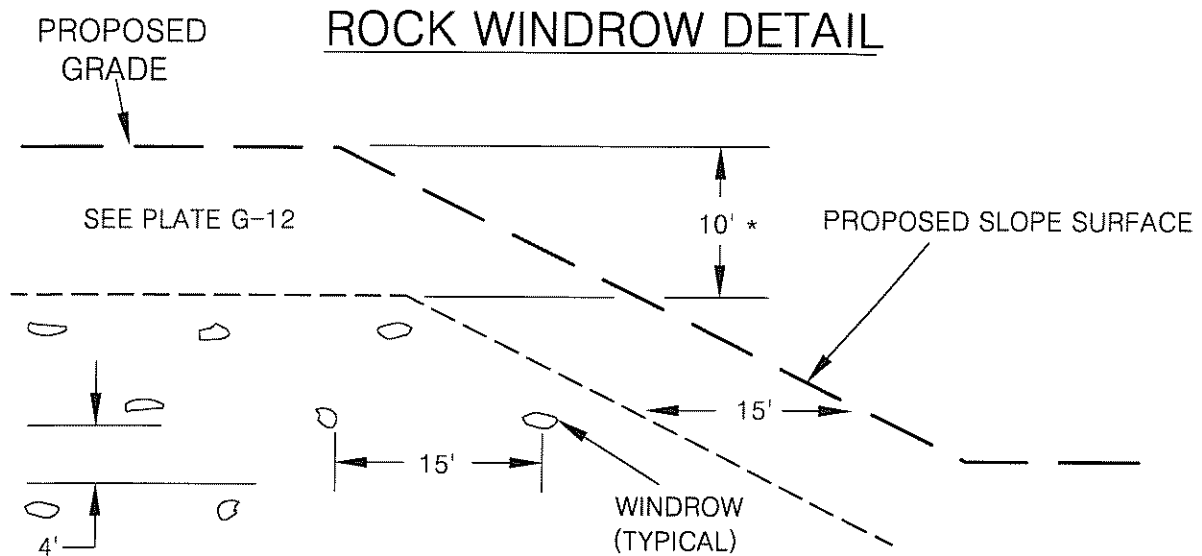


OBSERVATION TESTING AND APPROVAL PROCEDURES
OBSERVE EQUIPMENT, SCRAPERS AND TRUCKS SHOULD BE FULLY SUPPORTED ON BLANKET WITHOUT SIGNIFICANT YIELDING. EXCAVATE TEST/OBSERVATION PITS TO CONFIRM EXISTENCE OF MIXTURE OF VARIOUS PARTICLE SIZES, WITHOUT SIGNIFICANT VOIDS, AND FORMING A DENSE, COMPACTED FILL MATRIX. TEST BY ASTM D1556, D2922 AND/OR D3017 WHEN APPROPRIATE. RECORD LIMITS AND ELEVATION OF BLANKET. ALL FILL AND COMPACTION OPERATIONS TO BE CONDUCTED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER. SUBSEQUENT LIFTS TO BE APPLIED ONLY AFTER OBSERVATION AND CONFIRMATION OF SUITABILITY OF FILL AND RELEASE BY THE GEOTECHNICAL ENGINEER. BLANKETS TO BE CONSTRUCTED IN ACCORDANCE WITH PLATE G-12.



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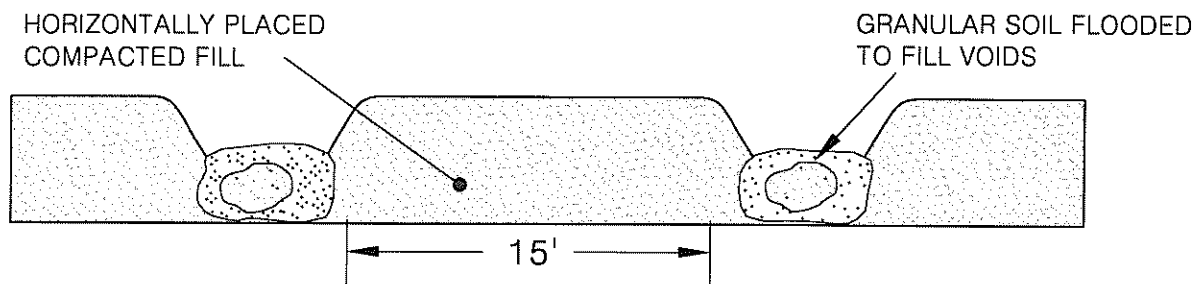
PLATE G-13



NOTE: OVERSIZED MATERIAL SHOULD BE REMOVED FROM THE 15' CLEAR ZONES WITH SPECIAL EQUIPMENT, SUCH AS A ROCK RAKE, PRIOR TO PLACING THE NEXT FILL LIFT.

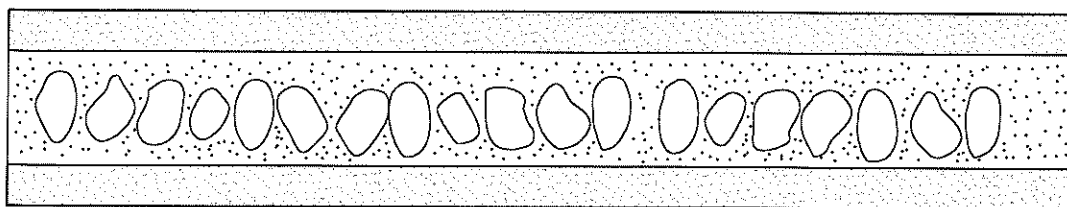
*VARIANCES TO THE ABOVE ROCK HOLD DOWN MAY BE GRANTED SUBJECT TO APPROVAL BY THE OWNER, GEOTECHNICAL ENGINEER, AND GOVERNING AGENCY

TYPICAL WINDROW DETAIL (END VIEW)



NOTE: COMPACTED FILL SHALL BE BROUGHT UP TO A HIGHER ELEVATION ALONG EACH WINDROW SO GRANULAR SOIL CAN BE FLOODED IN A "TRENCH CONDITION".

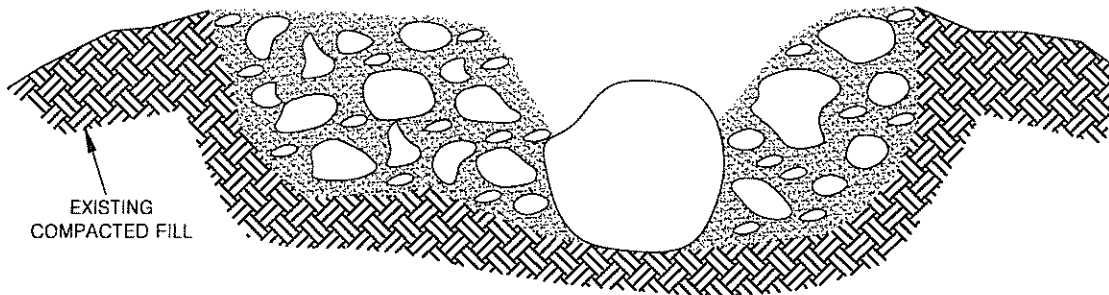
PROFILE VIEW



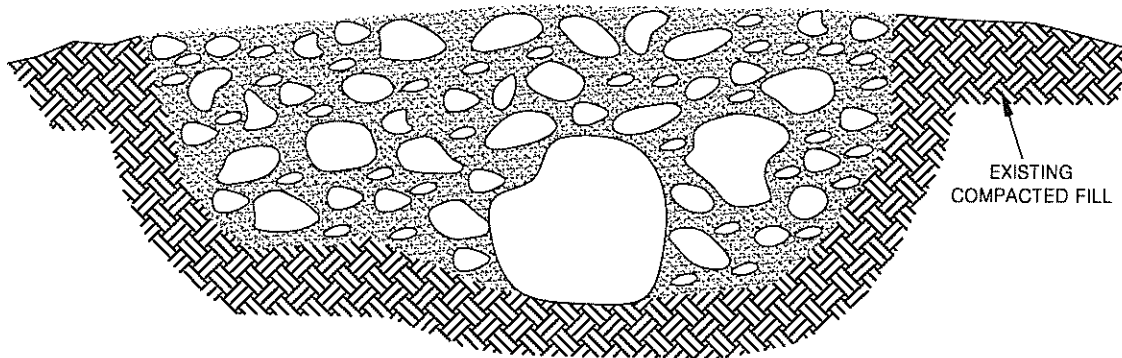
ALTA CALIFORNIA GEOTECHNICAL, INC.
VER. 3/12

PLATE G-14

ISOLATED ROCK BURIAL DETAILS



EXCAVATE HOLE INTO EXISTING FILL PRISM, PLACE BOULDER (< 8 feet in maximum dimension) INTO EXISTING COMPACTED FILL. SURROUND WITH SAND, GRAVEL, COBBLES AND WATER HEAVILY. TRACK WITH D8 OR LARGER EQUIPMENT UNTIL RESULTING FILL FULLY SUPPORTS EQUIPMENT. OBSERVE AND/OR TEST IN ACCORDANCE WITH ASTM D1556, D2922 OR D3017. ROCKS LARGER THAN 8 FEET SHALL BE FURTHER REDUCED IN SIZE BY SECONDARY BREAKING.

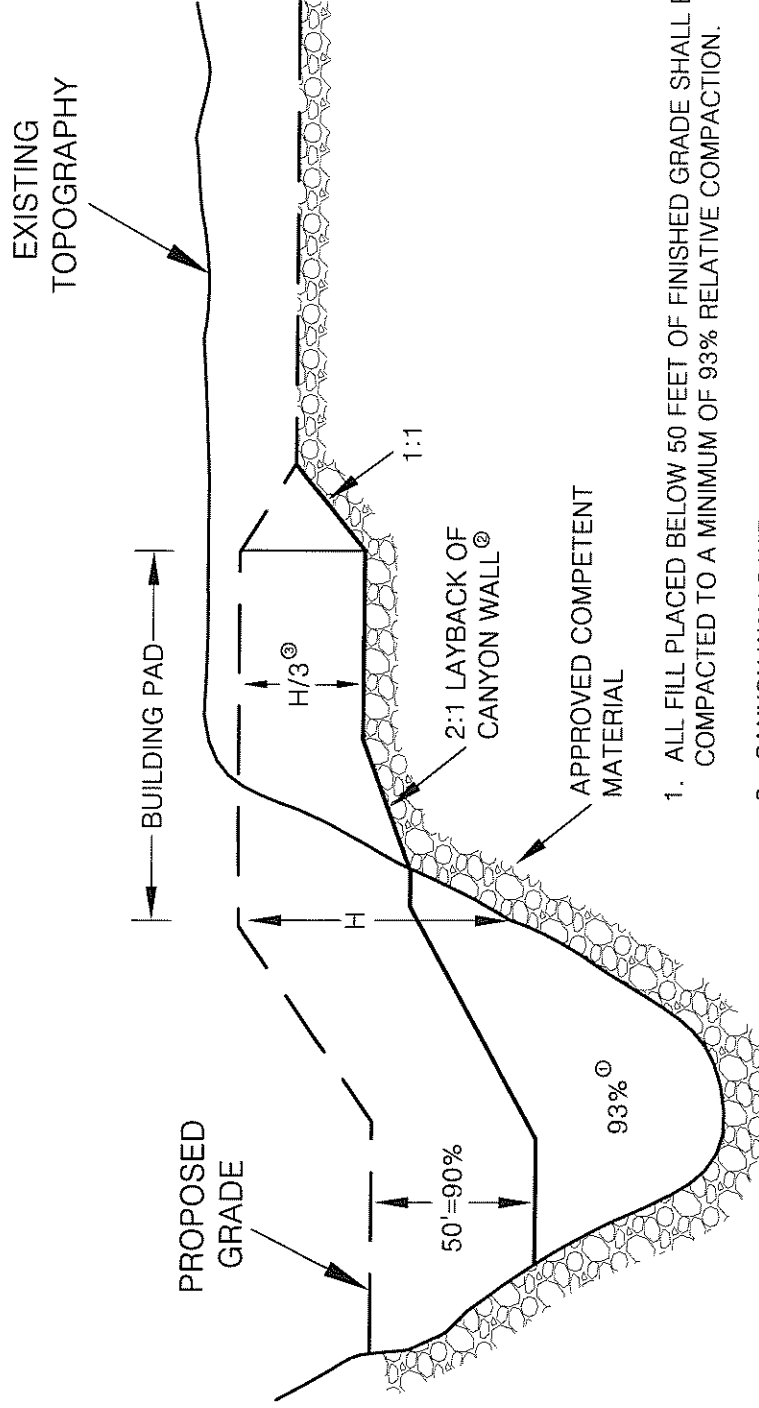


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VER. 3/12

PLATE G-15

RELATIVE COMPACTION VS. DEPTH

CANYON WALL LAY BACK DIFFERENTIAL FILL OVEREXCAVATION DETAILS



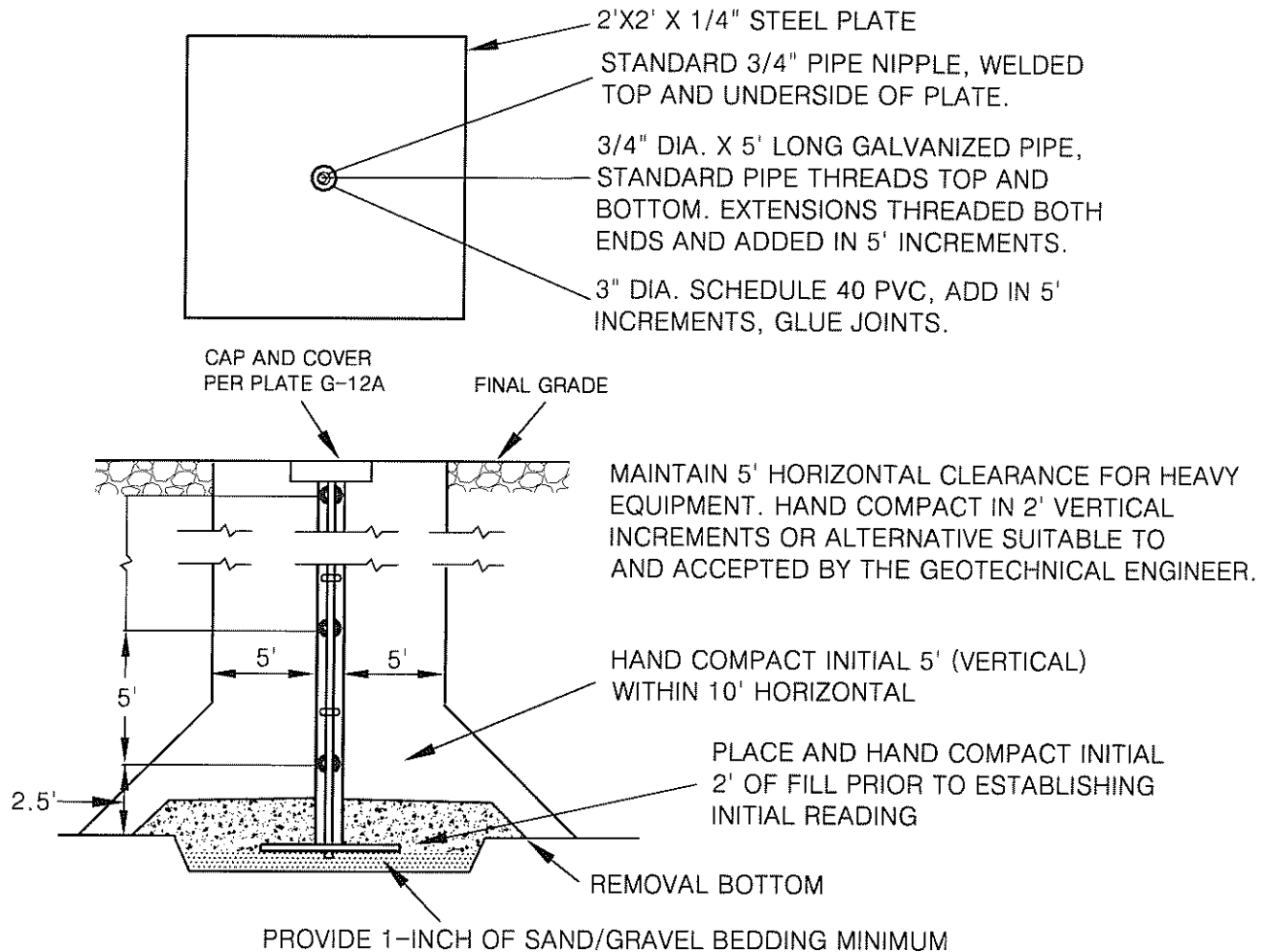
1. ALL FILL PLACED BELOW 50 FEET OF FINISHED GRADE SHALL BE COMPACTED TO A MINIMUM OF 93% RELATIVE COMPACTION.

2. CANYON WALLS WITHIN 50 FEET OF FINISHED GRADE SHALL BE LAID BACK TO A SLOPE RATIO OF 2:1 OR FLATTER.

3. ALL BUILDING PADS SHALL BE OVER EXCAVATED TO A MINIMUM OF 1/3 OF THE MAXIMUM DEPTH OF FILL BELOW THE BUILDING PAD TO A MAXIMUM OF 17 FEET.

4. IF THE 2:1 LAY BACK OF THE CANYON WALL IS IMPRACTICAL, THEN AS AN ALTERNATIVE THE INCREASED COMPACTION STANDARDS IN NOTE 1 SHOULD BE EXTENDED UP TO H/3 AND THE LAY BACK WILL NOT BE REQUIRED.

SETTLEMENT PLATE DETAIL



NOTES:

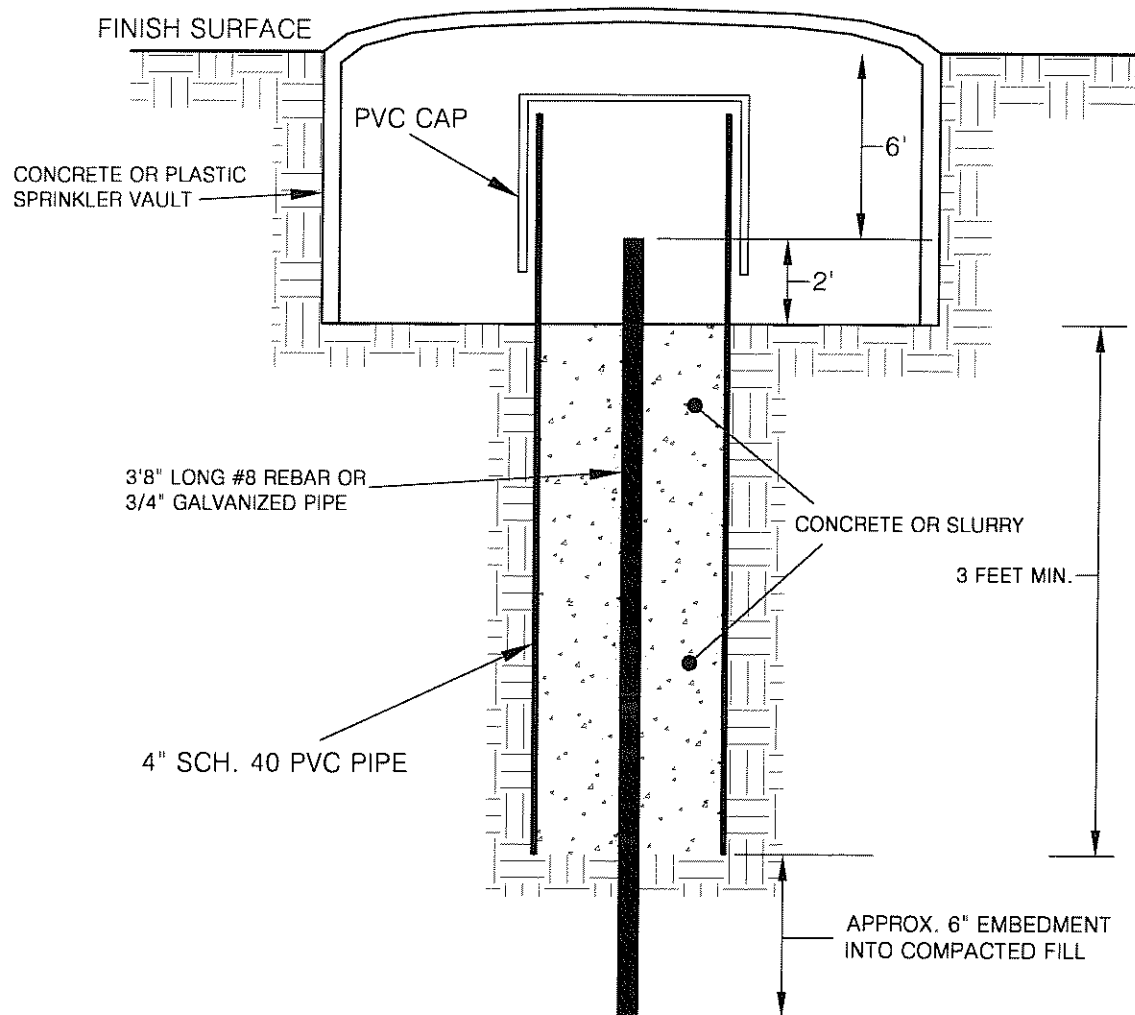
- 1) LOCATIONS OF SETTLEMENT PLATES SHALL BE CLEARLY MARKED AND READILY VISIBLE (RED FLAGGED) TO EQUIPMENT OPERATORS.
- 2) CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL CLEARANCE FOR HEAVY EQUIPMENT WITHIN 5' (VERTICAL) OF PLATE BASE. FILL WITHIN CLEARANCE AREA SHALL BE HAND COMPACTED TO PROJECT SPECIFICATIONS OR COMPACTED BY ALTERNATIVE APPROVED BY THE GEOTECHNICAL ENGINEER.
- 3) AFTER 5' (VERTICAL) OF FILL IS IN PLACE, CONTRACTOR SHALL MAINTAIN 5' HORIZONTAL EQUIPMENT CLEARANCE. FILL IN CLEARANCE AREA SHALL BE HAND COMPACTED (OR APPROVED ALTERNATIVE) IN VERTICAL INCREMENTS NOT TO EXCEED 2 FEET.
- 4) IN THE EVENT OF DAMAGE TO SETTLEMENT PLATE OR EXTENSION RESULTING FROM EQUIPMENT OPERATING WITHIN PRESCRIBED CLEARANCE AREA, CONTRACTOR SHALL IMMEDIATELY NOTIFY GEOTECHNICAL ENGINEER AND SHALL BE RESPONSIBLE FOR RESTORING THE SETTLEMENT PLATE AND EXTENSION RODS TO WORKING ORDER.



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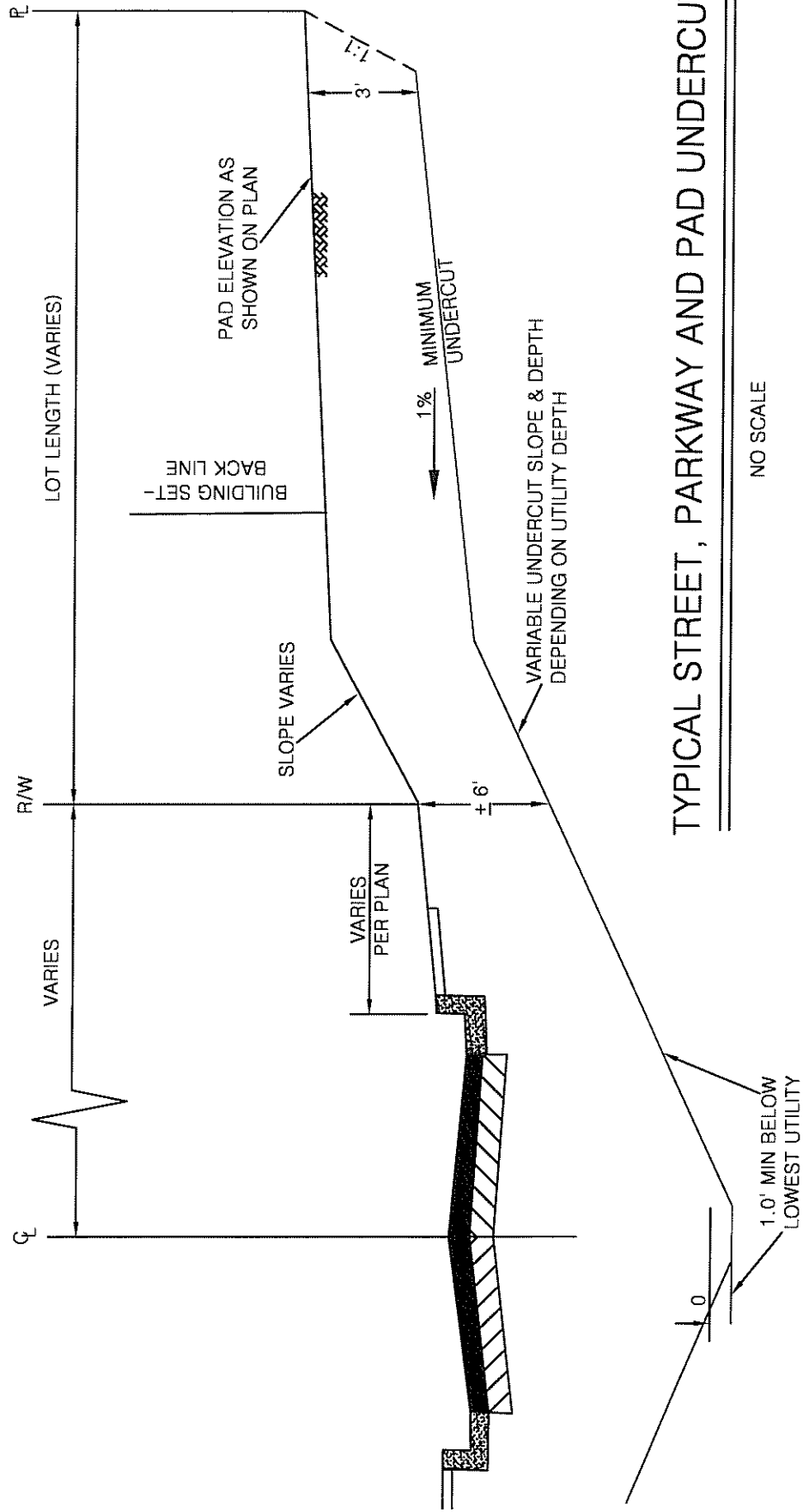
PLATE G-17

SURFACE SETTLEMENT MONUMENT DETAIL



ALTA CALIFORNIA GEOTECHNICAL, INC.
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PLATE G-18



TYPICAL STREET, PARKWAY AND PAD UNDERCUT

APPENDIX C

GREENHOUSE GAS MODELING DATA

946 Huntington Drive Project - Los Angeles-South Coast County, Annual

946 Huntington Drive Project
Los Angeles-South Coast County, Annual

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	50.00	Space	0.12	20,000.00	0
Parking Lot	12.00	Space	0.12	4,800.00	0
Condo/Townhouse	25.00	Dwelling Unit	1.00	44,991.00	72

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2019
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

946 Huntington Drive Project - Los Angeles-South Coast County, Annual

Project Characteristics -

Land Use - Site is 1.24 acres.

Construction Phase - Schedule per applicant.

Off-road Equipment - Equipment for demolition.

Off-road Equipment - Equipment for grading.

Off-road Equipment - Equipment for building construction.

Off-road Equipment - Equipment for paving.

Off-road Equipment -

Grading - Site is 1.24 acres.

Demolition -

Architectural Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Trip rate per traffic memo.

Area Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	10.00	44.00
tblConstructionPhase	NumDays	200.00	261.00

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tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	PhaseEndDate	11/12/2019	12/31/2019
tblConstructionPhase	PhaseEndDate	10/15/2019	12/31/2019
tblConstructionPhase	PhaseEndDate	12/31/2018	12/17/2018
tblConstructionPhase	PhaseEndDate	1/8/2019	12/31/2018
tblConstructionPhase	PhaseEndDate	10/29/2019	12/31/2019
tblConstructionPhase	PhaseStartDate	10/30/2019	10/31/2019
tblConstructionPhase	PhaseStartDate	1/9/2019	1/1/2019
tblConstructionPhase	PhaseStartDate	1/3/2019	12/18/2018
tblConstructionPhase	PhaseStartDate	10/16/2019	12/18/2019
tblGrading	AcresOfGrading	3.75	1.24
tblGrading	MaterialImported	0.00	1,619.00
tblLandUse	LandUseSquareFeet	25,000.00	44,991.00
tblLandUse	LotAcreage	0.45	0.12
tblLandUse	LotAcreage	0.11	0.12
tblLandUse	LotAcreage	1.56	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00

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tblTripsAndVMT	WorkerTripNumber	10.00	13.00
tblTripsAndVMT	WorkerTripNumber	10.00	8.00
tblTripsAndVMT	WorkerTripNumber	5.00	13.00
tblVehicleTrips	WD_TR	5.81	7.32

2.0 Emissions Summary

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2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.0212	0.2337	0.1190	2.7000e-004	0.0265	0.0112	0.0377	0.0133	0.0104	0.0237	0.0000	24.8055	24.8055	5.2000e-003	0.0000	24.9356
2019	0.5087	2.6394	2.3681	4.1100e-003	0.0480	0.1507	0.1987	0.0129	0.1444	0.1573	0.0000	351.5370	351.5370	0.0631	0.0000	353.1149
Maximum	0.5087	2.6394	2.3681	4.1100e-003	0.0480	0.1507	0.1987	0.0133	0.1444	0.1573	0.0000	351.5370	351.5370	0.0631	0.0000	353.1149

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.0212	0.2337	0.1190	2.7000e-004	0.0134	0.0112	0.0245	6.3600e-003	0.0104	0.0167	0.0000	24.8055	24.8055	5.2000e-003	0.0000	24.9356
2019	0.5087	2.6394	2.3681	4.1100e-003	0.0480	0.1507	0.1987	0.0129	0.1444	0.1573	0.0000	351.5366	351.5366	0.0631	0.0000	353.1146
Maximum	0.5087	2.6394	2.3681	4.1100e-003	0.0480	0.1507	0.1987	0.0129	0.1444	0.1573	0.0000	351.5366	351.5366	0.0631	0.0000	353.1146

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	17.67	0.00	5.57	26.49	0.00	3.83	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	12-4-2018	3-3-2019	0.7522	0.7522
2	3-4-2019	6-3-2019	0.7380	0.7380
3	6-4-2019	9-3-2019	0.7377	0.7377
4	9-4-2019	9-30-2019	0.2165	0.2165
		Highest	0.7522	0.7522

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2683	9.4900e-003	0.4188	4.2000e-004		0.0253	0.0253		0.0253	0.0253	2.6555	5.5256	8.1811	8.3400e-003	1.8000e-004	8.4432
Energy	2.3200e-003	0.0198	8.4200e-003	1.3000e-004		1.6000e-003	1.6000e-003		1.6000e-003	1.6000e-003	0.0000	157.1866	157.1866	3.6100e-003	1.0800e-003	157.5976
Mobile	0.0669	0.3430	0.9338	2.8500e-003	0.2182	3.3300e-003	0.2216	0.0585	3.1300e-003	0.0616	0.0000	262.3581	262.3581	0.0154	0.0000	262.7431
Waste						0.0000	0.0000		0.0000	0.0000	2.3344	0.0000	2.3344	0.1380	0.0000	5.7834
Water						0.0000	0.0000		0.0000	0.0000	0.5168	18.1669	18.6837	0.0535	1.3400e-003	20.4213
Total	0.3376	0.3722	1.3610	3.4000e-003	0.2182	0.0302	0.2485	0.0585	0.0300	0.0885	5.5066	443.2373	448.7439	0.2188	2.6000e-003	454.9885

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2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2683	9.4900e-003	0.4188	4.2000e-004		0.0253	0.0253		0.0253	0.0253	2.6555	5.5256	8.1811	8.3400e-003	1.8000e-004	8.4432
Energy	2.3200e-003	0.0198	8.4200e-003	1.3000e-004		1.6000e-003	1.6000e-003		1.6000e-003	1.6000e-003	0.0000	155.3540	155.3540	3.5700e-003	1.0700e-003	155.7612
Mobile	0.0669	0.3430	0.9338	2.8500e-003	0.2182	3.3300e-003	0.2216	0.0585	3.1300e-003	0.0616	0.0000	262.3581	262.3581	0.0154	0.0000	262.7431
Waste						0.0000	0.0000		0.0000	0.0000	2.3344	0.0000	2.3344	0.1380	0.0000	5.7834
Water						0.0000	0.0000		0.0000	0.0000	0.5168	18.1669	18.6837	0.0535	1.3400e-003	20.4213
Total	0.3376	0.3722	1.3610	3.4000e-003	0.2182	0.0302	0.2485	0.0585	0.0300	0.0885	5.5066	441.4047	446.9113	0.2188	2.5900e-003	453.1522

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41	0.41	0.02	0.38	0.40

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	12/4/2018	12/17/2018	5	10	1
2	Grading	Grading	12/18/2018	12/31/2018	5	10	2
3	Building Construction	Building Construction	1/1/2019	12/31/2019	5	261	3
4	Paving	Paving	12/18/2019	12/31/2019	5	10	4
5	Architectural Coating	Architectural Coating	10/31/2019	12/31/2019	5	44	5

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 1.24

Acres of Paving: 0.24

Residential Indoor: 91,107; Residential Outdoor: 30,369; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,488 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	0	0.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Paving	Pavers	0	0.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	13.00	0.00	6.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	8.00	0.00	160.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	28.00	7.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	2	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	6.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.0000e-004	0.0000	7.0000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0111	0.1087	0.0639	1.1000e-004		6.2500e-003	6.2500e-003		5.8600e-003	5.8600e-003	0.0000	9.4274	9.4274	2.3100e-003	0.0000	9.4851
Total	0.0111	0.1087	0.0639	1.1000e-004	7.0000e-004	6.2500e-003	6.9500e-003	1.1000e-004	5.8600e-003	5.9700e-003	0.0000	9.4274	9.4274	2.3100e-003	0.0000	9.4851

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3.2 Demolition - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	1.0000e-003	2.1000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.2366	0.2366	2.0000e-005	0.0000	0.2371
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	3.1000e-004	3.3100e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.7077	0.7077	3.0000e-005	0.0000	0.7084
Total	3.9000e-004	1.3100e-003	3.5200e-003	1.0000e-005	7.6000e-004	1.0000e-005	7.8000e-004	2.0000e-004	1.0000e-005	2.2000e-004	0.0000	0.9444	0.9444	5.0000e-005	0.0000	0.9454

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.1000e-004	0.0000	3.1000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0111	0.1087	0.0639	1.1000e-004		6.2500e-003	6.2500e-003		5.8600e-003	5.8600e-003	0.0000	9.4274	9.4274	2.3100e-003	0.0000	9.4851
Total	0.0111	0.1087	0.0639	1.1000e-004	3.1000e-004	6.2500e-003	6.5600e-003	5.0000e-005	5.8600e-003	5.9100e-003	0.0000	9.4274	9.4274	2.3100e-003	0.0000	9.4851

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3.2 Demolition - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	1.0000e-003	2.1000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.2366	0.2366	2.0000e-005	0.0000	0.2371
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6000e-004	3.1000e-004	3.3100e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.7077	0.7077	3.0000e-005	0.0000	0.7084
Total	3.9000e-004	1.3100e-003	3.5200e-003	1.0000e-005	7.6000e-004	1.0000e-005	7.8000e-004	2.0000e-004	1.0000e-005	2.2000e-004	0.0000	0.9444	0.9444	5.0000e-005	0.0000	0.9454

3.3 Grading - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0232	0.0000	0.0232	0.0125	0.0000	0.0125	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.6500e-003	0.0968	0.0440	8.0000e-005		4.7900e-003	4.7900e-003		4.4100e-003	4.4100e-003	0.0000	7.6881	7.6881	2.3900e-003	0.0000	7.7480
Total	8.6500e-003	0.0968	0.0440	8.0000e-005	0.0232	4.7900e-003	0.0280	0.0125	4.4100e-003	0.0169	0.0000	7.6881	7.6881	2.3900e-003	0.0000	7.7480

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3.3 Grading - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.0000e-004	0.0267	5.5100e-003	6.0000e-005	1.3700e-003	1.0000e-004	1.4700e-003	3.8000e-004	9.0000e-005	4.7000e-004	0.0000	6.3101	6.3101	4.5000e-004	0.0000	6.3212
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.9000e-004	2.0400e-003	0.0000	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.4355	0.4355	2.0000e-005	0.0000	0.4359
Total	1.0200e-003	0.0269	7.5500e-003	6.0000e-005	1.8100e-003	1.0000e-004	1.9100e-003	5.0000e-004	9.0000e-005	5.9000e-004	0.0000	6.7456	6.7456	4.7000e-004	0.0000	6.7572

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0105	0.0000	0.0105	5.6200e-003	0.0000	5.6200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.6500e-003	0.0968	0.0440	8.0000e-005		4.7900e-003	4.7900e-003		4.4100e-003	4.4100e-003	0.0000	7.6881	7.6881	2.3900e-003	0.0000	7.7479
Total	8.6500e-003	0.0968	0.0440	8.0000e-005	0.0105	4.7900e-003	0.0153	5.6200e-003	4.4100e-003	0.0100	0.0000	7.6881	7.6881	2.3900e-003	0.0000	7.7479

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3.3 Grading - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.0000e-004	0.0267	5.5100e-003	6.0000e-005	1.3700e-003	1.0000e-004	1.4700e-003	3.8000e-004	9.0000e-005	4.7000e-004	0.0000	6.3101	6.3101	4.5000e-004	0.0000	6.3212
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.9000e-004	2.0400e-003	0.0000	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.4355	0.4355	2.0000e-005	0.0000	0.4359
Total	1.0200e-003	0.0269	7.5500e-003	6.0000e-005	1.8100e-003	1.0000e-004	1.9100e-003	5.0000e-004	9.0000e-005	5.9000e-004	0.0000	6.7456	6.7456	4.7000e-004	0.0000	6.7572

3.4 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3350	2.4540	2.1023	3.3300e-003		0.1456	0.1456		0.1395	0.1395	0.0000	279.6516	279.6516	0.0588	0.0000	281.1220
Total	0.3350	2.4540	2.1023	3.3300e-003		0.1456	0.1456		0.1395	0.1395	0.0000	279.6516	279.6516	0.0588	0.0000	281.1220

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3.4 Building Construction - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.8700e-003	0.1079	0.0295	2.4000e-004	5.7500e-003	6.8000e-004	6.4300e-003	1.6600e-003	6.5000e-004	2.3100e-003	0.0000	22.8434	22.8434	1.5200e-003	0.0000	22.8815
Worker	0.0183	0.0153	0.1659	4.3000e-004	0.0400	3.5000e-004	0.0404	0.0106	3.2000e-004	0.0110	0.0000	38.4897	38.4897	1.3200e-003	0.0000	38.5228
Total	0.0222	0.1232	0.1954	6.7000e-004	0.0458	1.0300e-003	0.0468	0.0123	9.7000e-004	0.0133	0.0000	61.3331	61.3331	2.8400e-003	0.0000	61.4043

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3350	2.4540	2.1023	3.3300e-003		0.1456	0.1456		0.1395	0.1395	0.0000	279.6512	279.6512	0.0588	0.0000	281.1217
Total	0.3350	2.4540	2.1023	3.3300e-003		0.1456	0.1456		0.1395	0.1395	0.0000	279.6512	279.6512	0.0588	0.0000	281.1217

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3.4 Building Construction - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.8700e-003	0.1079	0.0295	2.4000e-004	5.7500e-003	6.8000e-004	6.4300e-003	1.6600e-003	6.5000e-004	2.3100e-003	0.0000	22.8434	22.8434	1.5200e-003	0.0000	22.8815
Worker	0.0183	0.0153	0.1659	4.3000e-004	0.0400	3.5000e-004	0.0404	0.0106	3.2000e-004	0.0110	0.0000	38.4897	38.4897	1.3200e-003	0.0000	38.5228
Total	0.0222	0.1232	0.1954	6.7000e-004	0.0458	1.0300e-003	0.0468	0.0123	9.7000e-004	0.0133	0.0000	61.3331	61.3331	2.8400e-003	0.0000	61.4043

3.5 Paving - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.0600e-003	0.0211	0.0210	3.0000e-005		1.2000e-003	1.2000e-003		1.1100e-003	1.1100e-003	0.0000	2.8601	2.8601	9.0000e-004	0.0000	2.8827
Paving	1.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.2200e-003	0.0211	0.0210	3.0000e-005		1.2000e-003	1.2000e-003		1.1100e-003	1.1100e-003	0.0000	2.8601	2.8601	9.0000e-004	0.0000	2.8827

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3.5 Paving - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.7000e-004	2.9500e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	1.9000e-004	0.0000	0.6847	0.6847	2.0000e-005	0.0000	0.6853
Total	3.3000e-004	2.7000e-004	2.9500e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	1.9000e-004	0.0000	0.6847	0.6847	2.0000e-005	0.0000	0.6853

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.0600e-003	0.0211	0.0210	3.0000e-005		1.2000e-003	1.2000e-003		1.1100e-003	1.1100e-003	0.0000	2.8601	2.8601	9.0000e-004	0.0000	2.8827
Paving	1.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.2200e-003	0.0211	0.0210	3.0000e-005		1.2000e-003	1.2000e-003		1.1100e-003	1.1100e-003	0.0000	2.8601	2.8601	9.0000e-004	0.0000	2.8827

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3.5 Paving - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.7000e-004	2.9500e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	1.9000e-004	0.0000	0.6847	0.6847	2.0000e-005	0.0000	0.6853
Total	3.3000e-004	2.7000e-004	2.9500e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	1.0000e-005	1.9000e-004	0.0000	0.6847	0.6847	2.0000e-005	0.0000	0.6853

3.6 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1425					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.8600e-003	0.0404	0.0405	7.0000e-005		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	5.6172	5.6172	4.7000e-004	0.0000	5.6290
Total	0.1483	0.0404	0.0405	7.0000e-005		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	5.6172	5.6172	4.7000e-004	0.0000	5.6290

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3.6 Architectural Coating - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.6000e-004	5.5000e-004	5.9900e-003	2.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.8000e-004	1.0000e-005	4.0000e-004	0.0000	1.3904	1.3904	5.0000e-005	0.0000	1.3916
Total	6.6000e-004	5.5000e-004	5.9900e-003	2.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.8000e-004	1.0000e-005	4.0000e-004	0.0000	1.3904	1.3904	5.0000e-005	0.0000	1.3916

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1425					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.8600e-003	0.0404	0.0405	7.0000e-005		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	5.6172	5.6172	4.7000e-004	0.0000	5.6290
Total	0.1483	0.0404	0.0405	7.0000e-005		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	5.6172	5.6172	4.7000e-004	0.0000	5.6290

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3.6 Architectural Coating - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.6000e-004	5.5000e-004	5.9900e-003	2.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.8000e-004	1.0000e-005	4.0000e-004	0.0000	1.3904	1.3904	5.0000e-005	0.0000	1.3916
Total	6.6000e-004	5.5000e-004	5.9900e-003	2.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.8000e-004	1.0000e-005	4.0000e-004	0.0000	1.3904	1.3904	5.0000e-005	0.0000	1.3916

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0669	0.3430	0.9338	2.8500e-003	0.2182	3.3300e-003	0.2216	0.0585	3.1300e-003	0.0616	0.0000	262.3581	262.3581	0.0154	0.0000	262.7431
Unmitigated	0.0669	0.3430	0.9338	2.8500e-003	0.2182	3.3300e-003	0.2216	0.0585	3.1300e-003	0.0616	0.0000	262.3581	262.3581	0.0154	0.0000	262.7431

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	183.00	141.75	121.00	574,936	574,936
Enclosed Parking Structure	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	183.00	141.75	121.00	574,936	574,936

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Enclosed Parking Structure	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925
Parking Lot	0.548007	0.045751	0.200309	0.124119	0.017133	0.006025	0.018861	0.028423	0.002391	0.002469	0.004915	0.000672	0.000925

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	132.4388	132.4388	3.1300e-003	6.5000e-004	132.7099
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	134.2715	134.2715	3.1700e-003	6.6000e-004	134.5463
NaturalGas Mitigated	2.3200e-003	0.0198	8.4200e-003	1.3000e-004		1.6000e-003	1.6000e-003		1.6000e-003	1.6000e-003	0.0000	22.9152	22.9152	4.4000e-004	4.2000e-004	23.0513
NaturalGas Unmitigated	2.3200e-003	0.0198	8.4200e-003	1.3000e-004		1.6000e-003	1.6000e-003		1.6000e-003	1.6000e-003	0.0000	22.9152	22.9152	4.4000e-004	4.2000e-004	23.0513

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5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	429414	2.3200e-003	0.0198	8.4200e-003	1.3000e-004		1.6000e-003	1.6000e-003		1.6000e-003	1.6000e-003	0.0000	22.9152	22.9152	4.4000e-004	4.2000e-004	23.0513
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		2.3200e-003	0.0198	8.4200e-003	1.3000e-004		1.6000e-003	1.6000e-003		1.6000e-003	1.6000e-003	0.0000	22.9152	22.9152	4.4000e-004	4.2000e-004	23.0513

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	429414	2.3200e-003	0.0198	8.4200e-003	1.3000e-004		1.6000e-003	1.6000e-003		1.6000e-003	1.6000e-003	0.0000	22.9152	22.9152	4.4000e-004	4.2000e-004	23.0513
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		2.3200e-003	0.0198	8.4200e-003	1.3000e-004		1.6000e-003	1.6000e-003		1.6000e-003	1.6000e-003	0.0000	22.9152	22.9152	4.4000e-004	4.2000e-004	23.0513

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	125999	70.1763	1.6600e-003	3.4000e-004	70.3199
Enclosed Parking Structure	113400	63.1594	1.4900e-003	3.1000e-004	63.2887
Parking Lot	1680	0.9357	2.0000e-005	0.0000	0.9376
Total		134.2715	3.1700e-003	6.5000e-004	134.5463

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	122708	68.3437	1.6100e-003	3.3000e-004	68.4836
Enclosed Parking Structure	113400	63.1594	1.4900e-003	3.1000e-004	63.2887
Parking Lot	1680	0.9357	2.0000e-005	0.0000	0.9376
Total		132.4388	3.1200e-003	6.4000e-004	132.7099

6.0 Area Detail

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6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2683	9.4900e-003	0.4188	4.2000e-004		0.0253	0.0253		0.0253	0.0253	2.6555	5.5256	8.1811	8.3400e-003	1.8000e-004	8.4432
Unmitigated	0.2683	9.4900e-003	0.4188	4.2000e-004		0.0253	0.0253		0.0253	0.0253	2.6555	5.5256	8.1811	8.3400e-003	1.8000e-004	8.4432

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6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0143					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1642					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0819	6.4800e-003	0.1589	4.1000e-004		0.0239	0.0239		0.0239	0.0239	2.6555	5.1029	7.7584	7.9200e-003	1.8000e-004	8.0101
Landscaping	8.0100e-003	3.0100e-003	0.2599	1.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	0.4227	0.4227	4.2000e-004	0.0000	0.4331
Total	0.2683	9.4900e-003	0.4188	4.2000e-004		0.0253	0.0253		0.0253	0.0253	2.6555	5.5256	8.1811	8.3400e-003	1.8000e-004	8.4432

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6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0143					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1642					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0819	6.4800e-003	0.1589	4.1000e-004		0.0239	0.0239		0.0239	0.0239	2.6555	5.1029	7.7584	7.9200e-003	1.8000e-004	8.0101
Landscaping	8.0100e-003	3.0100e-003	0.2599	1.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	0.4227	0.4227	4.2000e-004	0.0000	0.4331
Total	0.2683	9.4900e-003	0.4188	4.2000e-004		0.0253	0.0253		0.0253	0.0253	2.6555	5.5256	8.1811	8.3400e-003	1.8000e-004	8.4432

7.0 Water Detail**7.1 Mitigation Measures Water**

946 Huntington Drive Project - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	18.6837	0.0535	1.3400e-003	20.4213
Unmitigated	18.6837	0.0535	1.3400e-003	20.4213

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	1.62885 / 1.02688	18.6837	0.0535	1.3400e-003	20.4213
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		18.6837	0.0535	1.3400e-003	20.4213

946 Huntington Drive Project - Los Angeles-South Coast County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	1.62885 / 1.02688	18.6837	0.0535	1.3400e-003	20.4213
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		18.6837	0.0535	1.3400e-003	20.4213

8.0 Waste Detail

8.1 Mitigation Measures Waste

946 Huntington Drive Project - Los Angeles-South Coast County, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.3344	0.1380	0.0000	5.7834
Unmitigated	2.3344	0.1380	0.0000	5.7834

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	11.5	2.3344	0.1380	0.0000	5.7834
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		2.3344	0.1380	0.0000	5.7834

946 Huntington Drive Project - Los Angeles-South Coast County, Annual

8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	11.5	2.3344	0.1380	0.0000	5.7834
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		2.3344	0.1380	0.0000	5.7834

9.0 Operational Offroad

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

10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

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

Boilers

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

User Defined Equipment

Equipment Type	Number
----------------	--------

946 Huntington Drive Project - Los Angeles-South Coast County, Annual

11.0 Vegetation

APPENDIX D1

PHASE I ENVIRONMENTAL SITE ASSESSMENT



PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

Phone: (909) 593-2427 - Fax (909) 593-2105

Email: picenv@verizon.net

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

PREPARED FOR

**MATT WAKEN
MJW INVESTMENTS, LLC
1278 GLENNEYRE STREET, SUITE 439
LAGUNA BEACH, CA 92651**

CONCERNING COMMERCIAL AND RESIDENTIAL PROPERTY AT

**946 – 962 EAST HUNTINGTON DRIVE
DUARTE, CA 91010**

MARCH 7, 2018

PIC ENVIRONMENTAL SERVICES
2619 SIERRA WAY
LA VERNE, CA 91750

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DISPLAYS

Figure 1:	Site Location and Topographic Map
Figure 2:	Site Map – Current
Figure 2A:	Site Map – 1955
Figure 2B:	Site Map – 1980
Figure 3:	Groundwater Contour Map
Figure 4:	Oil and Gas Map
Figure 5:	Asbestos Reference Display
Figure 6:	Landfill Map
Appendix A:	Title Information
Appendix B:	Site Photos
Appendix C:	Duarte Building Department Permits
Appendix D:	Historic Topographic Maps
Appendix E:	Historic Aerial Photographs
Appendix F:	City Directory Report
Appendix G:	EDR Report



PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

909/593-2427

FAX: 909/593-2105

March 7, 2018

INTRODUCTION

PIC Environmental Services (PIC) was contracted by MJW Investments, LLC to perform a Phase I Environmental Site Assessment (PESA) at a mixed use residential and commercial property located in Duarte, California (see Figure 1). The purpose of this investigation was to determine if environmental impairments existed at the site. This document represents the PESA report prepared in accordance with customary industry practices and current ASTM (2013) Standards. This document also intends to satisfy the "All Appropriate Inquiries" guidelines established by the Federal Environmental Protection Agency (EPA).

The following sources were used to prepare this report:

1. Site Inspection
2. California Regional Water Quality Control Board (RWQCB) records
3. California Department of Toxic Substances Control (DTSC), Site Mitigation Division records
4. United States Environmental Protection Agency (EPA) and Geological Society (USGS) records
5. California Department of Natural Resources (CDNR),
Division of Oil, Gas, and Geothermal Resources (DOGGR) records
6. Los Angeles County Waste Discharge Systems records of active and inactive landfills
7. EDR collection of historic aerial photographs
8. City of Duarte permit records
9. Los Angeles County UST and Hazardous Materials Permit Records
10. Los Angeles County Title Records
11. Historic Telephone Directories

SCOPE OF INVESTIGATION

The scope of this investigation included: site inspection, survey of adjacent properties, review of the above listed government records, review of historical aerial photographs, and geologic and hydrogeologic information search.

SITE INSPECTION

On March 6, 2018, PIC Project Manager, Ethan Hersch, conducted site inspections at the subject property and adjacent/nearby properties. Matt Waken assisted PIC with the inspections.

SITE DESCRIPTION

The subject property includes about 56,000 square feet of mostly vacant mixed use residential and commercial property located south of E. Huntington Drive in Duarte, CA.

Historic addresses used at the property appear to include 946 through 962 E. Huntington Drive, Duarte, CA 91010. The Los Angeles County Assessor Parcel Numbers are 8530-013-902, 8530-013-903, 8530-013-904, and 8530-013-009. Additional title information is attached in Appendix A.

Property boundaries are indicated by a public street to the north, adjoining commercial buildings to the east and residential property to the south and west (see Figure 2).

The subject property has been improved with two residential buildings identified on Figure 2. Exterior areas contain asphalt or unpaved areas. Telephone directory listings and other records document the property has been occupied by various residential and commercial occupants, including a tavern/bar, a motel (inn), a shoe repair business, a liquor store, a doll shop, a waterproofing/painting contractor, a telephone answering service, a restaurant, and a grocery market (see Figures 2A and 2B and Appendices C and F). PIC observed no underground storage tanks, no industrial waste interceptors (clarifiers), and no significant surface staining. Figure 2 and Site Photos in Appendix B identify the onsite buildings and current occupant uses.

The onsite buildings were constructed prior to 1980. As a result, asbestos containing construction materials (ACM) may be present. PIC observed no obvious ACM, but testing for ACM in suspect building materials was not conducted. A reference diagram of common ACM in older structures is illustrated on Figure 5.

PIC's review of existing site conditions and historic uses did not identify any Recognized Environmental Conditions (RECs).

SITE HISTORY

Based on a review of regulatory permit records, County title records, historic telephone directories, historic topographic maps, and historic aerial photos, it appears the subject property was initially used for residential purposes as early as 1945 (see Appendices C and E). Prior to 1945, the property was used for agricultural purposes (citrus orchard). As documented in Figures 2, 2A, and 2B and Appendices C, E, and F, about six buildings were constructed onsite between 1945 and 1980. Only two structures remain onsite. Former residences were converted to commercial businesses on many occasions. Historic onsite occupants included residences, a liquor store, a tavern/bar, a motel (inn), a shoe repair business, a doll shop, a waterproofing/painting contractor, a telephone answering service, a restaurant, and a grocery market.

None of the identified historic tenants were likely to have used or stored significant quantities of hazardous materials onsite. In addition, the Regional Water Quality Control Board (RWQCB) discovered no environmental concerns onsite as part of its Well Investigation Program (WIP) in the area (see Appendix G).

Based on PIC's review of historic records summarized above, PIC discovered no Recognized Environmental Conditions (RECs).

SURVEY OF ADJACENT PROPERTIES

Commercial and residential developments were observed on adjoining properties.

None of the adjacent properties exhibited obvious evidence of petroleum or hazardous materials contamination problems. However, the subject property is located about ¼ mile southeast of a regional groundwater contamination plume as documented in Appendix G. There is no evidence that historic onsite occupants would have released contaminants that contributed to the groundwater contamination plume.

Surface runoff at all surrounding properties appeared to be southerly.

No evidence of historic or improper waste disposal was observed by PIC in any storm drain at the site.

HISTORICAL AERIAL PHOTOGRAPH REVIEW

Historical aerial photographs provided by EDR were reviewed by PIC (see copies in Appendix E). Available photographs were dated 1928, 1938, 1949, 1952, 1964, 1977, 1979, 1983, 1989, 1990, 1994, 2002, 2005, 2010, 2014, and 2016.

The 1928 and 1938 photos indicate the property was cultivated for agricultural use (citrus orchard). Huntington Drive is evident north of the property in all photos.

By 1949, residential buildings had been constructed onsite. Most of the citrus trees had been removed.

By 1952, additional structures appear evident onsite. All citrus trees had been removed.

By 1964, up to six buildings are evident onsite. Similar features are observed in the 1977, 1979, and 1983 photos. By 1989, some of the former buildings had been demolished.

By 1990, the existing two residential buildings are evident, but all other structures appear to have been demolished.

Subsequent photos reveal similar features and no significant changes. A recent (2016) photo has been enlarged and reproduced as Figure 2 for reference.

The aerial photo study indicates no obvious environmental impairments on the subject property or from adjacent properties. The aerial photo search did not indicate any historic oil well drilling or landfill activity on the site.

GOVERNMENT RECORDS REVIEW

The following federal, state, and local public records and associated lists were searched to determine the potential for or existence of onsite and/or offsite unauthorized releases of hazardous materials (i.e., contamination) related to onsite and/or offsite aboveground or underground storage tanks, or any other potential sources:

FEDERAL SOURCES

NPL	National Priority List
PROPOSED NPL	Proposed National Priority List
DELISTED NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS (SEMS)	Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS – NFRAP (SEMS)	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
RCRA	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfield Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, and Rodenticide Control Act)
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
DEBRIS REGION 9	Illegal Dumping Sites Listing
MCS	Military Cleanup Sites
RADINFO	Radiation Information Database
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
LUCIS	Land Use Control Information

STATE OF CALIFORNIA AND LOS ANGELES COUNTY SOURCES

RESPONSE	State DTSC Response Sites
AWP	Annual Work Plan Sites
CALSITES	Calsites Database
CA BOND EXP. PLAN	Bond Expenditure Plan
NFA	No Further Action Determination
NFE	Properties Needing Further Evaluation
REF	Unconfirmed Properties Referred to Another Agency
SCH	School Property Evaluation Program
TOXIC PITS	Toxic Pits Cleanup Act Sites
AO CONCERN	Areas of Concern with Groundwater Contamination
SWF/LF (SWIS)	Solid Waste Information System
CA WDS	Waste Discharge System
WMUDS/SWAT	Waste Management Unit Database
CORTESE	“Cortese” Hazardous Waste & Substances Sites List
SWRCY	Recycler Database
LUST	Leaking Underground Storage Tank Report
CA FID UST	Facility Inventory Database
SLIC	Statewide SLIC Cases
SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
UST	Active UST Facilities
HIST UST	Hazardous Substance Storage Container Database
AST	Aboveground Petroleum Storage Tank Facilities
SWEEPS UST	SWEEPS UST Listing
CHMIRS	California Hazardous Material Incident Report System
NOTIFY 65	Proposition 65 Records
DEED	Deed Restriction Listing
LIENS	Environmental Liens Listing
VCP	Voluntary Cleanup Program Properties
DRYCLEANERS	Cleaner Facilities
LA CO HMS	Los Angeles County Hazardous Materials Sites
WIP	Well Investigation Program Case List
CDL	Clandestine Drug Labs
HAZNET	Facility and Manifest Data
EMI	Emissions Inventory Data
ENVIROSTOR	DTSC Database
NPDES	NPDES Permits Listing

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

MANUFACTURED GAS PLANTS	EDR Proprietary Manufactured Gas Plants
EDR HISTORICAL AUTO STATIONS	Historic Gas Stations
EDR HISTORICAL CLEANERS	EDR Proprietary Historic Drycleaners

All of the above records were examined for up to a one-mile radius by EDR (see Appendix G). The subject property does not appear on any of the lists.

The EDR record search also revealed that 19 sites exist within a one-half mile radius of the subject property which have sustained soil and/or groundwater contamination as a result of an underground storage tank leak. Please refer to the Executive Summary in Appendix G for the Leaking Underground Storage Tanks (LUST) list. PIC has confirmed that none of the open LUST sites are located within 1/8 mile of the subject property. As a result, it is not likely the property has been impacted by offsite LUST sources. As stated previously, a regional groundwater contamination plume (San Gabriel Valley) exists northwest of the subject property. However, there is no evidence that historic onsite property uses would have released contaminants contributing to the regional contamination plume. Moreover, the Regional Water Quality Control Board (RWQCB) has not identified the subject property as a potential contributor to the contamination plume.

Finally, the EDR record search revealed the following concerning properties located within a one mile radius of the subject site:

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
NPL	1	1
PROPOSED NPL	1	0
DELISTED NPL	1	0
NPL LIENS	SITE ONLY	0
CERCLIS (SEMS)	0.5	0
CERCLIS NFRAP (SEMS)	0.5	1
CORRACTS	1	0
RCRA – TSD	0.5	1
RCRA – Lg Gen	0.25	1
RCRA – Sm Gen	0.25	17
ERNS	SITE ONLY	0
HMIRS	SITE ONLY	0
US ENG CONTROLS	0.5	0
US INST CONTROLS	0.5	0
DOD	1	0
FUDS	1	0
US BROWNFIELDS	0.5	0
CONSENT	1	0
ROD	1	0
UMTRA	0.5	0
ODI	0.5	0
DEBRIS REGION 9	0.5	0
MCS	SITE ONLY	0
TRIS	SITE ONLY	0
TSCA	SITE ONLY	0
FTTS	SITE ONLY	0
SSTS	SITE ONLY	0
ICIS	SITE ONLY	0

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
PADS	SITE ONLY	0
MLTS	SITE ONLY	0
MINES	0.25	0
FINDS	SITE ONLY	0
RAATS	SITE ONLY	0
RADINFO	SITE ONLY	0
LUCIS	0.5	0

GOVERNMENT RECORDS State and Local	SEARCH RADIUS (miles)	NUMBER OF SITES
RESPONSE	1	0
AWP	1	0
CAL-SITES	1	0
BOND EXP	1	0
NFA	0.25	0
NFE	0.25	0
REF	0.25	0
SCH	0.25	0
TOXIC PITS	1	0
AO CONCERN	1	1
LANDFILLS	0.5	1
WDS	SITE ONLY	0
SWAT	0.5	0
CORTESE	0.5	14
SWRCY	0.5	0
LUST	0.5	19
UST	0.25	5
SLIC	0.5	7
UST	0.25	2
HIST UST	0.25	8
AST	0.25	5
SWEEPS UST	0.25	13
CHMIRS	SITE ONLY	0
NOTIFY 65	1	2
DEED	0.5	0
LIENS	SITE ONLY	0
VCP	0.5	0
DRYCLEANERS	0.25	0
LA CO HMS	SITE ONLY	0
WIP	0.25	3
CDL	SITE ONLY	0
HAZNET	SITE ONLY	0
EMI	SITE ONLY	0
NPDES	SITE ONLY	0

GOVERNMENT RECORDS State and Local	SEARCH RADIUS (miles)	NUMBER OF SITES
ENVIROSTOR	1	3

GOVERNMENT RECORDS Tribal	SEARCH RADIUS (miles)	NUMBER OF SITES
INDIAN RESERV	1	0
INDIAN LUST	0.5	0
INDIAN UST	0.25	0

GOVERNMENT RECORDS EDR	SEARCH RADIUS (miles)	NUMBER OF SITES
MAN. GAS PLANTS	1	0
HIST AUTO STATIONS	0.25	5
HIST CLEANERS	0.25	4

Historic Oil and Gas Drilling Activity

Based on a review of State Division of Oil, Gas, and Geothermal Resources (DOGGR) records, it appears that no historic oil production or exploratory oil well drilling activity has ever occurred on or within one mile of the subject site. Figure 4 illustrates a lack of historic oil well drilling activity near the subject property. PIC concludes the property has not been impacted by historic oil well drilling activity.

Solid Waste Disposal Sites

The Los Angeles County Solid Waste Management Department provides a public index of Solid Waste and Liquid Industrial Waste Disposal Sites (see Figure 6). The EDR Report in Appendix G also includes a review of listings concerning landfills. Los Angeles County records and the EDR report both indicate that no landfills have been located on or near the subject property.

It appears the subject property has not been impacted historically by landfill activity.

GEOLOGY AND HYDROGEOLOGY

The elevation of the site is approximately 520 feet above sea level. The surrounding topography generally slopes southerly toward the nearby San Gabriel River (see Figure 1: Topographic Map and Appendix D).

A regional groundwater contour map published by Los Angeles County indicates that depth to the first groundwater aquifer is over 250 feet below surface at a sea level elevation of about 260 feet (see Figure 3). The regional groundwater flow direction is probably southerly.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the results of this Phase I Environmental Assessment, PIC offers the following:

1. No documented, significant, historic occurrences of petroleum or hazardous materials contamination were discovered at the subject property.
2. No significant existing or historic onsite sources of petroleum or hazardous materials contamination were discovered.
3. PIC concludes the site lacks significant environmental impairments (Recognized Environmental Conditions).
4. PIC recommends no additional investigation.

This report is proprietary and confidential, to be delivered to, and intended for the exclusive use of, the above named client and the client's assignees only. PIC Environmental Services assumes neither responsibility nor liability for the reliance herein or use hereof by anyone other than the above named client or the client's assignees. In addition, the results of the government record search were prepared and provided by Environmental Data Resources, Inc. (EDR), who is responsible for the accuracy and completeness of the information provided.

Accordingly, we, J. Tim Hersch and Ethan J. Hersch, declare to the best of our knowledge and belief, we meet the definition of Environmental Professional as defined by 40 C.F.R. Section 312.10 and we have the specific qualifications based upon education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Section 312.

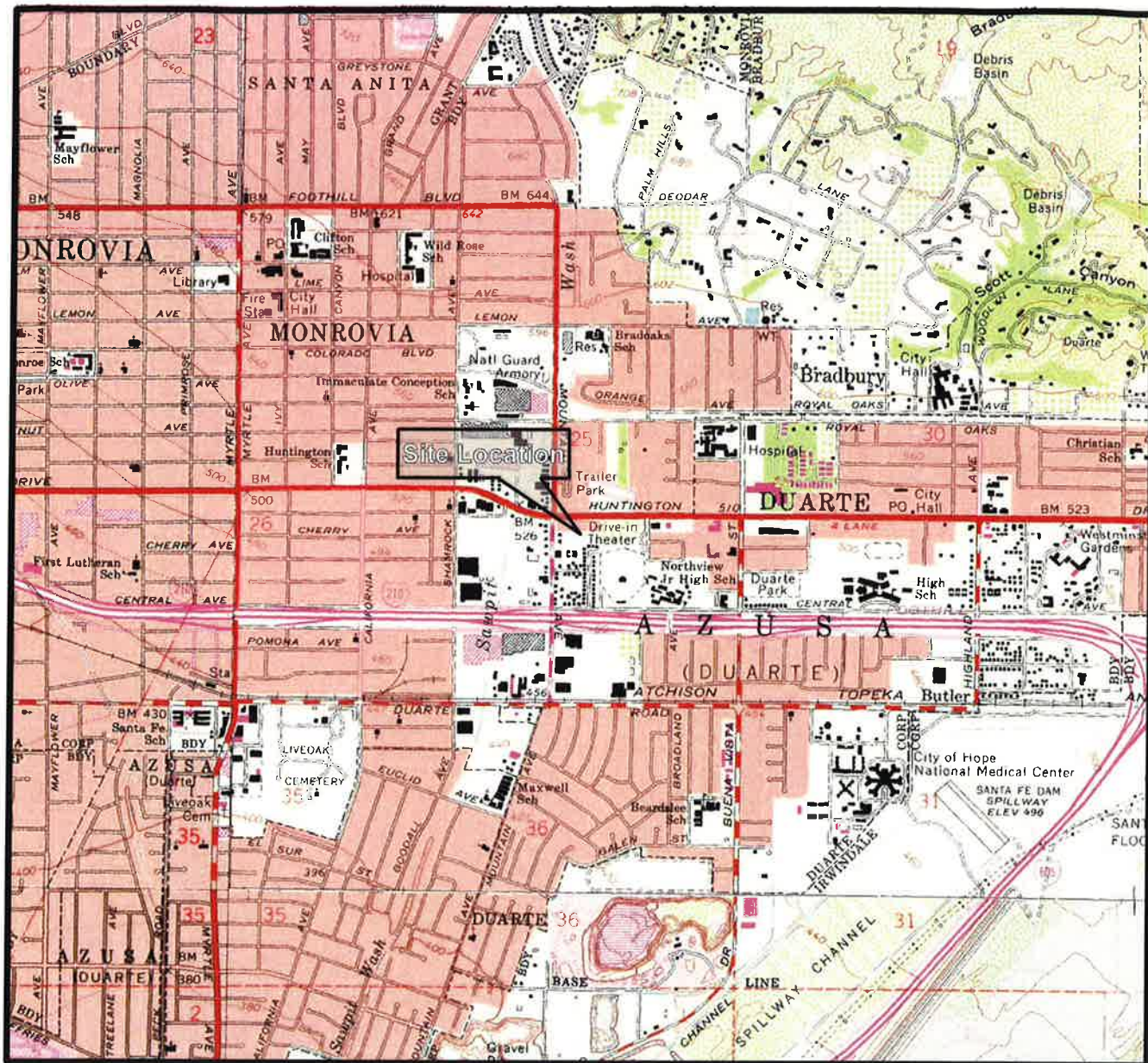
Should you have any questions or comments regarding the procedures outlined in this report, please do not hesitate to call us at 909/593-2427.

Respectfully submitted,

Ethan J. Hersch
Project Manager

J. Tim Hersch
California Professional Geologist #4082
President





Site Latitude: N34.138982
 Site Longitude: W117.984380
 Site Elevation: 520 Feet
 Source: USGS Topographical Quadrangle



**Environmental
Services**

0 2000
 Scale In Feet

**Site Location Map
Topographic Map**

Client:
 MJW Investments, LLC

Drafted By:
 EJH

Project Manager:
 J. Tim Hersch

Project No:
 E4236

Site Location:
 946 – 962 East Huntington Drive, Duarte, CA 91010

Date:
 3 / 2018

Figure:
 1



**Environmental
Services**

0 20
Scale In Feet

**Site Map -
Aerial Photo 10/2016**

Client:
MJW Investments, LLC

Drafted By:
EJH

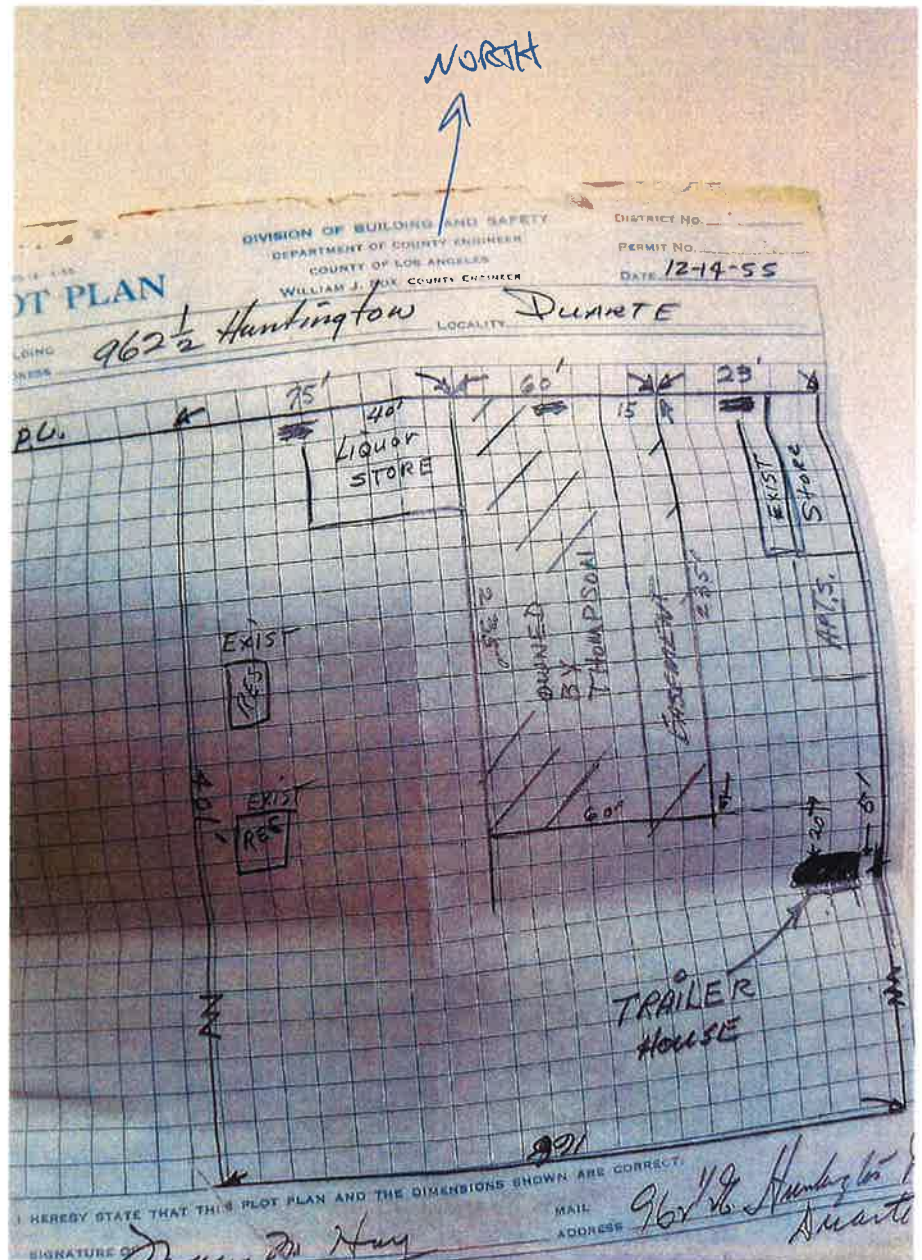
Project Manager:
J. Tim Hersch

Project No:
E4236

Site Location:
946 - 962 East Huntington Drive, Duarte, CA 91010

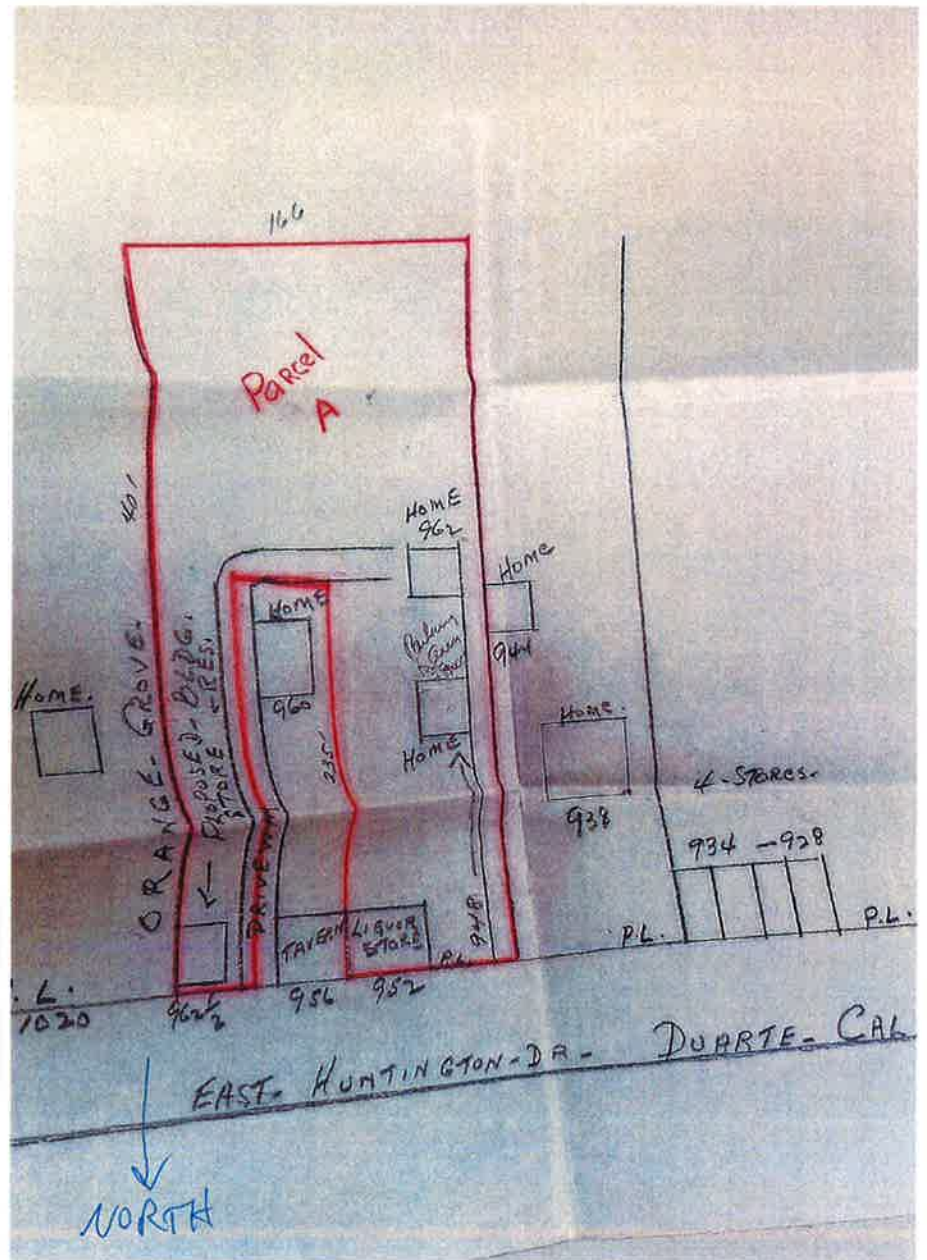
Date:
3 / 2018

Figure:
2



SITE MAP

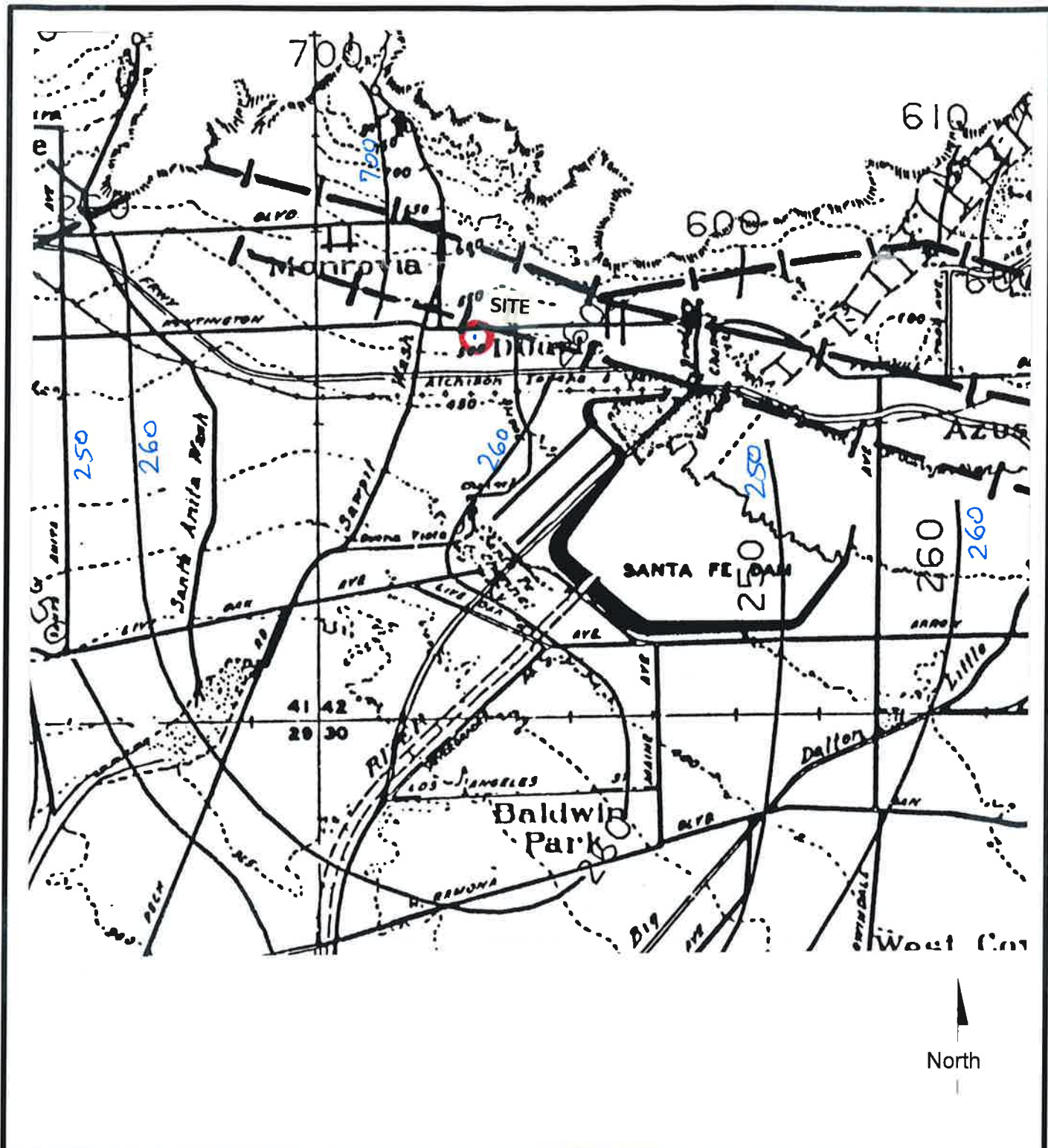
FIGURE 2A



1980

SITE MAP

FIGURE 2B



North



**Environmental
Services**

0 5280
Scale In Feet

Groundwater Contour Map

Client:
MJW Investments, LLC

Drafted By:
EJH

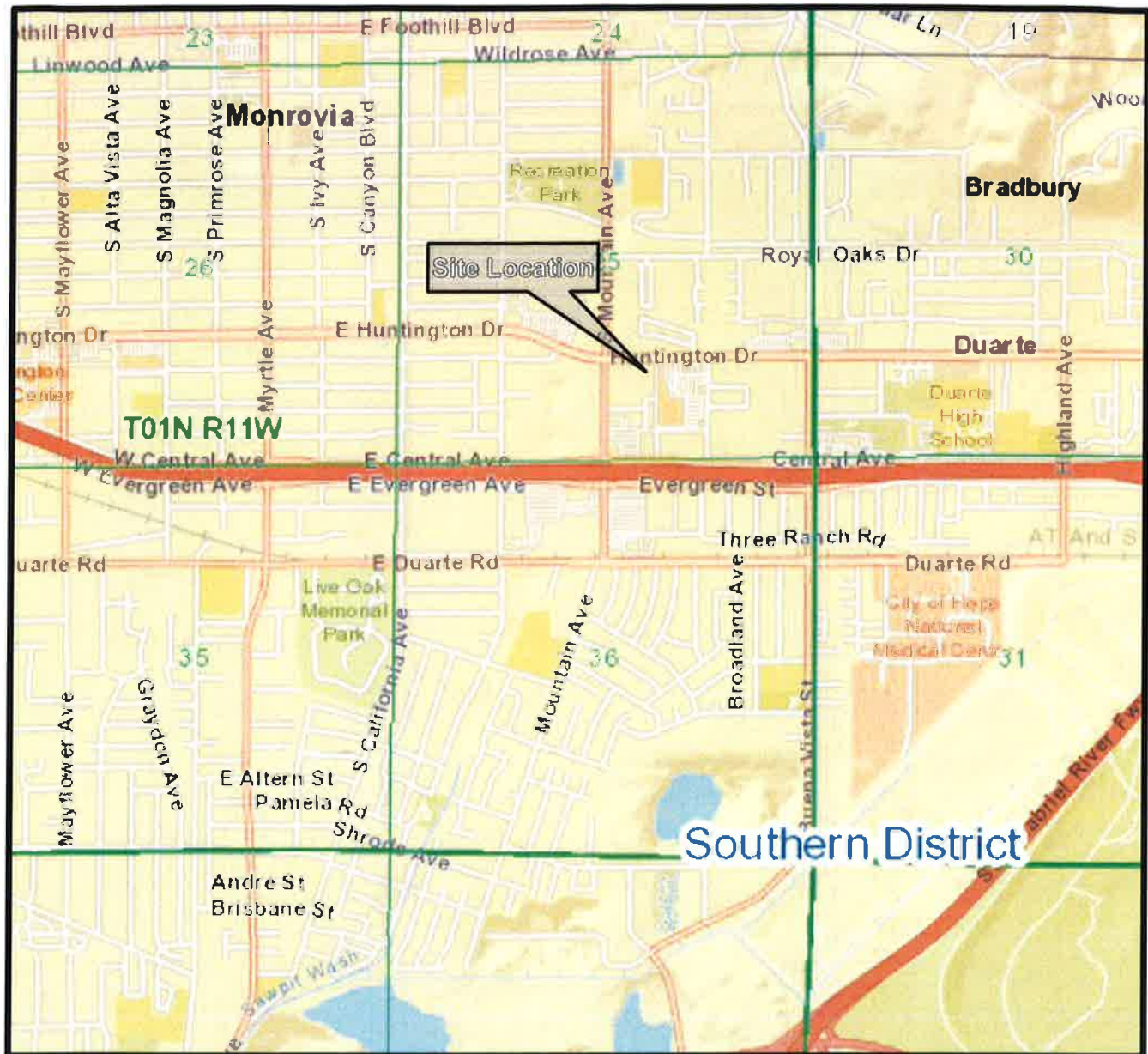
Project Manager:
J. Tim Hersch

Project No:
E4236

Site Location:
946 – 962 East Huntington Drive, Duarte, CA 91010

Date:
3 / 2018

Figure:
3



**Environmental
Services**

0 2000
Scale In Feet

Oil Well Map

Client:
MJW Investments, LLC

Drafted By:
EJH

Project Manager:
J. Tim Hersch

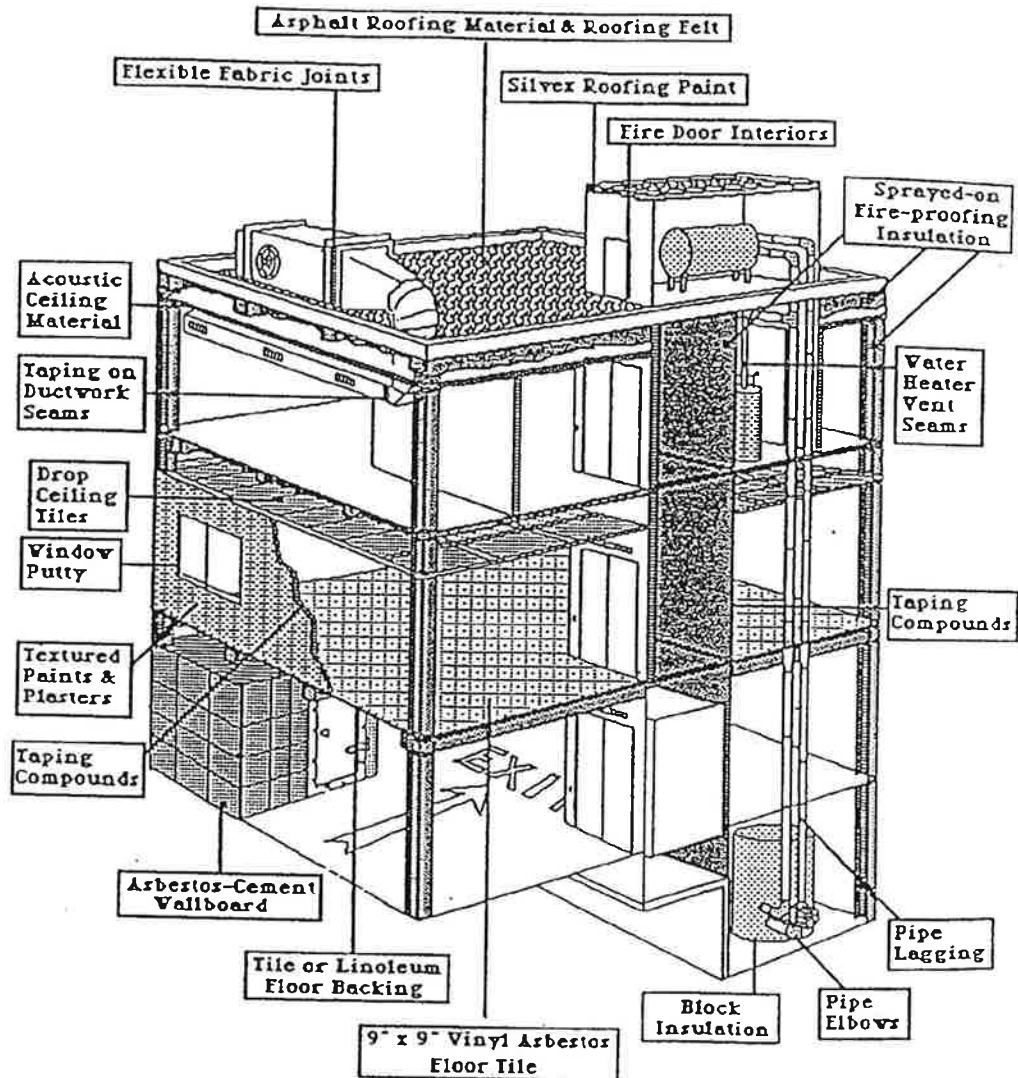
Project No:
E4236

Site Location:
946 – 962 East Huntington Drive, Duarte, CA 91010

Date:
3 / 2018

Figure:
4

Asbestos Containing Materials in Buildings



**Environmental
Services**

Not to Scale

Common Asbestos Containing Materials (ASM's)

Client:
MJW Investments, LLC

Drafted By:
EJH

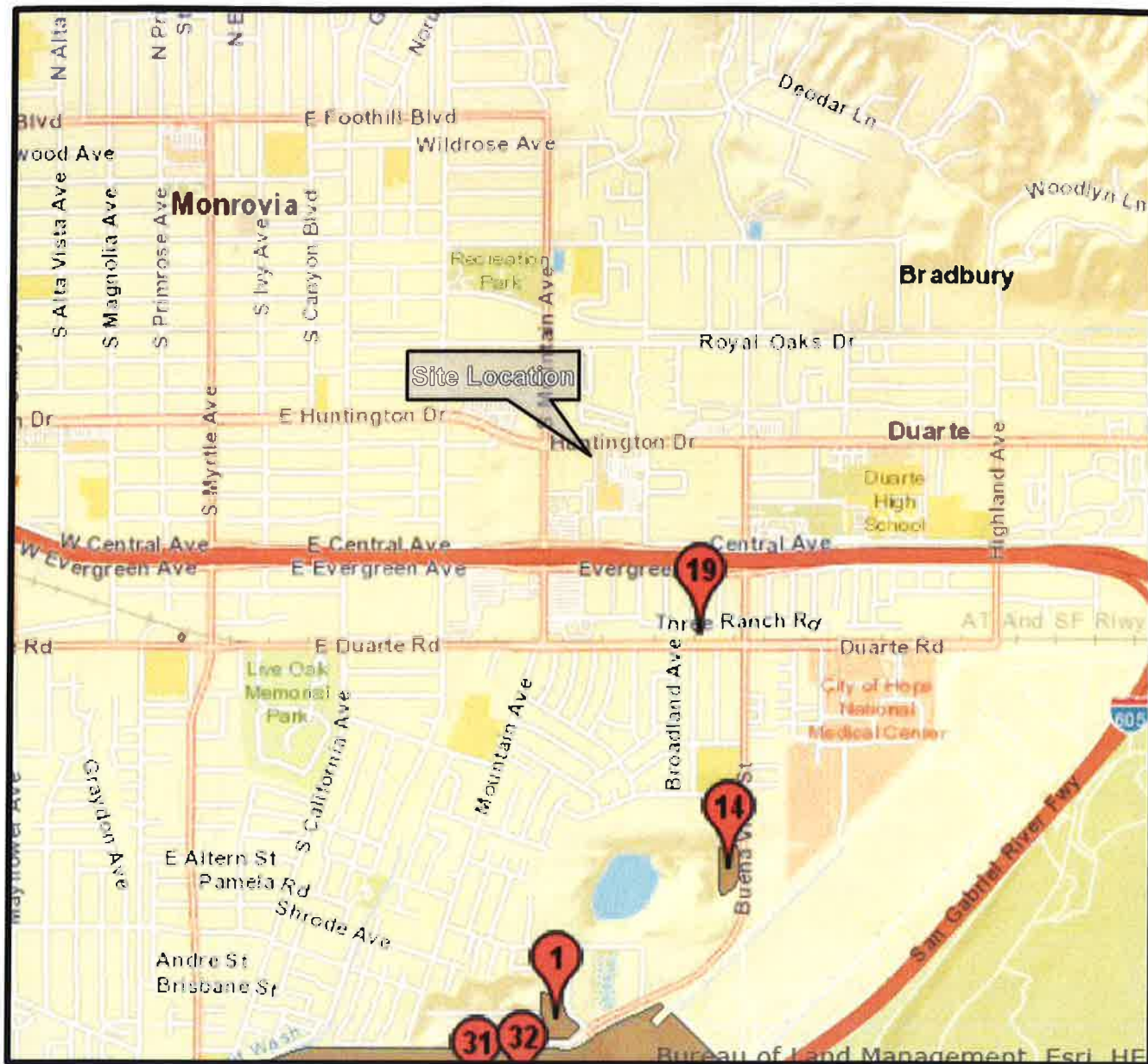
Project Manager:
J. Tim Hersch

Project No:
E4236

Site Location:
946 – 962 East Huntington Drive, Duarte, CA 91010

Date:
3 / 2018

Figure:
5



-  Mead Wrecking Co. #313 (Closed)
-  Livingston-Graham Duarte Disposal Site (Closed)
-  Alpha Pit (Closed)
-  United Rock Products Pit #1 (Closed)
-  United Rock Products Pit #1 (Active)



**Environmental
Services**

0 2000
Scale In Feet

Landfill Map

Client:
MJW Investments, LLC

Drafted By:
EJH

Project Manger:
J. Tim Hersch

Project No:
E4236

Site Location:
946 – 962 East Huntington Drive, Duarte, CA 91010

Date:
3 / 2018

Figure:
6

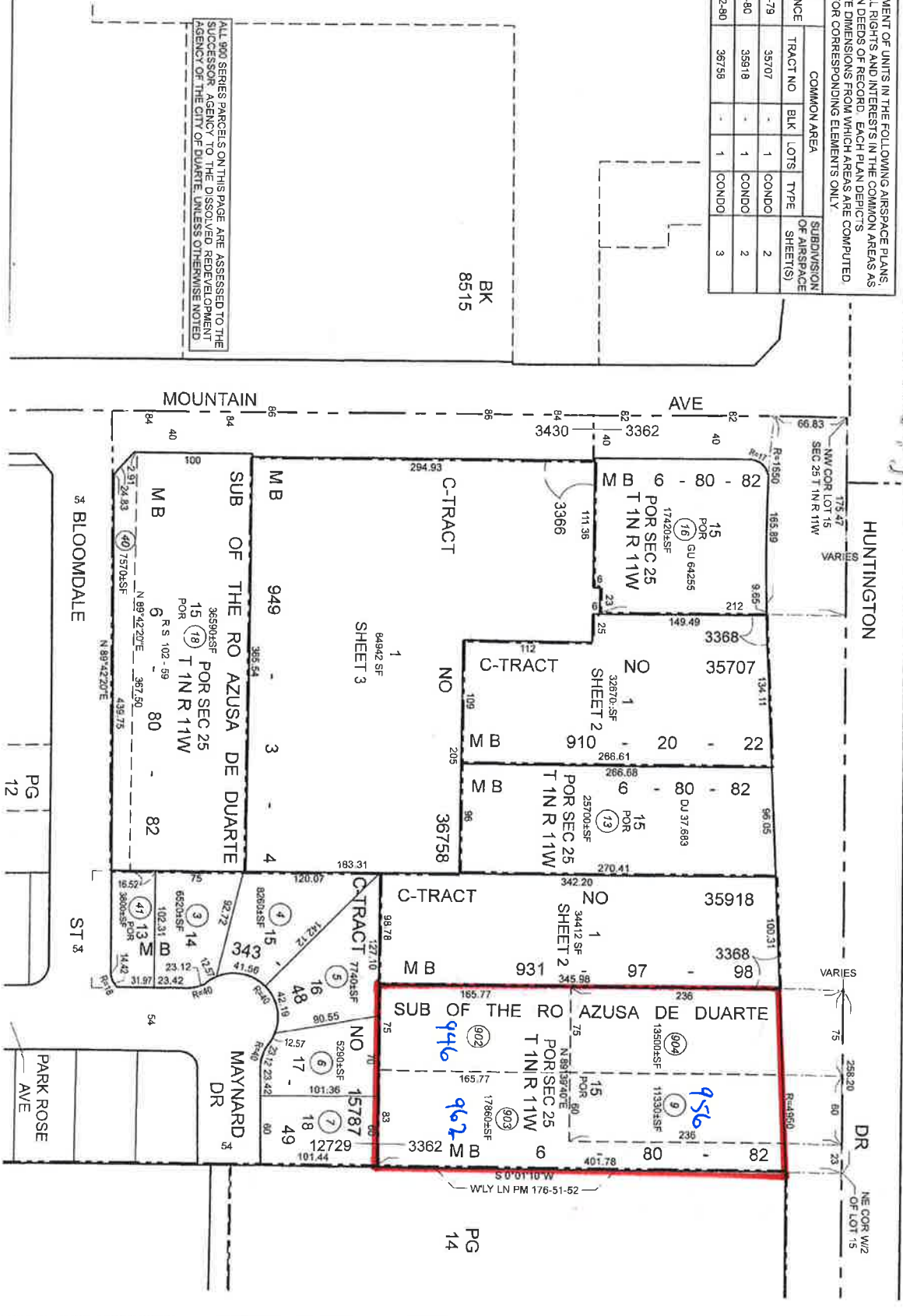
APPENDIX A:
TITLE INFORMATION

A

THE ASSESSMENT OF UNITS IN THE FOLLOWING AIRSPACE PLANS INCLUDES ALL RIGHTS AND INTERESTS IN THE COMMON AREAS AS SET FORTH IN DEEDS OF RECORD. EACH PLAN DEPICTS APPROXIMATE DIMENSIONS FROM WHICH AREAS ARE COMPUTED. AREAS ARE FOR CORRESPONDING ELEMENTS ONLY.

AIRSPACE PLAN REFERENCE	TRACT NO.	BLK.	LOTS	TYPE	SUBDIVISION OF AIRSPACE (SHEET(S))
#899857 9-7-79	35707	-	1	CONDO	2
#217793 3-2-80	35818	-	1	CONDO	2
#1051326 10-22-80	36758	-	1	CONDO	3

MAKING AND GIS SERVICES SCALE 1" = 80'



ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO THE SUCCESSFUL AGENCY TO THE UNRESOLVED REDEVELOPMENT AGENCY OF THE CITY OF DUARTE, UNLESS OTHERWISE NOTED


PROPERTY DETAIL REPORT

Prepared Exclusively for Ethan Hersch

Created: 3/7/2018
Expires: 4/6/2018

**TARGET PROPERTY**
956 HUNTINGTON DR DUARTE, CA 91010-2444 C011
Owner Information

Owner Name: SMITH ALMA
Mailing Address: 546 N ALTA VISTA AVE MONROVIA CA 91016-1625 C028
Phone Number: Vesting Codes:
Owner Occupied Indicator: N Pending Record Indicator:
Corporate Owner:

Location Information

Legal Description: SUB OF THE RANCHO AZUSA DE DUARTE LOT EX OF ST COM W 23 FT FROM NE COR OF W 1/2 OF LOT 15 IN SEC 25 T 1N R 11W TH W 60 FT WITH A UNIFORM DEPTH OF 236 FT S 001' 10" W PART OF LOT 15 IN LOT 25
County: LOS ANGELES APN: 8530-013-009
Census Tract / Block: 4301.01 Alternate APN:
Township-Range-Sect: Subdivision:
Legal Book - Page: Map Reference: 29-C5 /
Legal Lot: 25 Tract #:
Legal Block: School District: DUARTE
Market Area: 617 Munic / Township:
Neighbor Code:

Owner Transfer Information

Recording / Sale Date: Sale Price:
Document #: Deed Type:
Instrument #: 1st Mtg Document #:
Book - Page:

Last Market Sale Information

Recording / Sale Date: 05/10/1984 / 1st Mtg Amount / Type: /
Sale Price: 1st Mtg Int. Rate / Type: /
Sale Type: 1st Mtg Term:
Document #: 561880 1st Mtg Document #:
Instrument #: 000000561880 1st Mtg Instrument #:
Book - Page: 1st Mtg Book - Page:
Deed Type: DEED (REG) 2nd Mtg Amount / Type: /
Transfer Document #: 2nd Mtg Int. Rate / Type: /
New Construction: 2nd Mtg Term:
Multi / Split Sale: Price per SqFt:
Cash Down Payment: Stamps Amount:
Title Company:

Lender:
Seller Name: OWNER RECORD

Prior Sale Information

Prior Rec / Sale Date: 04/23/1979 / Prior Deed Type: DEED (REG)
Prior Sale Price: \$60,000.00 Prior Lender:
Prior Sale Type: FULL Prior 1stMtg Amount/Type: /
Prior Doc #: 433648 Prior 1stMtg Int. Rate/Type: /
Prior Instrument #: 000000433648 Prior Stamps Amount: \$66.00
Prior Book - Page:

Site Information

Land Use:	RESIDENTIAL (NEC)	Acres:	.2542	County Use:	VACANT RESIDENTIAL
Flood Zone:		Lot Area:	11074	State Use:	
Flood Zone Map:		Lot Width / Depth:	/	Site Influence:	
Flood Panel Date:		Usable Lot:	11330	Sewer Type:	
Res / Comm Units:		Lot Shape:		Topography:	ROLLING/HILLY
# of Buildings:		Bldg Width / Depth:	/	Water Type:	
Zoning:	DUC4*	Building Class:		Water District:	UPPER SAN GABRIEL VA
Tax Information					
Total Value:	\$110,664.00	Assessed Year:	2017	Property Tax:	\$1,516.95
Land Value:	\$110,664.00	Improve %:		Tax Area:	3362
Improvement Value:		Dist:		Tax Year:	2017
Total Taxable Value:	\$110,664.00	Fire Dist:	CONSOLIDATED CO	Tax Exemption:	
Market Value:		Garbage Dist:		Equal Rate:	
		Delinquent Date:		Equal Year:	
Property Characteristics					
Gross Area:		Parking Type:		Construction:	
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	
Ground Floor Area:		Parking Spaces:		Exterior Wall:	
Base / Main Area:	/	Carport:		Interior Wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Additional Area:		Porch Type:		Roof Frame:	
Total Rooms:		Porch 1 Area:		Roof Material:	
Bedrooms:		Porch 2 Area:		Floor Type:	
Bath (F/H):	/	Patio Type:		Floor Cover:	
Total Baths / Fixtures:	/	Patio 1 Area:		Style:	
Year Built / Eff:	/	Pool:		Quality:	
Fireplace:		Pool Area:		Condition:	
Fireplace Description:				# of Stories:	
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					
Extra Features					
Description:		Unit:		Size / Qty:	
				Width:	
				Depth:	
				Year Built:	
				Improvement Value:	

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PROPERTY DETAIL REPORT

Prepared Exclusively for Ethan Hersch

Created: 3/7/2018
Expires: 4/6/2018

**TARGET PROPERTY**
946 HUNTINGTON DR DUARTE, CA 91010- C011
Owner Information

Owner Name: REDEVELOPMENT AGENCY OF / DUARTE CITY
Mailing Address: 1600 HUNTINGTON DR DUARTE CA 91010-2534 C012
Phone Number: **Vesting Codes:**
Owner Occupied Indicator: N **Pending Record Indicator:**
Corporate Owner:

Location Information

Legal Description: MB-6-80-82 LAND DESC IN DOC 1838314, 010927 POR OF LOT 15 IN SEC 25 T1N R11W
County: LOS ANGELES **APN:** 8530-013-902
Census Tract / Block: 4301.01 **Alternate APN:**
Township-Range-Sect: **Subdivision:**
Legal Book - Page: **Map Reference:** /
Legal Lot: 15 **Tract #:**
Legal Block: **School District:** DUARTE
Market Area: 617 **Munic / Township:**
Neighbor Code:

Owner Transfer Information

Recording / Sale Date: 10/09/2012 **Sale Price:**
Document #: **Deed Type:** QUIT CLAIM DEED
Instrument #: 000001612091 **1st Mtg Document #:**
Book - Page:

Last Market Sale Information

Recording / Sale Date: 11/30/1971 / **1st Mtg Amount / Type:** /
Sale Price: \$14,000.00 **1st Mtg Int. Rate / Type:** /
Sale Type: FULL **1st Mtg Term:**
Document #: **1st Mtg Document #:**
Instrument #: **1st Mtg Instrument #:**
Book - Page: **1st Mtg Book - Page:**
Deed Type: DEED (REG) **2nd Mtg Amount / Type:** /
Transfer Document #: **2nd Mtg Int. Rate / Type:** /
New Construction: **2nd Mtg Term:**
Multi / Split Sale: **Price per SqFt:**
Cash Down Payment: **Stamps Amount:** \$15.40
Title Company:
Lender:
Seller Name:

Prior Sale Information

Prior Rec / Sale Date: / **Prior Deed Type:**
Prior Sale Price: **Prior Lender:**
Prior Sale Type: **Prior 1stMtg Amount/Type:** /
Prior Doc #: **Prior 1stMtg Int. Rate/Type:** /
Prior Instrument #: **Prior Stamps Amount:**
Prior Book - Page:

Site Information

Land Use:	RESIDENTIAL LOT	Acres:	.2856	County Use:	VACANT RESIDENTIAL
Flood Zone:		Lot Area:	12439	State Use:	
Flood Zone Map:		Lot Width / Depth:	/	Site Influence:	
Flood Panel Date:		Usable Lot:		Sewer Type:	
Res / Comm Units:		Lot Shape:		Topography:	
# of Buildings:		Bldg Width / Depth:	/	Water Type:	
Zoning:	DUC4YY	Building Class:		Water District:	UPPER SAN GABRIEL VA
Tax Information					
Total Value:	\$8,616.00	Assessed Year:	2017	Property Tax:	
Land Value:	\$8,616.00	Improve %:		Tax Area:	3362
Improvement Value:		Dist:		Tax Year:	
Total Taxable Value:	\$8,616.00	Fire Dist:	CONSOLIDATED CO	Tax Exemption:	
Market Value:		Garbage Dist:		Equal Rate:	
		Delinquent Date:		Equal Year:	
Property Characteristics					
Gross Area:		Parking Type:		Construction:	
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	
Ground Floor Area:		Parking Spaces:		Exterior Wall:	
Base / Main Area:	/	Carport:		Interior Wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Additional Area:		Porch Type:		Roof Frame:	
Total Rooms:		Porch 1 Area:		Roof Material:	
Bedrooms:		Porch 2 Area:		Floor Type:	
Bath (F/H):	/	Patio Type:		Floor Cover:	
Total Baths / Fixtures:	/	Patio 1 Area:		Style:	
Year Built / Eff:	/	Pool:		Quality:	
Fireplace:		Pool Area:		Condition:	
Fireplace Description:				# of Stories:	
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					
Extra Features					
Description:		Unit:		Size / Qty:	
				Width:	
				Depth:	
				Year Built:	
				Improvement Value:	

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PROPERTY DETAIL REPORT

Prepared Exclusively for Ethan Hersch

Created: 3/7/2018
Expires: 4/6/2018

**TARGET PROPERTY**
962 HUNTINGTON DR DUARTE, CA 91010- C011
Owner Information

Owner Name: REDEVELOPMENT AGENCY OF / DUARTE CITY
Mailing Address: 1600 HUNTINGTON DR DUARTE CA 91010-2534 C012
Phone Number: **Vesting Codes:**
Owner Occupied Indicator: N **Pending Record Indicator:**
Corporate Owner:

Location Information

Legal Description: SUB OF THE RANCHO AZUSA DE DUARTE FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 15
County: LOS ANGELES **APN:** 8530-013-903
Census Tract / Block: 4301.01 **Alternate APN:** 8530-013-008
Township-Range-Sect: **Subdivision:** AZUSA DE DUARTE RHO
Legal Book - Page: **Map Reference:** 29-C5 /
Legal Lot: 15 **Tract #:**
Legal Block: **School District:** DUARTE
Market Area: 617 **Munic / Township:**
Neighbor Code:

Owner Transfer Information

Recording / Sale Date: 10/09/2012 **Sale Price:**
Document #: **Deed Type:** QUIT CLAIM DEED
Instrument #: 000001612091 **1st Mtg Document #:**
Book - Page:

Last Market Sale Information

Recording / Sale Date: / **1st Mtg Amount / Type:** /
Sale Price: **1st Mtg Int. Rate / Type:** /
Sale Type: **1st Mtg Term:**
Document #: **1st Mtg Document #:**
Instrument #: **1st Mtg Instrument #:**
Book - Page: **1st Mtg Book - Page:**
Deed Type: **2nd Mtg Amount / Type:** /
Transfer Document #: **2nd Mtg Int. Rate / Type:** /
New Construction: **2nd Mtg Term:**
Multi / Split Sale: **Price per SqFt:**
Cash Down Payment: **Stamps Amount:**
Title Company:
Lender:
Seller Name:

Prior Sale Information

Prior Rec / Sale Date: / **Prior Deed Type:**
Prior Sale Price: **Prior Lender:**
Prior Sale Type: **Prior 1stMtg Amount/Type:** /
Prior Doc #: **Prior 1stMtg Int. Rate/Type:** /
Prior Instrument #: **Prior Stamps Amount:**
Prior Book - Page:

Site Information

Land Use:	COMMERCIAL LOT	Acres:	.4338	County Use:	VACANT COMMERCIAL
Flood Zone:		Lot Area:	18897	State Use:	
Flood Zone Map:		Lot Width / Depth:	/	Site Influence:	
Flood Panel Date:		Usable Lot:	17860	Sewer Type:	
Res / Comm Units:		Lot Shape:		Topography:	ROLLING/HILLY
# of Buildings:		Bldg Width / Depth:	/	Water Type:	
Zoning:	DUC4*	Building Class:		Water District:	UPPER SAN GABRIEL VA
Tax Information					
Total Value:	\$14,168.00	Assessed Year:	2017	Property Tax:	
Land Value:	\$14,168.00	Improve %:		Tax Area:	3362
Improvement Value:		Dist:		Tax Year:	
Total Taxable Value:	\$14,168.00	Fire Dist:	CONSOLIDATED CO	Tax Exemption:	
Market Value:		Garbage Dist:		Equal Rate:	
		Delinquent Date:		Equal Year:	
Property Characteristics					
Gross Area:		Parking Type:		Construction:	
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	
Ground Floor Area:		Parking Spaces:		Exterior Wall:	
Base / Main Area:	/	Carport:		Interior Wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Additional Area:		Porch Type:		Roof Frame:	
Total Rooms:		Porch 1 Area:		Roof Material:	
Bedrooms:		Porch 2 Area:		Floor Type:	
Bath (F/H):	/	Patio Type:		Floor Cover:	
Total Baths / Fixtures:	/	Patio 1 Area:		Style:	
Year Built / Eff:	/	Pool:		Quality:	
Fireplace:		Pool Area:		Condition:	
Fireplace Description:				# of Stories:	
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					
Extra Features					
Description:		Unit:		Size / Qty:	
		Width:		Depth:	
		Year Built:		Improvement Value:	

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PROPERTY DETAIL REPORT

Prepared Exclusively for Ethan Hersch

Created: 3/7/2018
Expires: 4/6/2018

**TARGET PROPERTY**
952 W HUNTINGTON DR MONROVIA, CA 91016- C001
Owner Information

Owner Name: REDEVELOPMENT AGENCY OF / DUARTE CITY
Mailing Address: 1600 HUNTINGTON DR DUARTE CA 91010-2534 C012
Phone Number:
Owner Occupied Indicator: N
Corporate Owner:

Vesting Codes:
Pending Record Indicator:

Location Information

Legal Description: M B 6-80-82 SEE ASSESSOR'S MAPS POR OF LOT 15 IN SEC 25 T IN R 11W
County: LOS ANGELES
Census Tract / Block: 4309.02
Township-Range-Sect:
Legal Book - Page:
Legal Lot: 15
Legal Block:
Market Area: 617
Neighbor Code:

APN: 8530-013-904
Alternate APN: 8530-013-010
Subdivision: AZUSA DE DUARTE RHO
Map Reference: 29-C5 /
Tract #:
School District: DUARTE
Munic / Township:

Owner Transfer Information

Recording / Sale Date: 10/09/2012
Document #:
Instrument #: 000001612091
Book - Page:

Sale Price:
Deed Type: QUIT CLAIM DEED
1st Mtg Document #:

Last Market Sale Information

Recording / Sale Date: 08/27/2008 / 08/08/2008
Sale Price: \$633,000.00
Sale Type: FULL
Document #: 1546913
Instrument #: 000001546913
Book - Page:
Deed Type: GRANT DEED
Transfer Document #:
New Construction:
Multi / Split Sale:
Cash Down Payment:
Title Company: SOUTHLAND TITLE CO.
Lender:
Seller Name: RESCH FLORA B TRUST

1st Mtg Amount / Type: /
1st Mtg Int. Rate / Type: /
1st Mtg Term:
1st Mtg Document #:
1st Mtg Instrument #:
1st Mtg Book - Page:
2nd Mtg Amount / Type: /
2nd Mtg Int. Rate / Type: /
2nd Mtg Term:
Price per SqFt:
Stamps Amount: \$696.30

Prior Sale Information

Prior Rec / Sale Date: 01/22/1975 /
Prior Sale Price: \$27,000.00
Prior Sale Type: FULL
Prior Doc #:
Prior Instrument #:
Prior Book - Page:

Prior Deed Type: DEED (REG)
Prior Lender:
Prior 1stMtg Amount/Type: /
Prior 1stMtg Int. Rate/Type: /
Prior Stamps Amount: \$29.70

Site Information

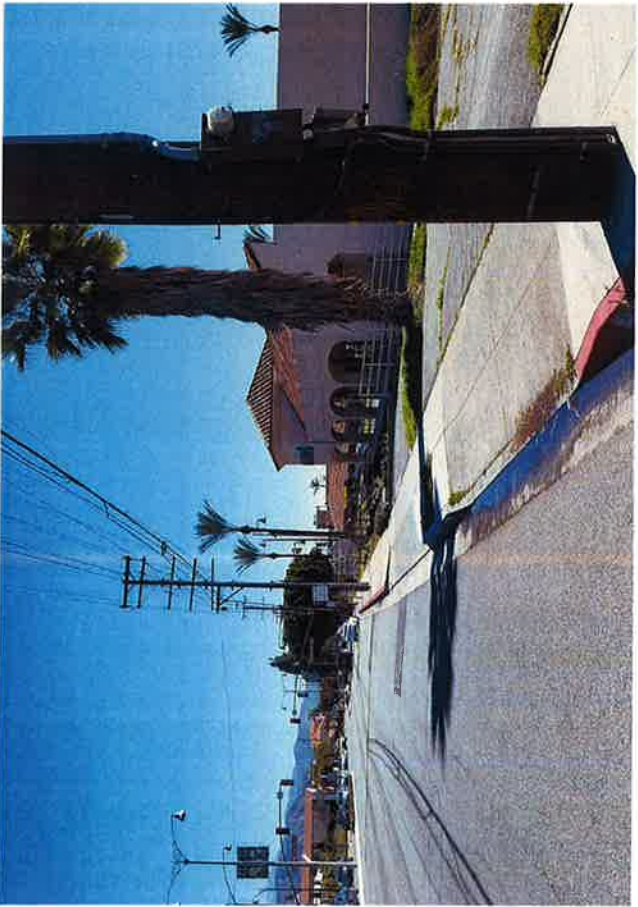
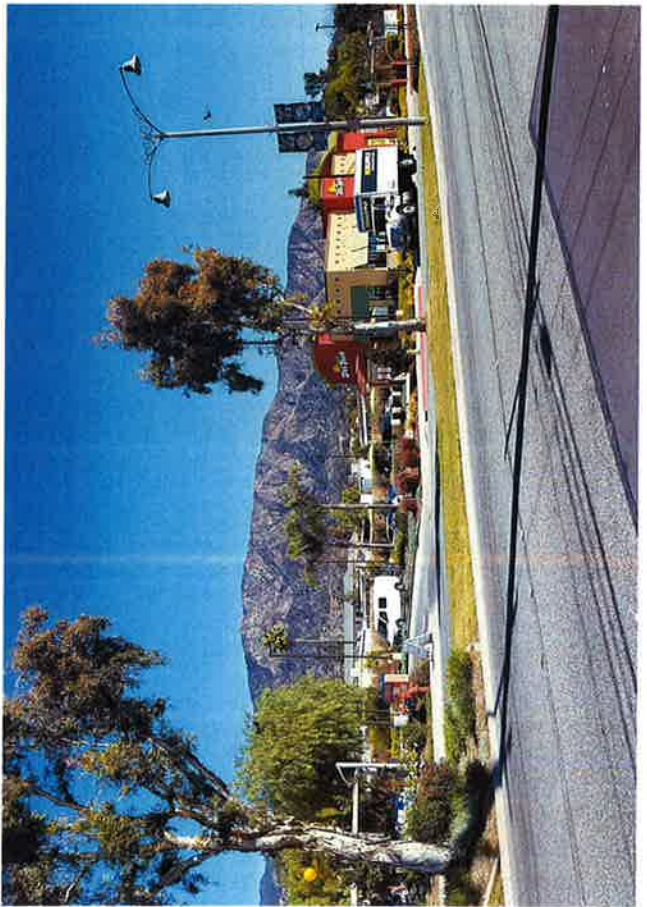
Land Use:	COMMERCIAL LOT	Acres:	.3123	County Use:	VACANT COMMERCIAL
Flood Zone:		Lot Area:	13603 ←	State Use:	
Flood Zone Map:		Lot Width / Depth:	/	Site Influence:	
Flood Panel Date:		Usable Lot:	13499	Sewer Type:	
Res / Comm Units:		Lot Shape:		Topography:	ROLLING/HILLY
# of Buildings:		Bldg Width / Depth:	/	Water Type:	
Zoning:	DUC4*	Building Class:		Water District:	UPPER SAN GABRIEL VA
Tax Information					
Total Value:	\$18,252.00	Assessed Year:	2017	Property Tax:	
Land Value:	\$18,252.00	Improve %:		Tax Area:	3362
Improvement Value:		Dist:		Tax Year:	
Total Taxable Value:	\$18,252.00	Fire Dist:	CONSOLIDATED CO	Tax Exemption:	
Market Value:		Garbage Dist:		Equal Rate:	
		Delinquent Date:		Equal Year:	
Property Characteristics					
Gross Area:		Parking Type:		Construction:	
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	
Ground Floor Area:		Parking Spaces:		Exterior Wall:	
Base / Main Area:	/	Carport:		Interior Wall:	
Upper Area:		Basement Area:		Foundation:	
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	
Additional Area:		Porch Type:		Roof Frame:	
Total Rooms:		Porch 1 Area:		Roof Material:	
Bedrooms:		Porch 2 Area:		Floor Type:	
Bath (F/H):	/	Patio Type:		Floor Cover:	
Total Baths / Fixtures:	/	Patio 1 Area:		Style:	
Year Built / Eff:	/	Pool:		Quality:	
Fireplace:		Pool Area:		Condition:	
Fireplace Description:				# of Stories:	
Basement Description:				Other Rooms:	
Other Improvements:					
Bldg Comments:					
Parcel Comments:					
Extra Features					
Description:	Unit:	Size / Qty:	Width:	Depth:	Year Built: Improvement Value:

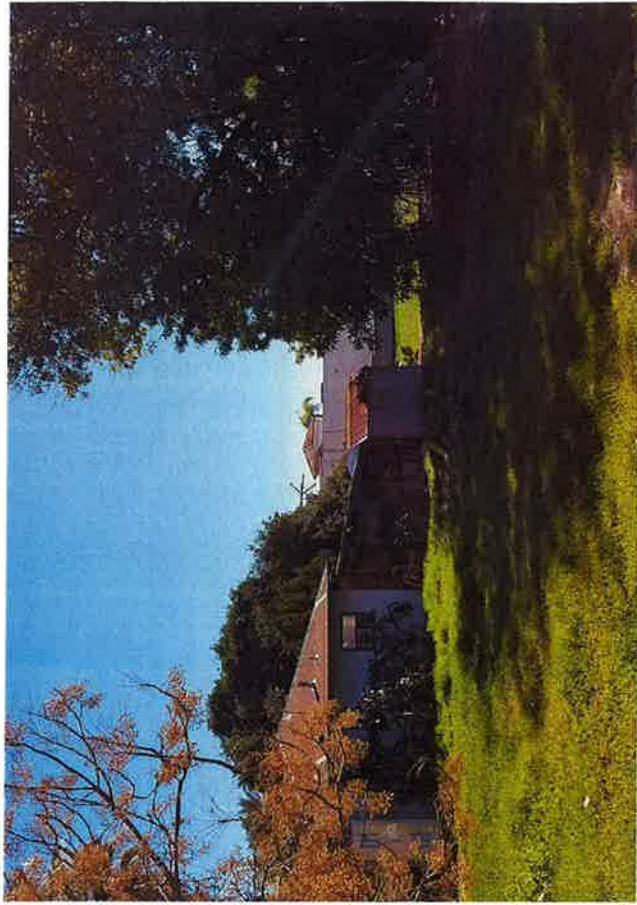
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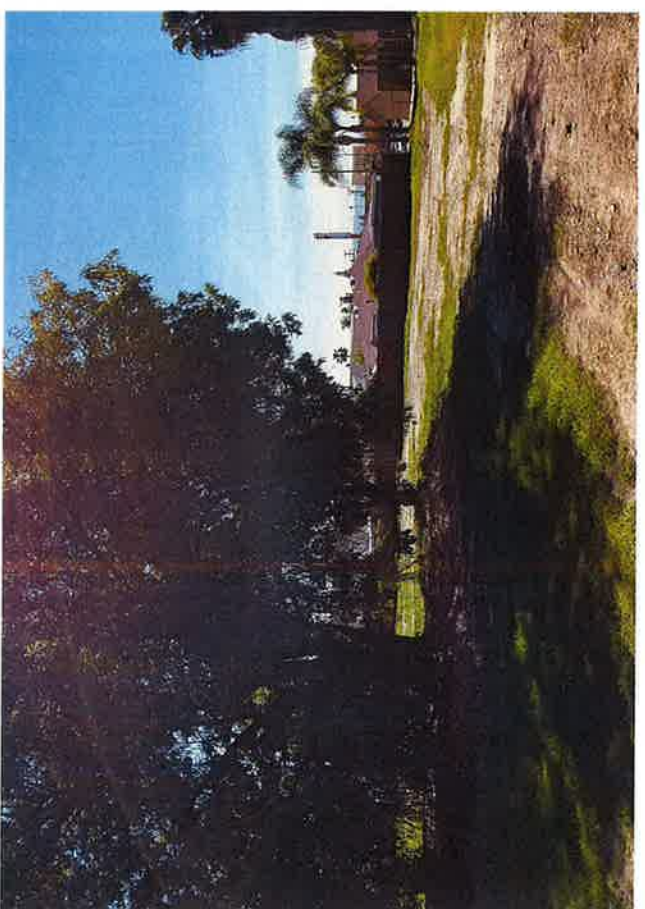
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APPENDIX B:
SITE PHOTOS

B









APPENDIX C:

**DUARTE BUILDING
DEPARTMENT RECORDS**

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WM. J. FOX, CHIEF ENGINEER

APPLICATION FOR PERMIT BUILDING

FOR OFFICE USE ONLY

BUILDING ADDRESS	948 E. Huntington Blvd.	DISTRICT NO.	5	PLAN OR NO.	---	PERMIT NO.	29762
LOCALITY	Swanton	RECEIVED	9	DATE OF APPL.	7-22-46	DATE ISSUED	7-22-46
NEAREST CROSS ST.	Mountain Ave	BUILDING	948 E. Huntington Blvd.	NO. OF PLANS	1	GROUP	1
OWNER	Joseph V. Gray, Jr.	NEAREST CROSS ST.	Swanton	TYPE	1	ORDER NO.	---
MAIL ADDRESS	212 1/2 Franklin St.	LOCALITY	Swanton	BLDG.	---	SETBACK LINE	---
CITY	Swanton	TEL. NO.	---	APPROVED	---	DATE	---
ARCHITECT OR ENGINEER	Conner	TEL. NO.	---	BY	---	DATE	---
ADDRESS	---	CONTRACTOR	Conner	USE	---	DATE	---

ADDRESS	LEGAL DESCRIPTION	LOT NO.	F.S.	BLOCK
	TRACT: Twp 31 N., R. 10 W.			
	SIZE OF LOT	NO. OF BLDGS.		
		NOW ON LOT		
		NO. OF FAMILIES		
		NO. OF EXISTING BLDG.		

DESCRIPTION OF WORK			
NEW	ALTERATION	ADDITION	
REPAIR	✓		DEMOLISH
			MOVING

SQ. FT.	13K.18	ROOF	STORING
SIZE		COVERING	
MAKING			
LAST OF NEW			
BUILDING			

APPROVALS		INSPECTION	DATE
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT APPLICATION AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.		FOUNDATION: LOCATION, FORMS, MATERIALS	
SIGNATURE OF OWNER <i>Mary M. Gray</i>		FRAMES: FIRE STOPS, BRACING, BOLTS	
		LATH, INT.:	
		LATH, EXT.:	
		PLASTER, INT.	
		PLASTER, EXT.	

AUTHORIZED AGT.

P. O. # _____
 FEE \$ _____

VALUATION	460	FEE	20	FINAL
-----------	-----	-----	----	-------

1990

10

9761 (9761)

2

1

11-43 20M E8TC
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES

WM. J. FOX, CHIEF ENGINEER

1 APPLICATION FOR PERMIT BUILDING

21

ORD. NO.	DISTRICT NO.	PLAN & NO.	PERMIT NO.
	5	-	2113
BLOG.	DATE	DATE OF APPL.	DATE ISSUED
2		10-16-48	10-15-48
NO. OF PLANS	DATE	APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY	
2		C-1-A	
FIRE	DATE	BUILDING ADDRESS	948 - E Huntington
ZONE		LOGICALLY	Quarte
USE		NEAREST	Mountain
APPROVED BY	DATE	CROSS ST.	
APPROVED BY		NAME	2 Hayes
DATE		MAIL ADDRESS	
		CITY	
STATE LICENSE NO.	REL. NO.	OWNER	
ARCHITECT OR ENGINEER			
NAME			
ADDRESS			
CITY			
NAME			
ADDRESS			
CITY			
STATE LICENSE NO.			
REL. NO.			
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NAME			
ADDRESS			
CITY			
STATE LICENSE NO.			
REL. NO.			
NAME			

COUNTRY	STATE	CITY	ZIP
STATE LICENSE NO.	TEL. NO.	SIZE OF LOT	NO. OF BLOCS
		158' x 461'	3
LOT NO.	P.	15	5

I HEREBY ACKNOWLEDGE THAT I HAVE READ THE ABOVE AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION

SIGNATURE OF OWNER

AUTHORIZED AGT.

Sherry M. Hargis

LEAD	DESCRIPTION OF WORK	CORRECTIONS
BLOCK 1-2-3 NEW ON LOT TRACT 1-1-N-R 11-W TYPE OF BLDG. Single - Res - Garage NEW ON LOT		1-1-3 1-1-3

LINE OF BUILDING

~~Slipping reports -~~
~~to be attached to Bureau Bldg.~~

two reports to Bureau recd -

No plumbing - will use house

~~undispatched on invoice.~~

12/10/23 to Bureau of the Interior
12/10/23 to Bureau of the Interior
12/10/23 to Bureau of the Interior
12/10/23 to Bureau of the Interior
12/10/23 to Bureau of the Interior

NEW	TYPE	GROUP
✓	2	1
ALTERATION	ROOMS	FAMILIES
ADDITION	SIZE	20 x 40
REPAIR	STORIES	1
MOVING	WALL COVERING	side

DEMOLISH	ROOF COVERING	P.C. \$	INSPECTOR'S	FINAL APPROVAL
		\$	FEE	

1980 -	DATE	NAME
1009	3/1/80	

VALUATION



6

Residence

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WM. J. FOX, CHIEF ENGINEER

APPLICATION FOR PERMIT
BUILDING

1

FOR APPLICANT TO FILL IN		FOR OFFICE USE ONLY	
DISTRICT NO.	PLAN CK. NO.	PERMIT NO.	
5		45695	
RECEIVED BY	DATE OF APPL.	DATE ISSUED	
5/31/46	5/31/46	5/31/46	
BUILDING ADDRESS	LOCALITY	GROUP	
948 E. Huntington	Quarte		
NEAREST CROSS ST.	FIRE ZONE	TYPE	
BLDG. SETBACK LINE	APPROVED BY	DATE	
USE	APPROVED	DATE	
ZONE C-1			
CORRECTIONS			
6-10-46 not ready			
1-12-46			
4-10-46			
10-19-46			
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SHR-2 SEM SETS 6-48
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WM. J. FOX, CHIEF ENGINEER

APPLICATION FOR PERMIT
BUILDING

FOR APPLICANT TO FILL IN				FOR OFFICE USE ONLY			
DISTRICT NO.	PLAN CK. NO.	PERMIT NO.		DISTRICT NO.	PLAN CK. NO.	PERMIT NO.	
BUILDING ADDRESS	RECEIVED BY	DATE OF APPL.	DATE ISSUED	BUILDING ADDRESS	RECEIVED BY	DATE OF APPL.	DATE ISSUED
LOCALITY				LOCALITY			
NEAREST CROSS ST.				NEAREST CROSS ST.			
OWNER				OWNER			
MAIL ADDRESS				MAIL ADDRESS			
CITY				CITY			
ARCHITECT OR ENGINEER				ARCHITECT OR ENGINEER			
ADDRESS				ADDRESS			
CONTRACTOR				CONTRACTOR			
ADDRESS				ADDRESS			
LEGAL DESCRIPTION	LOT NO.	BLOCK		LEGAL DESCRIPTION	LOT NO.	BLOCK	
TRACT				TRACT			
SIZE OF LOT	NO. OF BLDGS.	NO. OF ROOMS		SIZE OF LOT	NO. OF BLDGS.	NO. OF ROOMS	
EXISTING BLDG.	NO. OF ROOMS	NO. OF ROOMS		EXISTING BLDG.	NO. OF ROOMS	NO. OF ROOMS	
DESCRIPTION OF WORK				DESCRIPTION OF WORK			
NEW	ALTERATION	ADDITION		NEW	ALTERATION	ADDITION	
REPAIR	X	MOVING		REPAIR	X	MOVING	
NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS		NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	
COVERING	COVERING	COVERING		COVERING	COVERING	COVERING	
USE OF NEW BUILDING	USE OF NEW BUILDING	USE OF NEW BUILDING		USE OF NEW BUILDING	USE OF NEW BUILDING	USE OF NEW BUILDING	
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND ADREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.				I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND ADREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.			
SIGNATURE OF OWNER				SIGNATURE OF OWNER			
AUTHORIZED AGT.				AUTHORIZED AGT.			
VALUATION				VALUATION			
P. D. \$ 800.00				P. D. \$ 800.00			
FEE \$ 2.50				FEE \$ 2.50			
FEE \$ 2.50				FEE \$ 2.50			
FINAL				FINAL			

Roof 1947

SHR-2 SEM SETS 6-48
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WM. J. FOX, CHIEF ENGINEER

APPLICATION FOR PERMIT
BUILDING

FOR APPLICANT TO FILL IN				FOR OFFICE USE ONLY			
DISTRICT NO.	PLAN CK. NO.	PERMIT NO.		DISTRICT NO.	PLAN CK. NO.	PERMIT NO.	
BUILDING ADDRESS	RECEIVED BY	DATE OF APPL.	DATE ISSUED	BUILDING ADDRESS	RECEIVED BY	DATE OF APPL.	DATE ISSUED
LOCALITY				LOCALITY			
NEAREST CROSS ST.				NEAREST CROSS ST.			
OWNER				OWNER			
MAIL ADDRESS				MAIL ADDRESS			
CITY				CITY			
ARCHITECT OR ENGINEER				ARCHITECT OR ENGINEER			
ADDRESS				ADDRESS			
CONTRACTOR				CONTRACTOR			
ADDRESS				ADDRESS			
LEGAL DESCRIPTION	LOT NO.	BLOCK		LEGAL DESCRIPTION	LOT NO.	BLOCK	
TRACT				TRACT			
SIZE OF LOT	NO. OF BLDGS.	NO. OF ROOMS		SIZE OF LOT	NO. OF BLDGS.	NO. OF ROOMS	
EXISTING BLDG.	NO. OF ROOMS	NO. OF ROOMS		EXISTING BLDG.	NO. OF ROOMS	NO. OF ROOMS	
DESCRIPTION OF WORK				DESCRIPTION OF WORK			
NEW	ALTERATION	ADDITION		NEW	ALTERATION	ADDITION	
REPAIR	X	MOVING		REPAIR	X	MOVING	
NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS		NO. OF ROOMS	NO. OF ROOMS	NO. OF ROOMS	
COVERING	COVERING	COVERING		COVERING	COVERING	COVERING	
USE OF NEW BUILDING	USE OF NEW BUILDING	USE OF NEW BUILDING		USE OF NEW BUILDING	USE OF NEW BUILDING	USE OF NEW BUILDING	
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND ADREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.				I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND ADREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.			
SIGNATURE OF OWNER				SIGNATURE OF OWNER			
AUTHORIZED AGT.				AUTHORIZED AGT.			
VALUATION				VALUATION			
P. D. \$ 300.00				P. D. \$ 300.00			
FEE \$ 2.50				FEE \$ 2.50			
FEE \$ 2.50				FEE \$ 2.50			
FINAL				FINAL			

Floor/wall 1947

DIVISION OF BUILDING AND SAFETY
Department of County Engineer
County of Los Angeles
WM. J. FOX, COUNTY ENGINEER

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 252 E. Huntington Dr.
LOCALITY Duarte, Calif.
NEAREST CROSS ST. Mountain View
OWNER Charles J. Moore
CITY Duarte TEL. NO. 5-1359
ARCHITECT OR ENGINEER State Curchman TEL. NO. 5-1359
CONTRACTOR State Curchman TEL. NO. 5-1359
ADDRESS 252 E. Mountain View
LEGAL DESCRIPTION LOT 15, BLOCK 20, T1N R1W
TRACT Sa NO. OF BLDGS. NOW ON LOT 1
NO. OF FAMILIES 1

DESCRIPTION OF WORK

NEW NEON SIGN ALTERATION 5' x 6' ADDITION 5' x 6'
REPAIR State Curchman DEMOLITION State Curchman
SQ. FT. State Curchman NO. OF ROOMS State Curchman STORIES State Curchman
EXT. WALL COVERING State Curchman ROOF COVERING State Curchman
USE OF STRUCTURE State Curchman

APPROVALS
INSPECTOR'S SIGNATURE State Curchman
FOUNDATION, LOCATION, FORMS, MATERIALS, FRAMING, FIRE STOPS, BRACING, BOLTS, FURNACE, LOCATION, GAS VENT, DUCTS, LATH, INT., LATH, EXT., PLASTER, INT., PLASTER, EXT.
HOUSE NUMBER CORRECT AND POSTED State Curchman
VALUATION \$ 200.00 P. C. & FEE \$ 2.00

BUILDING APPLICATION

BUILDING ADDRESS 252 E. Huntington Dr.
LOCALITY Duarte
NEAREST CROSS ST. Mountain View
DISTRICT NO. 5 PLAN CK. OR REC. NO. 51023
RECEIVED BY State Curchman DATE OF APPL. 4-13-52 PERMIT NO. 4-13-52
USE ZONE C-1 NO. OF PLANS 1 TYPE Sign GROUP Sign FIRE ZONE 1
ZONING APPROVED BY State Curchman DATE 4-13-52
BUILDING SETBACK LINE State Curchman ORD. NO. State Curchman
APPROVED BY State Curchman DATE 4-13-52

MAP NUMBER 30 NO. ASSIGNED BY State Curchman
DATE 4-13-52 CORRECTIONS State Curchman
INSPECT State Curchman

APPROVALS
INSPECTOR'S SIGNATURE State Curchman
FOUNDATION, LOCATION, FORMS, MATERIALS, FRAMING, FIRE STOPS, BRACING, BOLTS, FURNACE, LOCATION, GAS VENT, DUCTS, LATH, INT., LATH, EXT., PLASTER, INT., PLASTER, EXT.
HOUSE NUMBER CORRECT AND POSTED State Curchman
VALUATION \$ 200.00 P. C. & FEE \$ 2.00

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WM. J. FOX, CHIEF ENGINEER

NATURE OF INSTALLATION

ROUGH HEATER State Curchman COMPLETE State Curchman
FIXTURES State Curchman CESSPOOL State Curchman SEPTIC TANK State Curchman
MISCELLANEOUS State Curchman

NAME State Curchman ADDRESS State Curchman TEL. NO. State Curchman
CITY State Curchman COUNTY State Curchman CENT. NO. State Curchman
PLUMBER State Curchman EXPIRES State Curchman

LOCATION OF SEPTIC TANK, OR CESSPOOL
NORTH
WEST
EAST
SOUTH

DESCRIPTION OF WORK
BATH TUB State Curchman FURNACE State Curchman
SHOWER State Curchman DISHWASHER State Curchman
LAVATORY State Curchman REFRIGERATOR State Curchman
KITCHEN SINK State Curchman WATER SOFTENER State Curchman
FLOOR SINK State Curchman SAND TRAP State Curchman
SLOP SINK State Curchman FLOOR DRAIN State Curchman
WASH TRAY State Curchman URINAL State Curchman
WATER CLOSET State Curchman DRINKING FOUNTAIN State Curchman
WATER HEATER State Curchman DENTAL LAVATORY State Curchman
METER State Curchman SODA FOUNTAIN State Curchman
GAS OUTLET State Curchman

TOTAL NUMBER OF FIXTURES
5 TOTAL NUMBER OF SEPTIC TANK
1 CESSPOOL
TOTAL FEE \$ 4.00

APPROVALS
INSPECTOR'S NAME State Curchman
DATE State Curchman
ROUGH PLUMBING State Curchman
GAS PIPING State Curchman
GAS VENT State Curchman
CESSPOOL State Curchman
SEPTIC TANK State Curchman
SEWER State Curchman
UTILITY CO. NOTIFIED State Curchman
FINAL State Curchman

APPLICATION FOR PERMIT
PLUMBING

DISTRICT NO. 5 GROUP 1 ZONE C-1 PERMIT NO. 4-13-52
RECEIVED BY State Curchman READY FOR FIRST INSPECTION State Curchman DATE ISSUED 4-13-52

LOCALITY Duarte ADDRESS 252 E. MOUNTAIN VIEW
NEAREST CROSS ST. Mountain View
NAME JOSEPH HAY MAIL ADDRESS State Curchman
OWNER State Curchman CITY State Curchman TEL. NO. State Curchman
I AM THE LEGAL POSSESSOR OF THE ABOVE LOT ANGELES COUNTY CERTIFICATE OF QUALIFICATION.

CORRECTIONS
PLUMBER State Curchman
OWNER State Curchman

APPROVALS
INSPECTOR'S NAME State Curchman
DATE State Curchman
ROUGH PLUMBING State Curchman
GAS PIPING State Curchman
GAS VENT State Curchman
CESSPOOL State Curchman
SEPTIC TANK State Curchman
SEWER State Curchman
UTILITY CO. NOTIFIED State Curchman
FINAL State Curchman

Sign 1950?

1947 - Plumbing

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WM. J. FOX, CHIEF ENGINEER

1

BUILDING

APPLICATION FOR PERMIT

FOR APPLICANT TO FILL IN

DISTRICT NO. 3 PLAN CK NO. 10491 PERMIT NO. 10491

RECEIVED BY DATE OF APPL. DATE ISSUED

BUILDING ADDRESS 9566 HUNTINGTON DRIVE

LOCALITY 14400

NEAREST CROSS ST. HUNTINGTON

OWNER ROBERT THOMSON

MAIL ADDRESS 9566 HUNTINGTON DRIVE

CITY 14400

ARCHITECT OR ENGINEER OWNER

CONTRACTOR OWNER

ADDRESS 9566 HUNTINGTON DRIVE

LEGAL DESCRIPTION LOT NO. 82 BLOCK P-15

TRACT MR 6-80-82-2

SIZE OF LOT 60' X 236'

NO. OF BLDGS. 1

NO. OF ROOMS 1

EXISTING BLDG. 1

NEW X ALTERATION X ADDITION X

REPAIR X

NO. OF ROOMS 1

STORIES 1

WALL COVERING 360

ROOF COVERING

USE OF NEW BUILDING PRIVATE GARAGE

DESCRIPTION OF WORK

1. HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE Robert Thomson

AUTHORIZED ART. P.C. 8

DATE 10/10/78

VALUATION \$400

FEES \$400

APPROVALS

INSPECTOR DATE

FOUNDATION, LOCATION, FORMS, MATERIALS

FRAMING, ERECT., BRACING, BOLTS

LATH, INT.

LATH, EXT.

PLASTER, INT.

PLASTER, EXT.

FINAL

ORIGINAL

Garage

1949

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WM. J. FOX, CHIEF ENGINEER

1

PLUMBING

APPLICATION FOR PERMIT

NATURE OF INSTALLATION

ROUGH HEATER GAS

FIXTURES COMPLETE

CESPOOL SEPTIC TANK

MISCELLANEOUS

DISTRICT NO. 3 GROUP ZONE PERMIT NO. 10491

RECEIVED BY DATE OF APPL. DATE ISSUED

BUILDING ADDRESS 9566 HUNTINGTON DRIVE

LOCALITY 14400

NEAREST CROSS ST. HUNTINGTON

OWNER ROBERT THOMSON

MAIL ADDRESS 9566 HUNTINGTON DRIVE

CITY 14400

ARCHITECT OR ENGINEER OWNER

CONTRACTOR OWNER

ADDRESS 9566 HUNTINGTON DRIVE

LEGAL DESCRIPTION LOT NO. 82 BLOCK P-15

TRACT MR 6-80-82-2

SIZE OF LOT 60' X 236'

NO. OF BLDGS. 1

NO. OF ROOMS 1

EXISTING BLDG. 1

NEW X ALTERATION X ADDITION X

REPAIR X

NO. OF ROOMS 1

STORIES 1

WALL COVERING 360

ROOF COVERING

USE OF NEW BUILDING PRIVATE GARAGE

DESCRIPTION OF WORK

1. HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE Robert Thomson

AUTHORIZED ART. P.C. 8

DATE 10/10/78

VALUATION \$400

FEES \$400

APPROVALS

INSPECTOR DATE

FOUNDATION, LOCATION, FORMS, MATERIALS

FRAMING, ERECT., BRACING, BOLTS

LATH, INT.

LATH, EXT.

PLASTER, INT.

PLASTER, EXT.

FINAL

ORIGINAL

1948 - Plumbing

DEPARTMENT OF BUILDING AND SAFETY COUNTY OF LOS ANGELES - WM. G. FOX, CHIEF ENGINEER

APPLICATION FOR PERMIT
BUILDING

FOR OFFICE USE ONLY

DISTRICT NO. 3	PLAN CK. NO. 25307	PERMIT NO. 25307
RECEIVED BY <i>Chm.</i>	DATE OF APPL. 9-10-48	DATE ISSUED 10-29-48
BUILDING ADDRESS 952 E. Huntington Dr.	LOCALITY Duarte	
NEAREST CROSS ST. <i>Mountain View</i>		
OWNER <i>Same</i>	MAIL ADDRESS <i>Same</i>	
CITY <i>Duarte</i>	ARCHITECT OR ENGINEER <i>Chm.</i>	
ADDRESS <i>952 E. Huntington Dr.</i>	CONTRACTOR <i>Chm.</i>	
ADDITIONAL DESCRIPTION <i>LOT NO. P-15</i>	LEGAL DESCRIPTION <i>36' x 15' TIR R W W</i>	
TRACT <i>36' x 15'</i>	NO. OF FLOORS <i>1</i>	NO. OF ROOMS <i>2</i>
USE OF LOT <i>570135</i>	NO. OF EXISTING BLDG. <i>1</i>	NO. OF EXISTING ROOMS <i>1</i>
DESCRIPTION OF WORK		
NEW ☒	ALTERATION ☐	ADDITION ☐
REPAIR ☐	MOVING ☐	DEMOLISH ☐
SIZE <i>44'0" x 15'0"</i>	NO. OF ROOMS <i>1</i>	STORIES <i>1</i>
WALLS <i>WOOD</i>	ROOF <i>COVERING ASPHALT</i>	
USE OF NEW BUILDING <i>LAUNDRY ROOM & GARAGE</i>		
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.		
SIGNATURE OF PERMITTEE <i>W. G. Fox</i>		
AUTHORIZED AGT. <i>W. G. Fox</i>		
VALUATION P.C. \$ 880 FEE \$ 400		

APPROVALS

FOUNDATION: LOCATION	INSPECTOR	DATE
FRAME: MATERIALS		
FRAME: FIRE STOPS		
BRACING: LOCATION		
BRACING: DUCTS		
LATH: INT.		
LATH: EXT.		
PLASTER: INT.		
PLASTER: EXT.		
FINAL		

Garage & Laundry Room
1948

DEPARTMENT OF BUILDING AND SAFETY COUNTY OF LOS ANGELES - WM. G. FOX, CHIEF ENGINEER

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 952 Huntington Dr.	LOCALITY Duarte	
NEAREST CROSS ST. <i>Mountain View</i>		
OWNER <i>Same</i>	MAIL ADDRESS <i>Same</i>	
CITY <i>Duarte</i>	ARCHITECT OR ENGINEER <i>Chm.</i>	
ADDRESS <i>952 Huntington Dr.</i>	CONTRACTOR <i>Chm.</i>	
ADDITIONAL DESCRIPTION <i>LOT NO. P-15</i>	LEGAL DESCRIPTION <i>36' x 15' TIR R W W</i>	
TRACT <i>36' x 15'</i>	NO. OF FLOORS <i>1</i>	NO. OF ROOMS <i>2</i>
USE OF LOT <i>570135</i>	NO. OF EXISTING BLDG. <i>1</i>	NO. OF EXISTING ROOMS <i>1</i>
DESCRIPTION OF WORK		
NEW ☒	ALTERATION ☐	ADDITION ☐
REPAIR ☐	MOVING ☐	DEMOLISH ☐
SIZE <i>44'0" x 15'0"</i>	NO. OF ROOMS <i>1</i>	STORIES <i>1</i>
WALLS <i>WOOD</i>	ROOF <i>COVERING ASPHALT</i>	
USE OF NEW BUILDING <i>LAUNDRY ROOM & GARAGE</i>		
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.		
SIGNATURE OF PERMITTEE <i>W. G. Fox</i>		
AUTHORIZED AGT. <i>W. G. Fox</i>		
VALUATION P.C. \$ 880 FEE \$ 400		

APPROVALS

FOUNDATION: LOCATION	INSPECTOR	DATE
FRAME: MATERIALS		
FRAME: FIRE STOPS		
BRACING: LOCATION		
BRACING: DUCTS		
LATH: INT.		
LATH: EXT.		
PLASTER: INT.		
PLASTER: EXT.		
FINAL		

PLAN CHECK VALIDATION
10361425
8-25-78
#10217

1978

Demolish bldg.

APPLICATION FOR OCCUPANCY INSPECTION COUNTY OF LOS ANGELES • BUILDING AND SAFETY

BUILDING ADDRESS 956 Huntington Drive Duarte		LOCALITY Duarte	
CITY Duarte	ZIP 91010	NEAREST CROSS ST. 3	
SIZE OF LOT 60X 26.7	ASSESSOR MAP BOOK 10408	PAGE 3	PARCEL PROCESSED BY el
TRACT 10408	DISTRICT 5.09	ZONE Bul Loc.	3
OWNER Pbter m Renta	USE ZONE MAP NO.		
ADDRESS 956 Huntington Drive	CITY Duarte	SPECIAL CONDITIONS	
SIZE OF EXISTING BLDG. 3	NO. OF STORIES 1	OCCUPANCY GROUP AS VERIFIED	
PURPOSE OF BUILDING ① 181 Res. ② 181 Res. ③ 181 Res.	NO. OF EXITS	EXIT HARDWARE: ☐ NO SPEC KNOWL. ☐	OCCUPANT LOAD
NO. PARKING SPACES PROVIDED 15	PARKING SPACES: REQ'D ☐ PROVIDED ☐	NO. OF DEVICES ☐	PANIC DEVICES ☐
APPLICANT FOR INSPECTION: <u>applied for</u> <u>license (business)</u>			
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND TRUE.			
APPROVED: <u>956 Huntington Drive</u> <u>Duarte</u> <u>354-1193</u>			
DATE: <u>10/10/74</u> TIME: <u>2:00 PM</u>		DATE: <u>10/10/74</u> TIME: <u>2:00 PM</u>	
ISSUANCE FEE <u>10.00</u> PERMIT FEE <u>2.00</u> TOTAL FEE <u>12.00</u>		INSURANCE FEE <u>10.00</u> PERMIT FEE <u>2.00</u> TOTAL FEE <u>12.00</u>	

Bar Business License - 1979

APPLICATION FOR BUILDING AND SAFETY COUNTY OF LOS ANGELES WM. J. FOX, CHIEF ENGINEER

APPLICATION FOR PERMIT PLUMBING

NATURE OF INSTALLATION		DISTRICT NO.		GROUP	ZONE	PERMIT NO.
FIXTURES	COMPLETE	RECEIVED BY	READY FOR FIRST INSPECTION	DATE ISSUED		
CESPOOL	SEPTIC TANK					
MISCELLANEOUS						
APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY						
NAME <u>Ralph G. Tate</u>		JOB ADDRESS <u>956 E. Huntington</u>				
ADDRESS <u>1512 Clearview</u>		LOCALITY <u>Duarte</u>				
CITY <u>Duarte</u>		NEAREST CROSS ST. <u>1071</u>				
COUNTY <u>Los Angeles</u>		NAME <u>Bob Thomas</u>				
CERT. NO. <u>6507</u>		MAIL ADDRESS				
CATION OF SEPTIC TANK, OR CESPOOL		CITY		TEL. NO.		
NORTH		I AM THE LEGAL POSSESSOR OF THE ABOVE LOW ANGELES COUNTY CERTIFICATE OF PLUMBING		I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED ABOVE		
WEST		OWNER		OWNER		
EAST		CORRECTIONS				
SOUTH		DESCRIPTION OF WORK				
BATH TUB		FURNACE				
SHOWER		DISHWASHER				
LAVATORY		REFRIGERATOR				
KITCHEN SINK		WATER SOFTENER				
FLOOR SINK		SAND TRAP				
SLOP SINK		FLOOR DRAIN				
WASH TRAY		URINAL				
WATER CLOSET		DRINKING FOUNTAIN				
WATER HEATER		DENTAL LAVATORY				
METER		SODA FOUNTAIN				
GAS OUTL						
TOTAL NUMBER OF FIXTURES		TOTAL FEE				
CESPOOL		SEPTIC TANK				
2		2.00				
APPROVALS		DATE		INSPECTOR'S NAME		
ROUGH PLUMBING		10/15		J. Fox		
GAS PIPING						
GAS VENT						
CESPOOL						
SEPTIC TANK						
SEWER						
UTILITY CO. NOTIFIED						
FINAL						

1949 - Plumbing

78-988269

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY CA
41 MIN. 8 A.M. SEP 6 1978
Recorder's Office

Recording requested by and mail to:
Name City of Duarte (John Lynch)
Street 1634 East Third Street
City Duarte, CA 91010

Date: August 31, 1978
Owner of Record: Monte Cly
644 W. Foothill Blvd.
Arcadia, California
Address: 946 Huntington Drive
946 Huntington Drive
Residence -

A recent inspection of the property at the above address found it to be substandard as defined by the City of Duarte/Los Angeles County building laws because of the following violations:

1. 4 x 4 beam is over spanned in patio. Maximum span is 6 feet.
 2. Post is not approved in the ground.
 3. Needs mechanical connection post to beam and foundation to post.
 4. Provide approved water pipe to meter.
 5. Fix vent on water heater.
 6. Fix gas pipe, black pipe not approved under ground.
 7. Replace windows.
 8. Fix cross connection.
 9. Fix walls in bath.
- Garage -
1. Connect back to garage.
 2. Remove zip cords.
 3. Remove clothes washer. It does not comply.
 4. Fix vent on water heater.
 5. Remove kitchen.

RECEIVED FOR ARCH
ENVIRONMENTAL PROTECTION INSPECTOR

Substandard
Repairs

1978

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
Wm. J. Fox, Chief Engineer

NATURE OF INSTALLATION
ROUGH
HEATERS
GAS
FIXTURES
CESSPOOL
MISCELLANEOUS
COMPLETE
SEPTIC TANK

PLUMBER
NAME
ADDRESS
CITY
COUNTY
CERT. NO.
TEL. NO.
EXPIRES

LOCATION OF SEPTIC TANK, OR CESSPOOL
NORTH
WEST
EAST
SOUTH



DESCRIPTION OF WORK	
BATH TUB	FURNACE
SHOWER	DISHWASHER
LAVATORY	REFRIGERATOR
KITCHEN SINK	WATER SOFTENER
FLOOR SINK	BAND TRAP
SLOP SINK	FLOOR DRAIN
WASH TRAY	URINAL
WATER CLOSET	DRINKING FOUNTAIN
WATER HEATER	DENTAL LAVATORY
METER	GAS FOUNTAIN
GAS OUTL	
TOTAL NUMBER OF FIXTURES	
1 CESSPOOL	SEPTIC TANK
TOTAL FEE	

APPLICATION FOR PERMIT
PLUMBING

PERMIT NO. 44573
GROUP 1
ZONE
DATE ISSUED 5-21-77
READY FOR FIRST INSPECTION

APPLICANT FILL IN HEAVILY
NAME
ADDRESS
CITY
COUNTY
CERT. NO.
TEL. NO.
EXPIRES

IN THE LEGAL POSSESSOR OF THE ABOVE LOS ANGELES COUNTY CERTIFICATE OF QUALIFICATION
PLUMBER
NAME
ADDRESS
CITY
COUNTY
CERT. NO.
TEL. NO.
EXPIRES

CORRECTIONS

APPROVALS	
DATE	INSPECTOR'S NAME
ROUGH PLUMBING	
GAS PIPING	
GAS VENT	
CESSPOOL	
SEPTIC TANK	
SEWER	
UTILITY CO. NOTIFIED	
FINAL	

1947? - Plumbing

DATE: October 18, 1949

TO: J. L. Eton DISTRICT ENGINEER - DISTRICT NO. 5

FROM: Clyde N. Dirlam, Chief Building Inspector

We have a request from the County Tax Collector for approval of the premises described below. Please investigate and return this form to the Central Office promptly. The duplicate copy is for your file.

KIND OF BUSINESS EDIBLES - PUBLIC EATING PLACE (Cap. 6)

ADDRESS OF BUSINESS 948 E. Huntington, Monrovia

NEAREST CROSS STREET Mountain Ave.

APPLICANT'S NAME Spohnholz, Raymond P. (Signed)

Type of Building Occupancy

Approved as is

Can be approved with changes listed below

Denied or wholly unbuildable

Remarks Bldg. constructed of masonry walls on concrete floor.

O.K. as to Rethroffing. Toilet and lavatory in dwelling in rear

under same ownership. No toilet in this Bldg. Wiring O.K.

Hood over stove O.K. Bldg. O.K. for eating place with

above exceptions.

John Eton By Thompson
District Engineer

convert Residence to
Restaurant 1949

CITY OF DUARTE
DEPARTMENT OF BUILDING AND SAFETY

1634 EAST THIRD STREET
ELIOT, 10 A.M. - 12 P.M. Mon. thru Fri.

OWNER JOSEPH HAY
ADDRESS 942 E. HUNTINGTON DR.
CITY MONROVIA TEL NO. EL 8088

CONTRACTOR DUARTE TEL NO. EL 8088

CITY DUARTE TEL NO. EL 8088

STATE LICENSE NO. SELF (OWNER)

ARCHITECT OR ENGINEER AS ABOVE

ADDRESS DUARTE TEL NO. EL 8088

CITY DUARTE TEL NO. EL 8088

STATE LICENSE NO. SELF (OWNER)

ADDRESS DUARTE TEL NO. EL 8088

CITY DUARTE TEL NO. EL 8088

STATE LICENSE NO. SELF (OWNER)

ARCHITECT OR ENGINEER AS ABOVE

ADDRESS DUARTE TEL NO. EL 8088

CITY DUARTE TEL NO. EL 8088

STATE LICENSE NO. SELF (OWNER)

ARCHITECT OR ENGINEER AS ABOVE

ADDRESS DUARTE TEL NO. EL 8088

CITY DUARTE TEL NO. EL 8088

STATE LICENSE NO. SELF (OWNER)

ARCHITECT OR ENGINEER AS ABOVE

ADDRESS DUARTE TEL NO. EL 8088

CITY DUARTE TEL NO. EL 8088

STATE LICENSE NO. SELF (OWNER)

ARCHITECT OR ENGINEER AS ABOVE

ADDRESS DUARTE TEL NO. EL 8088

CITY DUARTE TEL NO. EL 8088

STATE LICENSE NO. SELF (OWNER)

ARCHITECT OR ENGINEER AS ABOVE

ADDRESS DUARTE TEL NO. EL 8088

CITY DUARTE TEL NO. EL 8088

STATE LICENSE NO. SELF (OWNER)

ARCHITECT OR ENGINEER AS ABOVE

BUILDING
PERMIT - APPLICATION

BUILDING ADDRESS 952 E. Huntington

NEAREST CROSS STREET MOUNTAIN

MAP NO. 5

GROUP 5

SPECIAL CONDITIONS

ZONE

BUILDING SETBACK

YARD

STREET NAME

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

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DATE

DATE

DATE

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DATE

DATE

DATE

DATE

10-24-78 # 76501 #

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 38 Huntington
LOCALITY: Huntington
NEAREST CROSS ST:
ZIP:
NO. OF BLDGS. NOW ON LOT: 1
BLOCK:
LOT NO.:
TELEPHONE NO.:
ASSESSOR MAP BOOK:
DISTRICT: 5.09
GROUP: DEMO
TYPE: DEMO
FIRE ZONE:
PARCEL PROCESSED BY:
STATISTICAL CLASSIFICATION:
CLASS NO.:
DWELL UNITS:
USE ZONE:
MAP NO.:
ROAD DEPARTMENT APPROVAL REQUIRED:
SPECIAL CONDITIONS:
BLDG. SETBACK FROM FRONT PROP. LINE OF:
HIGHWAY + YARD =
TOTAL SETBACK FROM FRONT PROP. LINE OF:
HIGHWAY + YARD =
BLDG. SETBACK FROM SIDE PROP. LINE OF:
HIGHWAY + YARD =
TOTAL SETBACK FROM SIDE PROP. LINE OF:
HIGHWAY + YARD =
CORNER CUTOFF: YES ☐ NO ☐
IN OPEN SPACE: YES ☐ NO ☐
IN COASTAL PERMIT ZONE: YES ☐ NO ☐
9-18-78 LOT CLEARLY - NO SPAC
9-18-79 Cesspool BACK FILL - SPAC
BY John Lynch City of San
337-4060
FINAL DATE: 1-18-79
BY:
P.C. Fee \$
Permit Fee:
Issuance Fee:
Total Fee:
PERMIT VALIDATION:
16-79 6-28 SEP 14 1 31 00
9-14-78 at
10345

LENDER:
NO. OF STORIES:
NO. OF FAMILIES:
CITY:
CHECK ONE:
NEW ☐
ADD ☐
ALTER ☐
REPAIR ☐
DEMOL ☒

WORK: DEMO
NO. OF STORIES:
NO. OF FAMILIES:
CITY:
CHECK ONE:
NEW ☐
ADD ☐
ALTER ☐
REPAIR ☐
DEMOL ☒

KNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE
\$ CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE
I HEREBY CERTIFY THAT IN DOING THE
HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF
THE STATE OF CALIFORNIA IN RELATING TO WORKMEN'S COMP.
VICE.

TELEPHONE: 337-4060
NO. 3586390
BY:
P.C. Fee \$
Permit Fee:
Issuance Fee:
Total Fee:
PERMIT VALIDATION:
16-79 6-28 SEP 14 1 31 00
9-14-78 at
10345

Demolish 1979
bldg.

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 940-944 Huntington
LOCALITY: Huntington
NEAREST CROSS ST:
ZIP:
NO. OF BLDGS. NOW ON LOT: 1
BLOCK:
LOT NO.:
TELEPHONE NO.:
ASSESSOR MAP BOOK:
DISTRICT: 5.09
GROUP: DEMO
TYPE: DEMO
FIRE ZONE:
PARCEL PROCESSED BY:
STATISTICAL CLASSIFICATION:
CLASS NO.:
DWELL UNITS:
USE ZONE:
MAP NO.:
ROAD DEPARTMENT APPROVAL REQUIRED:
SPECIAL CONDITIONS:
BLDG. SETBACK FROM FRONT PROP. LINE OF:
HIGHWAY + YARD =
TOTAL SETBACK FROM FRONT PROP. LINE OF:
HIGHWAY + YARD =
BLDG. SETBACK FROM SIDE PROP. LINE OF:
HIGHWAY + YARD =
TOTAL SETBACK FROM SIDE PROP. LINE OF:
HIGHWAY + YARD =
CORNER CUTOFF: YES ☐ NO ☐
IN OPEN SPACE: YES ☐ NO ☐
IN COASTAL PERMIT ZONE: YES ☐ NO ☐
9-18-78 LOT CLEARLY - NO SPAC
9-18-79 Cesspool BACK FILL - SPAC
BY John Lynch City of San
337-4060
FINAL DATE: 1-18-79
BY:
P.C. Fee \$
Permit Fee:
Issuance Fee:
Total Fee:
PERMIT VALIDATION:
16-79 6-28 SEP 14 1 31 00
9-14-78 at
10345

LENDER:
NO. OF STORIES:
NO. OF FAMILIES:
CITY:
CHECK ONE:
NEW ☐
ADD ☐
ALTER ☐
REPAIR ☐
DEMOL ☒

WORK: DEMO
NO. OF STORIES:
NO. OF FAMILIES:
CITY:
CHECK ONE:
NEW ☐
ADD ☐
ALTER ☐
REPAIR ☐
DEMOL ☒

KNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE
\$ CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE
I HEREBY CERTIFY THAT IN DOING THE
HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF
THE STATE OF CALIFORNIA IN RELATING TO WORKMEN'S COMP.
VICE.

TELEPHONE: 337-4060
NO. 3586390
BY:
P.C. Fee \$
Permit Fee:
Issuance Fee:
Total Fee:
PERMIT VALIDATION:
16-79 6-28 SEP 14 1 31 00
9-14-78 at
10345

Demolish bldg.

1978

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: 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 in 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, will do the work and the structure is not intended or offered for sale (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.

Signature of Permittee _____ Date 4/22/83

MISCELLANEOUS APPLICATION
BUILDING AND SAFETY DIVISION
COUNTY OF LOS ANGELES

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 956 E. Huntington Dr.
LOCALITY: Duarte
NEAREST CROSS ST.: Buena Vista
LOCALITY: Buena Vista
DISTRICT NO.: 5.09
SUBD.: B-2
SECTION: 25
PAGE: 2
VALUATION: 25
APPLICANT: Dorothea J. Plans
MAIL ADDRESS: 815 W. Bonita
CITY: Monrovia
TEL. NO.: 303-4191

PERMIT TYPE: ☒ RESIDENTIAL INSPECTION
☐ SAFETY PERMIT
☐ EXISTING BUILDING
☐ EXISTING STRUCTURE

NO. OF EXISTING BUILDINGS: 1
NO. EXISTING STRUCTURES: 1

PROPOSED USE OF BUILDING: Beer Bar
PROPOSED MAX. OCC. 200

PERMIT FEE: \$0
ISSUANCE FEE: \$0
TOTAL FEE: \$0

REVERSE FOR EXPLANATORY (LANGUAGE)

INSPECTOR COPY
INSPECTOR COPY

80761A
#...88
0425-83

Beer Bar
1983

APPLICATION FOR BUILDING PERMIT
BUILDING AND SAFETY
COUNTY OF LOS ANGELES

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 956 Huntington Dr.
LOCALITY: Duarte
NEAREST CROSS ST.: Buena Vista
LOCALITY: Buena Vista
DISTRICT NO.: 5.09
SUBD.: B-2
SECTION: 25
PAGE: 2
VALUATION: 25
APPLICANT: Dorothea J. Plans
MAIL ADDRESS: 815 W. Bonita
CITY: Monrovia
TEL. NO.: 303-4191

PERMIT TYPE: ☒ RESIDENTIAL INSPECTION
☐ SAFETY PERMIT
☐ EXISTING BUILDING
☐ EXISTING STRUCTURE

NO. OF EXISTING BUILDINGS: 1
NO. EXISTING STRUCTURES: 1

PROPOSED USE OF BUILDING: Beer Bar
PROPOSED MAX. OCC. 200

PERMIT FEE: \$0
ISSUANCE FEE: \$0
TOTAL FEE: \$0

REVERSE FOR EXPLANATORY (LANGUAGE)

INSPECTOR COPY
INSPECTOR COPY

80697A
#...89
0606-89

Cap
sewer
BAR
1989

APPENDIX D:
HISTORIC TOPOGRAPHIC MAPS



962 HUNTINGTON DR
962 HUNTINGTON DR
DUARTE, CA 91010

Inquiry Number: 5199392.4
February 26, 2018

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

02/26/18

Site Name:

962 HUNTINGTON DR
962 HUNTINGTON DR
DUARTE, CA 91010
EDR Inquiry # 5199392.4

Client Name:

PIC Environmental Services
2619 Sierra Way
La Verne, CA 91750
Contact: Tim Hersch



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by PIC Environmental Services were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	34.138831 34° 8' 20" North
Project:	E4236	Longitude:	-117.984263 -117° 59' 3" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	409251.92
		UTM Y Meters:	3777986.92
		Elevation:	520.63' above sea level

Maps Provided:

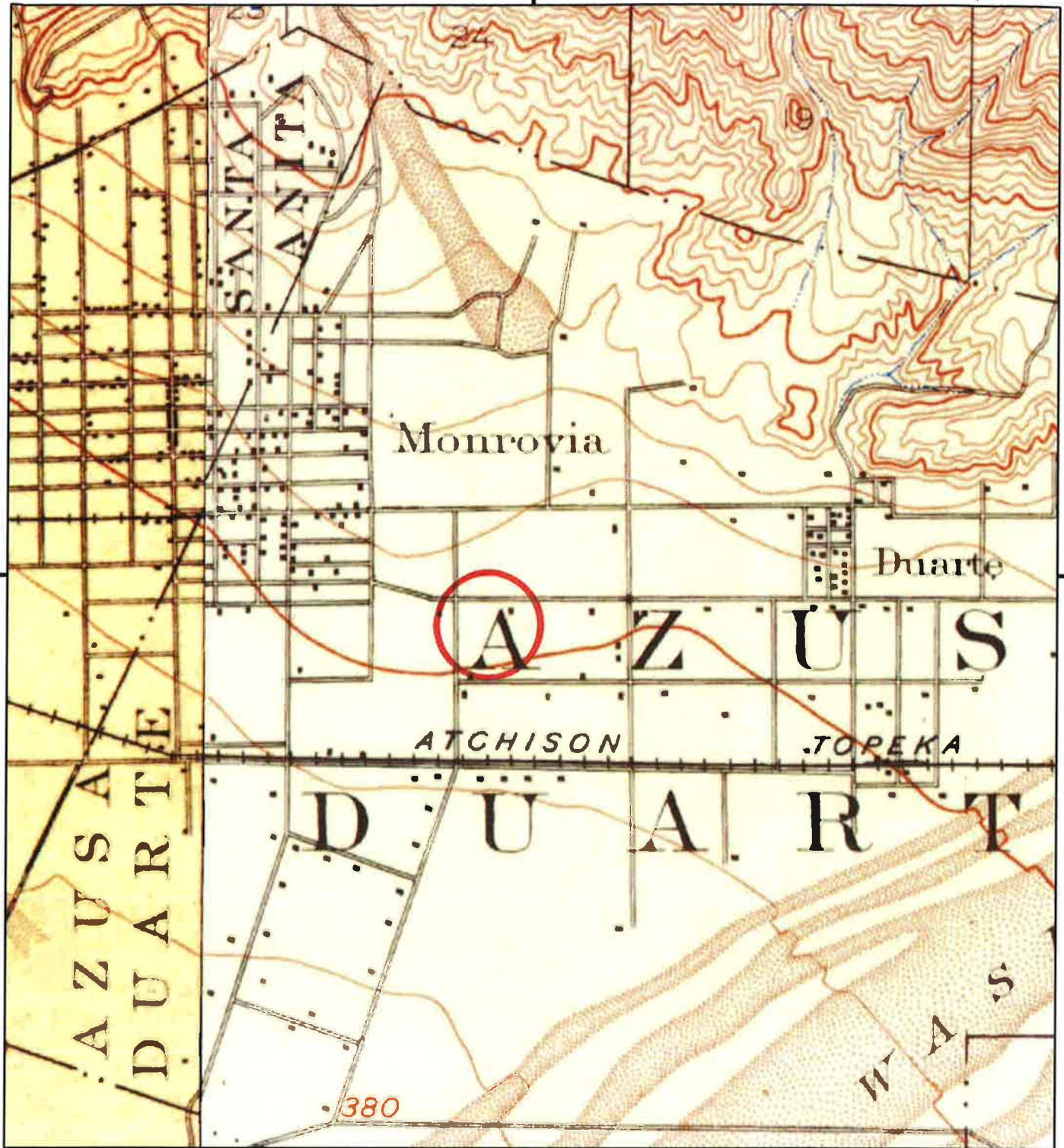
2012	1925
1994, 1995	1900, 1904
1972	1898
1966	1896, 1897
1953	1894
1939, 1941	
1933	
1928	

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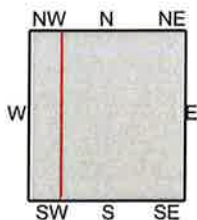
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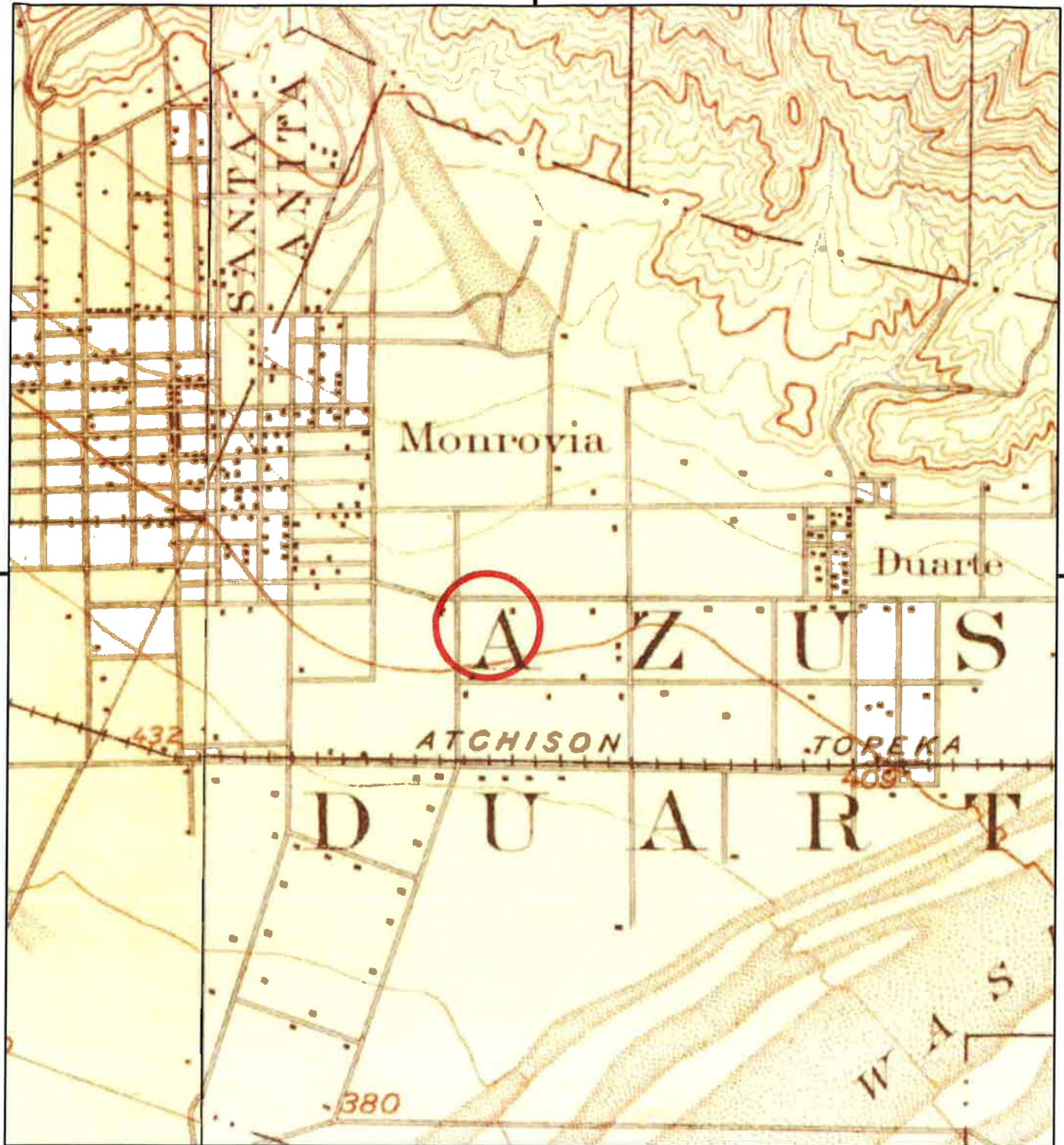
This report includes information from the following map sheet(s).



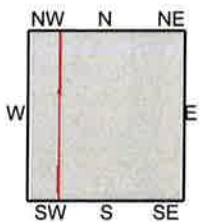
TP, Pomona, 1894, 15-minute
W, Los Angeles, 1894, 15-minute

SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE, CA 91010
CLIENT: PIC Environmental Services





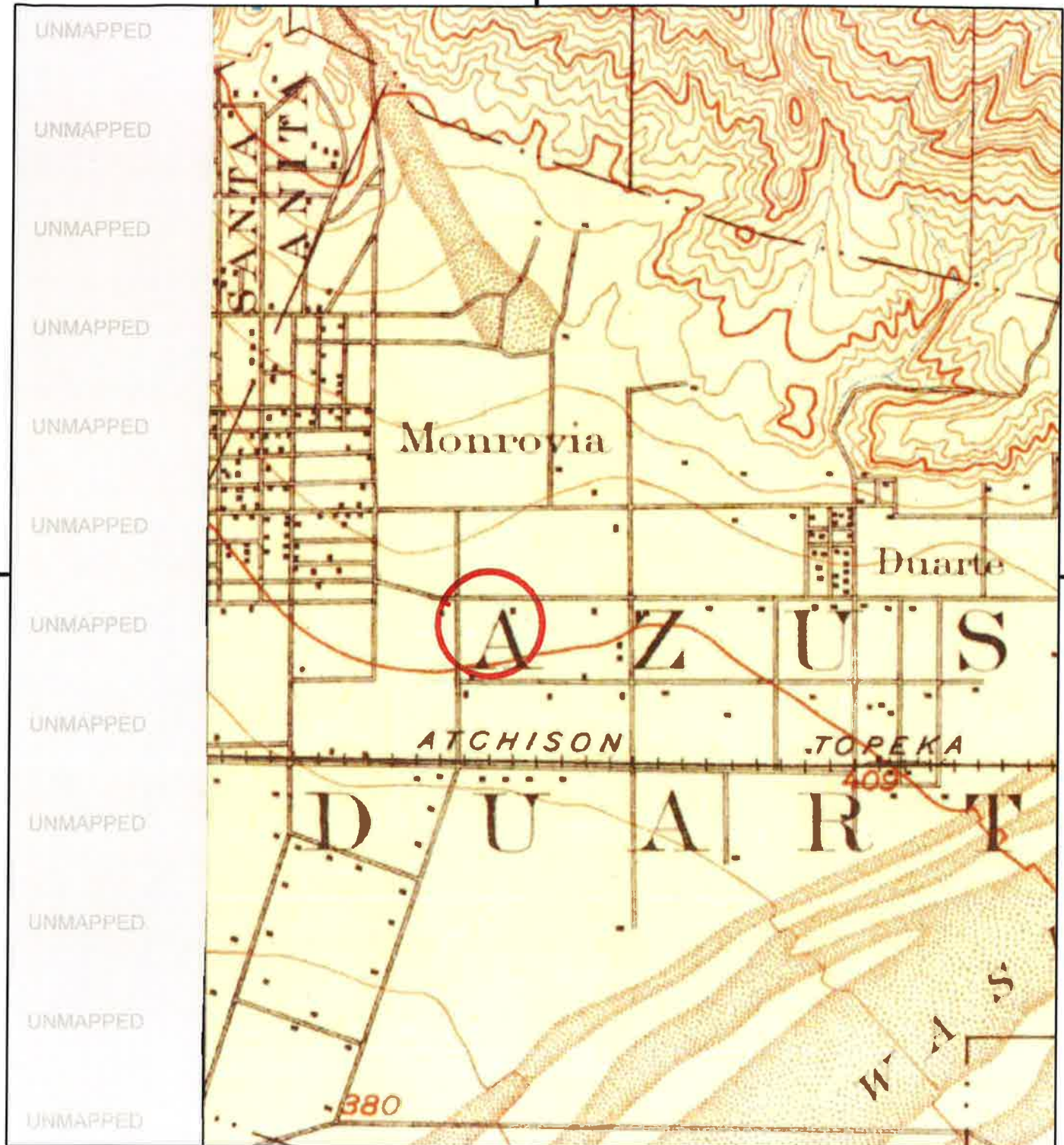
This report includes information from the following map sheet(s).



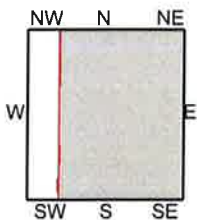
TP, Pomona, 1897, 15-minute
W, Pasadena, 1896, 15-minute

SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE, CA 91010
CLIENT: PIC Environmental Services





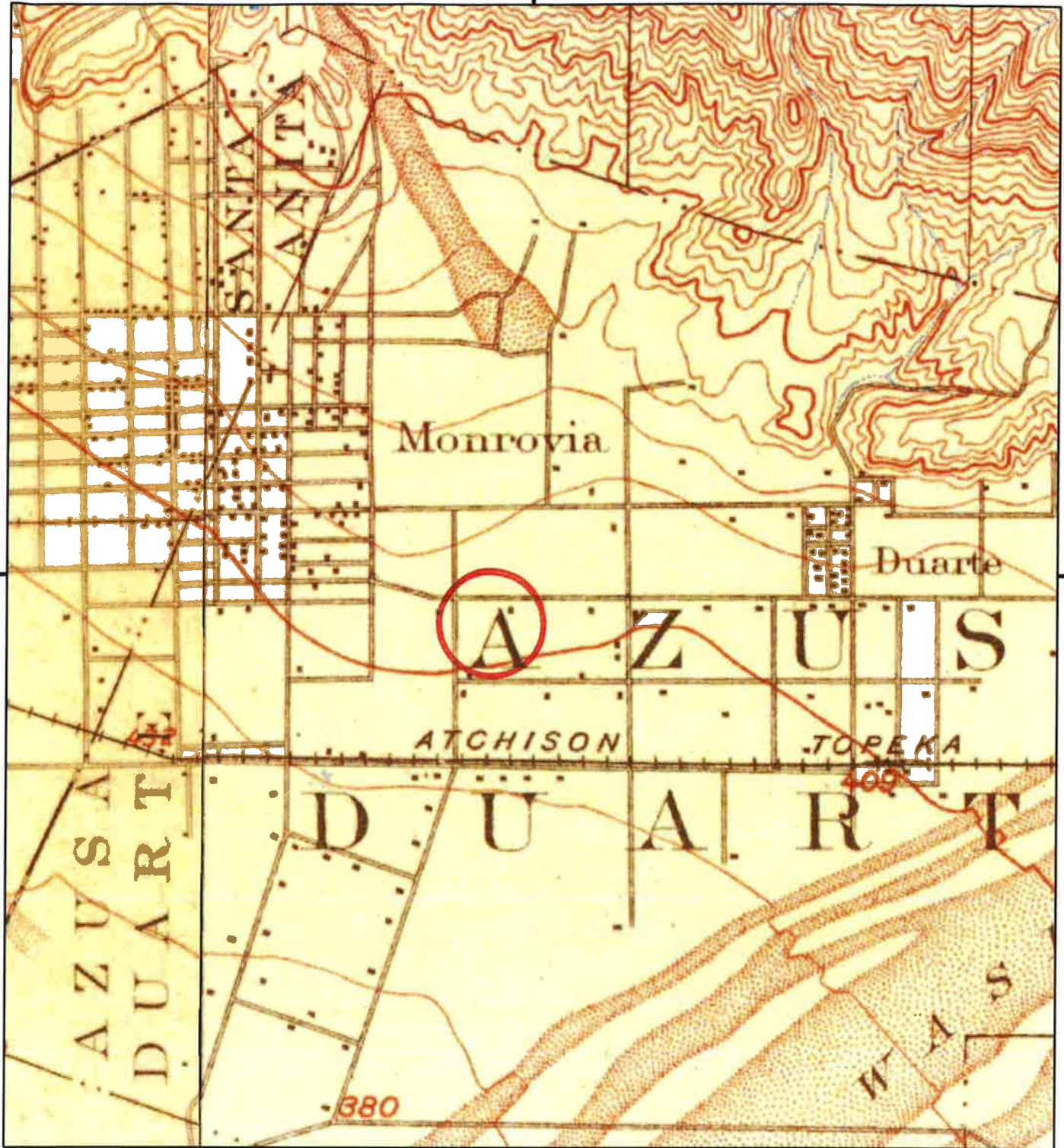
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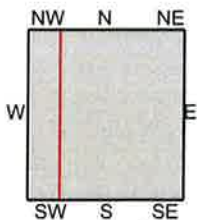
TP, Pomona, 1898, 15-minute

SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE, CA 91010
CLIENT: PIC Environmental Services





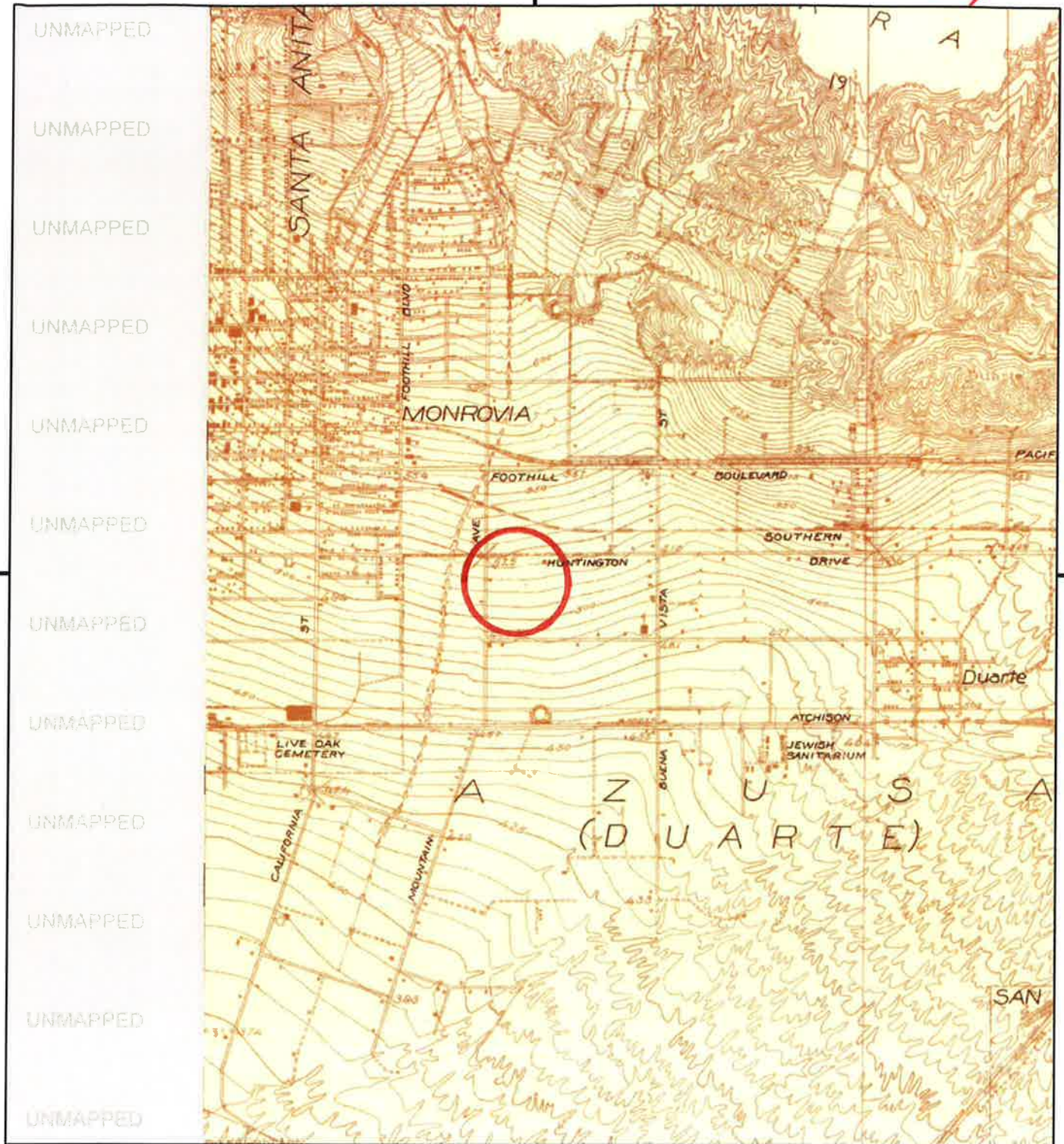
This report includes information from the following map sheet(s).



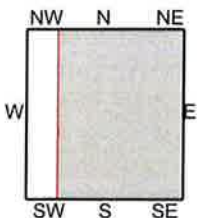
TP, Pomona, 1904, 15-minute
W, Pasadena, 1900, 15-minute
W, Los Angeles, 1900, 15-minute

SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE, CA 91010
CLIENT: PIC Environmental Services





This report includes information from the following map sheet(s).



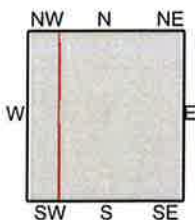
TP, Azusa, 1925, 7.5-minute

SITE NAME: 962 HUNTINGTON DR
 ADDRESS: 962 HUNTINGTON DR
 DUARTE, CA 91010
 CLIENT: PIC Environmental Services





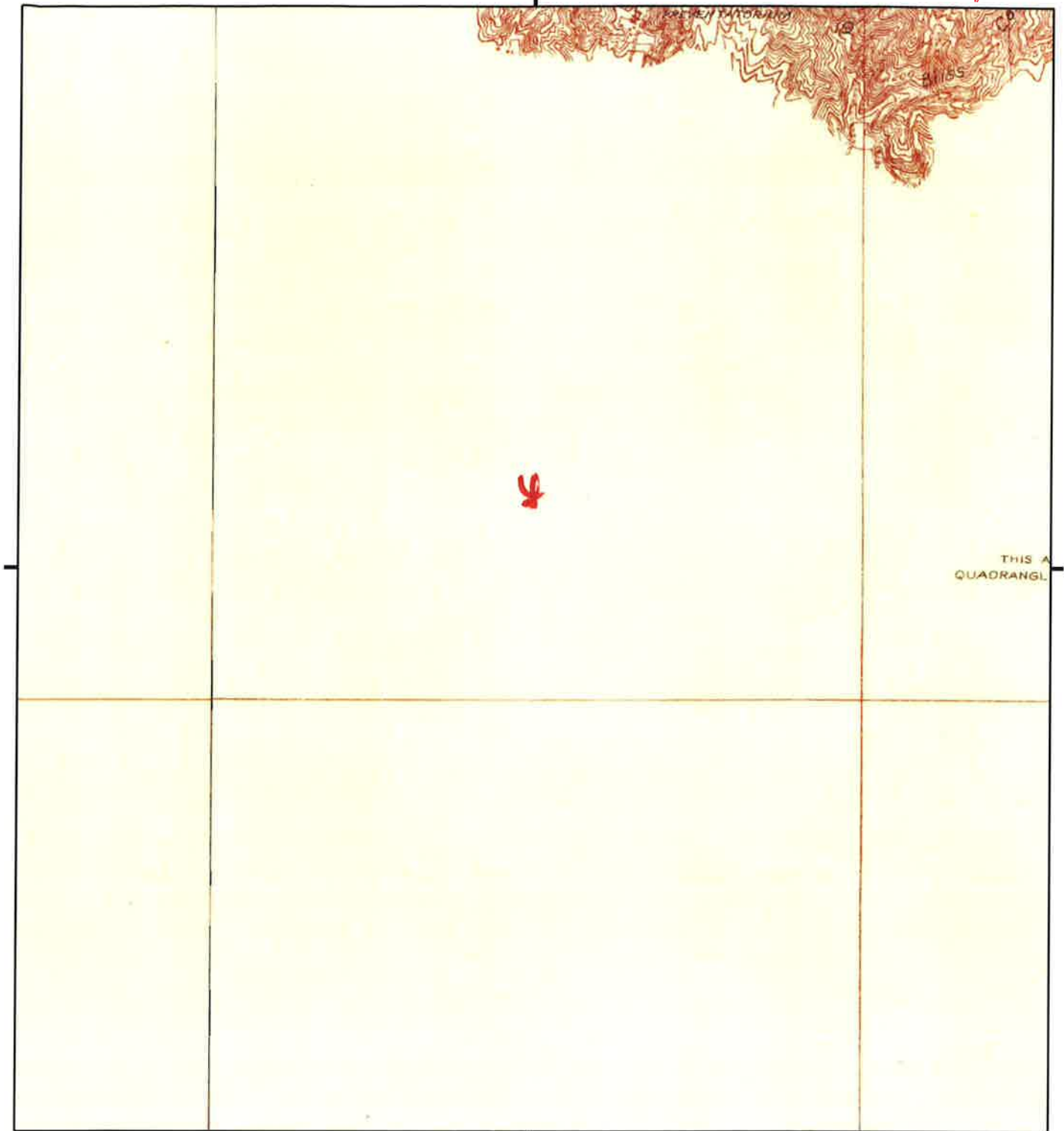
This report includes information from the following map sheet(s).



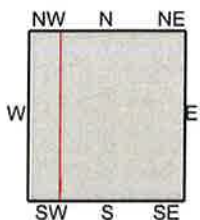
TP, Azusa, 1928, 7.5-minute
W, Sierra Madre, 1928, 7.5-minute

SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE, CA 91010
CLIENT: PIC Environmental Services





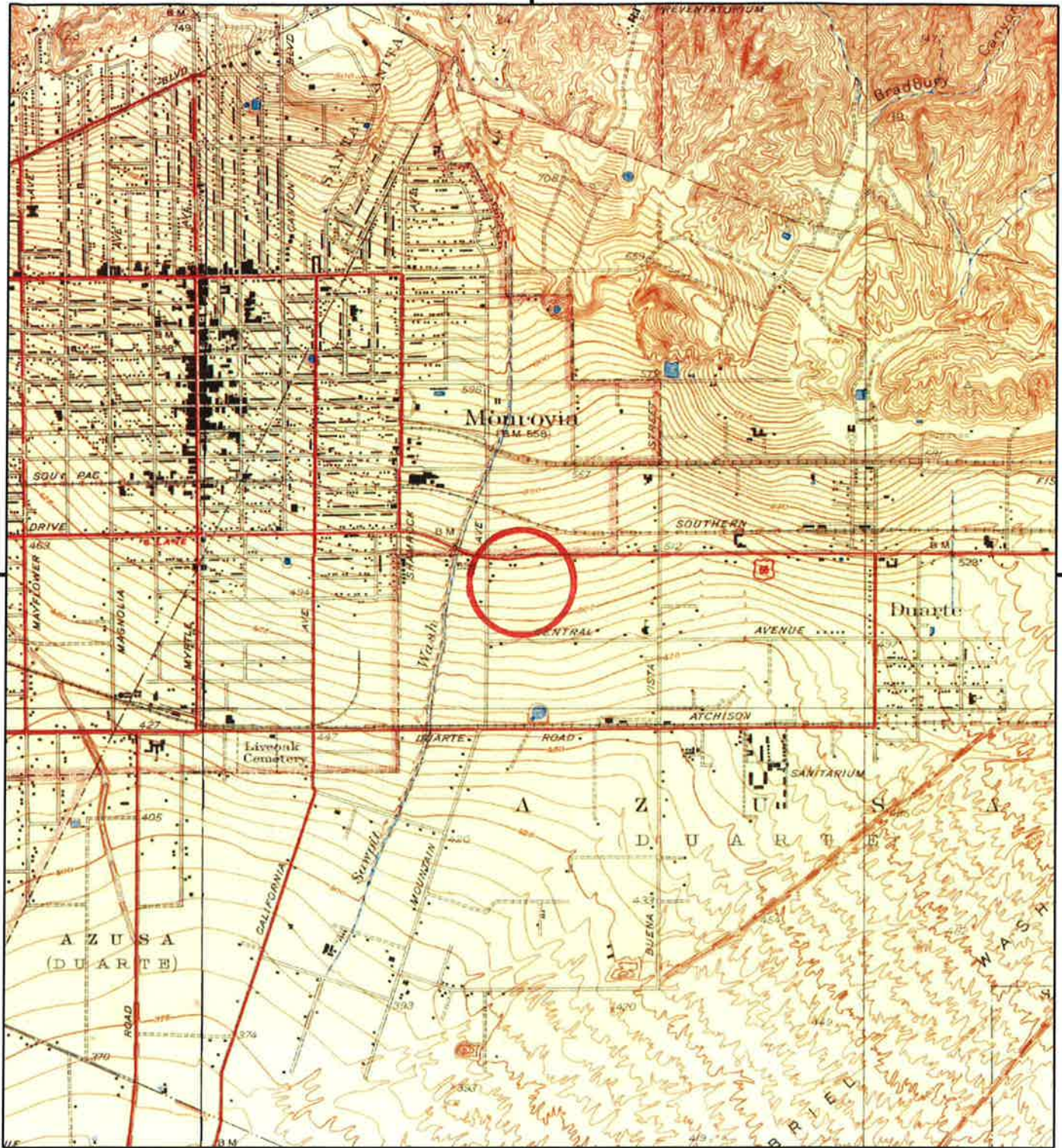
This report includes information from the following map sheet(s).



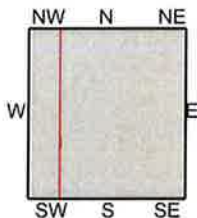
TP, Azusa, 1933, 7.5-minute
W, Sierra Madre, 1933, 7.5-minute

SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE, CA 91010
CLIENT: PIC Environmental Services





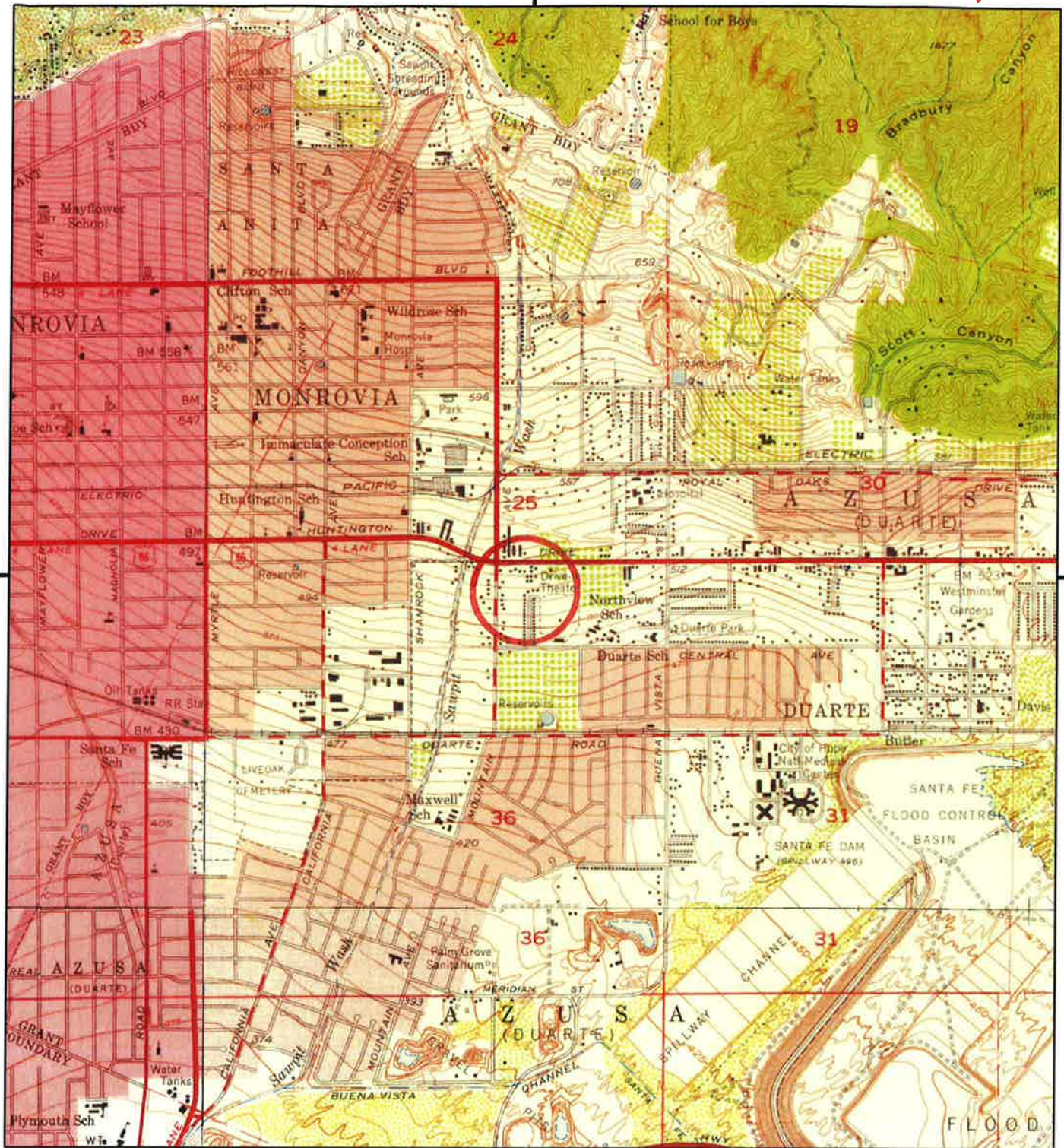
This report includes information from the following map sheet(s).



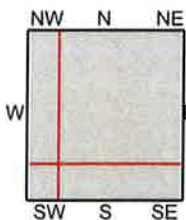
TP, Azusa, 1939, 7.5-minute
W, Sierra Madre, 1941, 7.5-minute

SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE, CA 91010
CLIENT: PIC Environmental Services





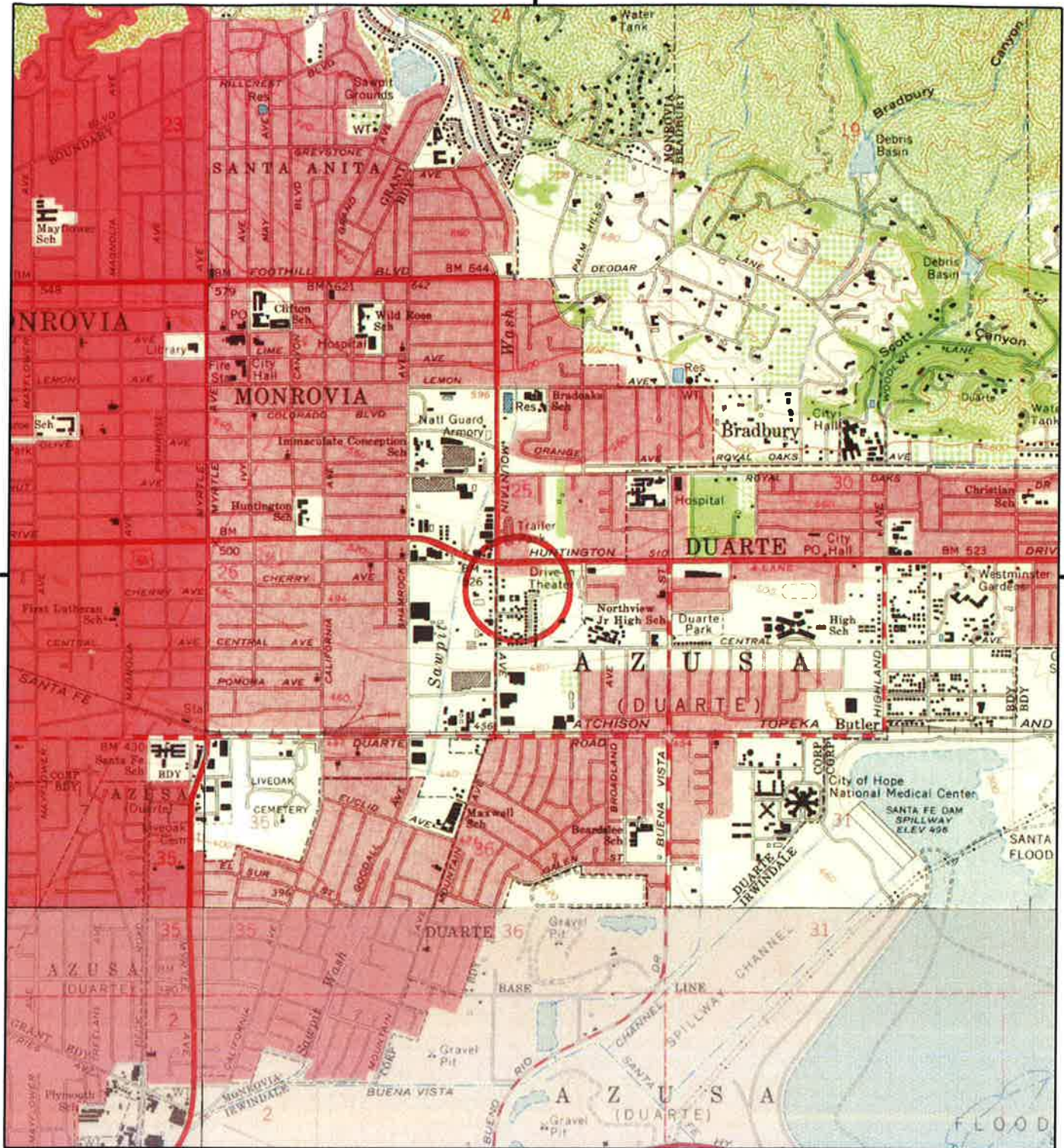
This report includes information from the following map sheet(s).



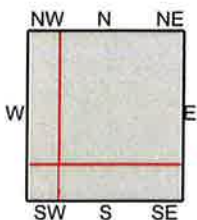
TP, Azusa, 1953, 7.5-minute
SE, Baldwin Park, 1953, 7.5-minute
SW, El Monte, 1953, 7.5-minute
NW, Mt. Wilson, 1953, 7.5-minute

SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE, CA 91010
CLIENT: PIC Environmental Services





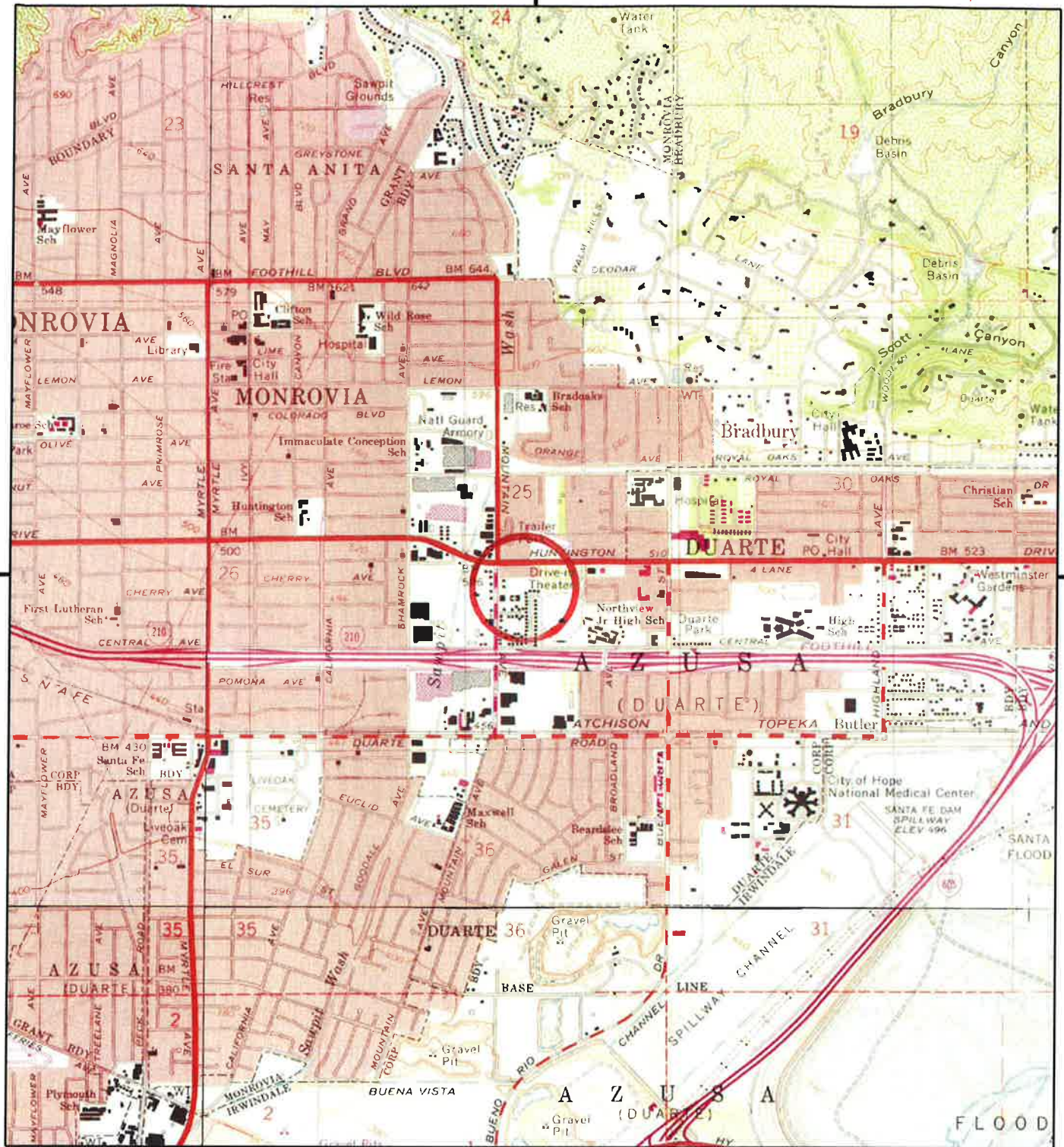
This report includes information from the following map sheet(s).



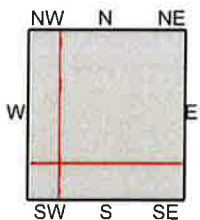
TP, Azusa, 1966, 7.5-minute
SE, Baldwin Park, 1966, 7.5-minute
SW, El Monte, 1966, 7.5-minute
NW, Mt. Wilson, 1966, 7.5-minute

SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE, CA 91010
CLIENT: PIC Environmental Services





This report includes information from the following map sheet(s).



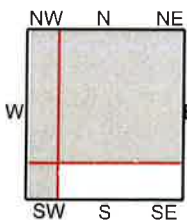
TP, Azusa, 1972, 7.5-minute
SE, Baldwin Park, 1972, 7.5-minute
SW, El Monte, 1972, 7.5-minute
NW, Mt. Wilson, 1972, 7.5-minute

SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE, CA 91010
CLIENT: PIC Environmental Services

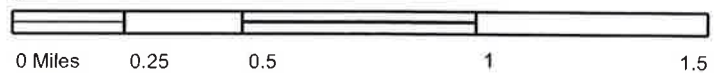




This report includes information from the following map sheet(s).

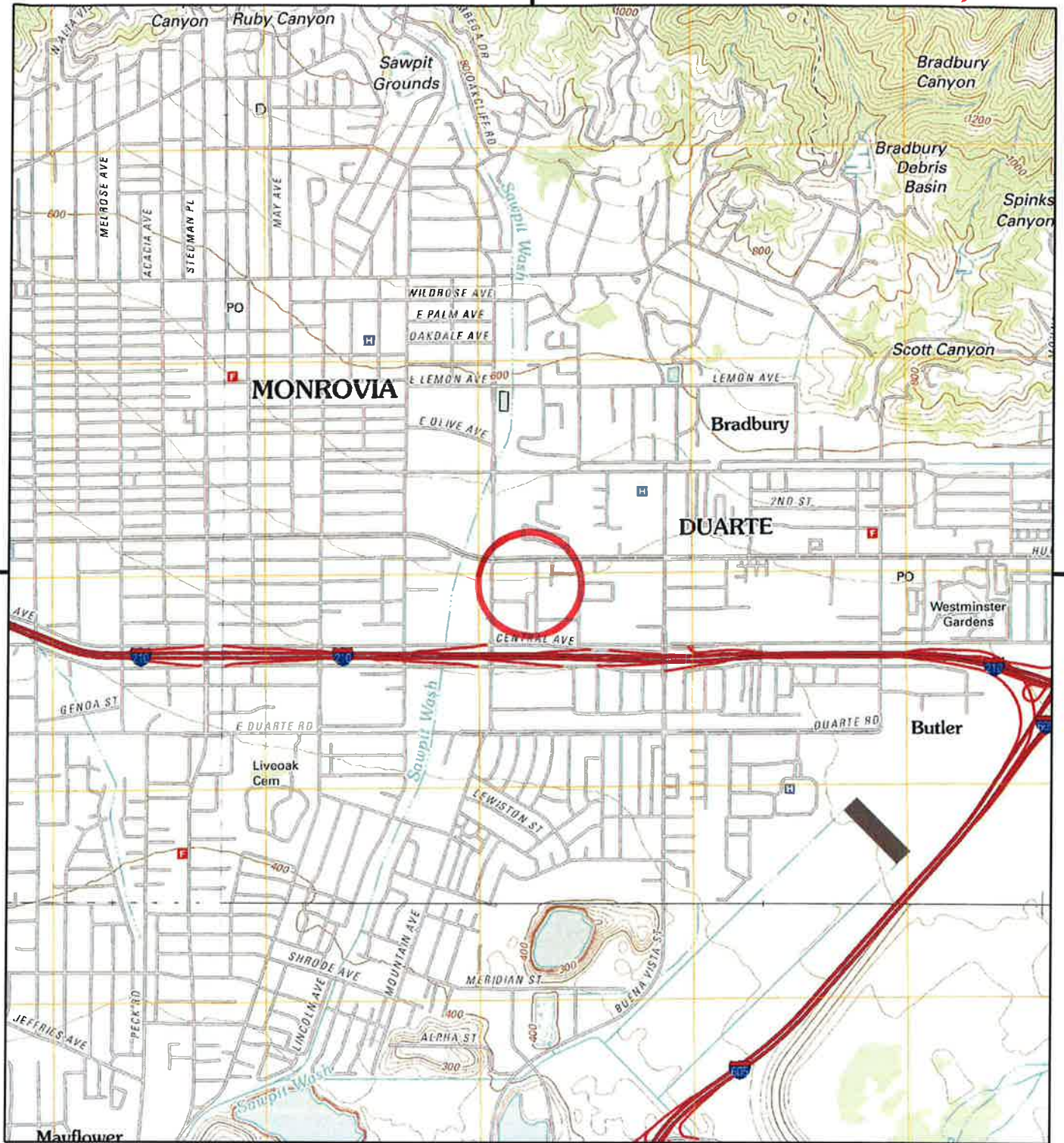


TP, Azusa, 1995, 7.5-minute
SW, El Monte, 1994, 7.5-minute
NW, Mt. Wilson, 1994, 7.5-minute
NW, Mount Wilson, 1995, 7.5-minute

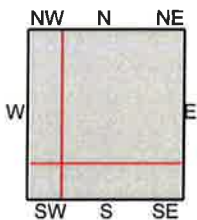


SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE, CA 91010
CLIENT: PIC Environmental Services





This report includes information from the following map sheet(s).



TP, Azusa, 2012, 7.5-minute
SE, Baldwin Park, 2012, 7.5-minute
SW, El Monte, 2012, 7.5-minute
NW, Mount Wilson, 2012, 7.5-minute

SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE, CA 91010
CLIENT: PIC Environmental Services

APPENDIX E:
HISTORIC AERIAL PHOTOGRAPHS

E

962 HUNTINGTON DR

962 HUNTINGTON DR

DUARTE, CA 91010

Inquiry Number: 5199392.9

February 26, 2018

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

02/26/18

Site Name:

962 HUNTINGTON DR
962 HUNTINGTON DR
DUARTE, CA 91010
EDR Inquiry # 5199392.9

Client Name:

PIC Environmental Services
2619 Sierra Way
La Verne, CA 91750
Contact: Tim Hersch



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2014	1"=500'	Flight Year: 2014	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: May 22, 2002	USDA
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1990	1"=500'	Flight Date: September 06, 1990	USDA
1989	1"=500'	Flight Date: August 03, 1989	USDA
1983	1"=500'	Flight Date: November 19, 1983	EDR Proprietary Brewster Pacific
1979	1"=500'	Flight Date: February 05, 1979	EDR Proprietary Brewster Pacific
1977	1"=500'	Flight Date: April 25, 1977	EDR Proprietary Brewster Pacific
1964	1"=500'	Flight Date: July 28, 1964	USGS
1952	1"=500'	Flight Date: August 03, 1952	USGS
1949	1"=500'	Flight Date: July 14, 1949	USGS
1938	1"=500'	Flight Date: May 06, 1938	USDA
1928	1"=500'	Flight Date: January 01, 1928	USGS

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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INQUIRY #: 5199392.9
YEAR: 1928



— = 500'



INQUIRY #: 5199392.9
YEAR: 1938 

 = 500'





INQUIRY #: 5199392.9
YEAR: 1949



— = 500'



INQUIRY #: 5199392.9

YEAR: 1952



= 500'

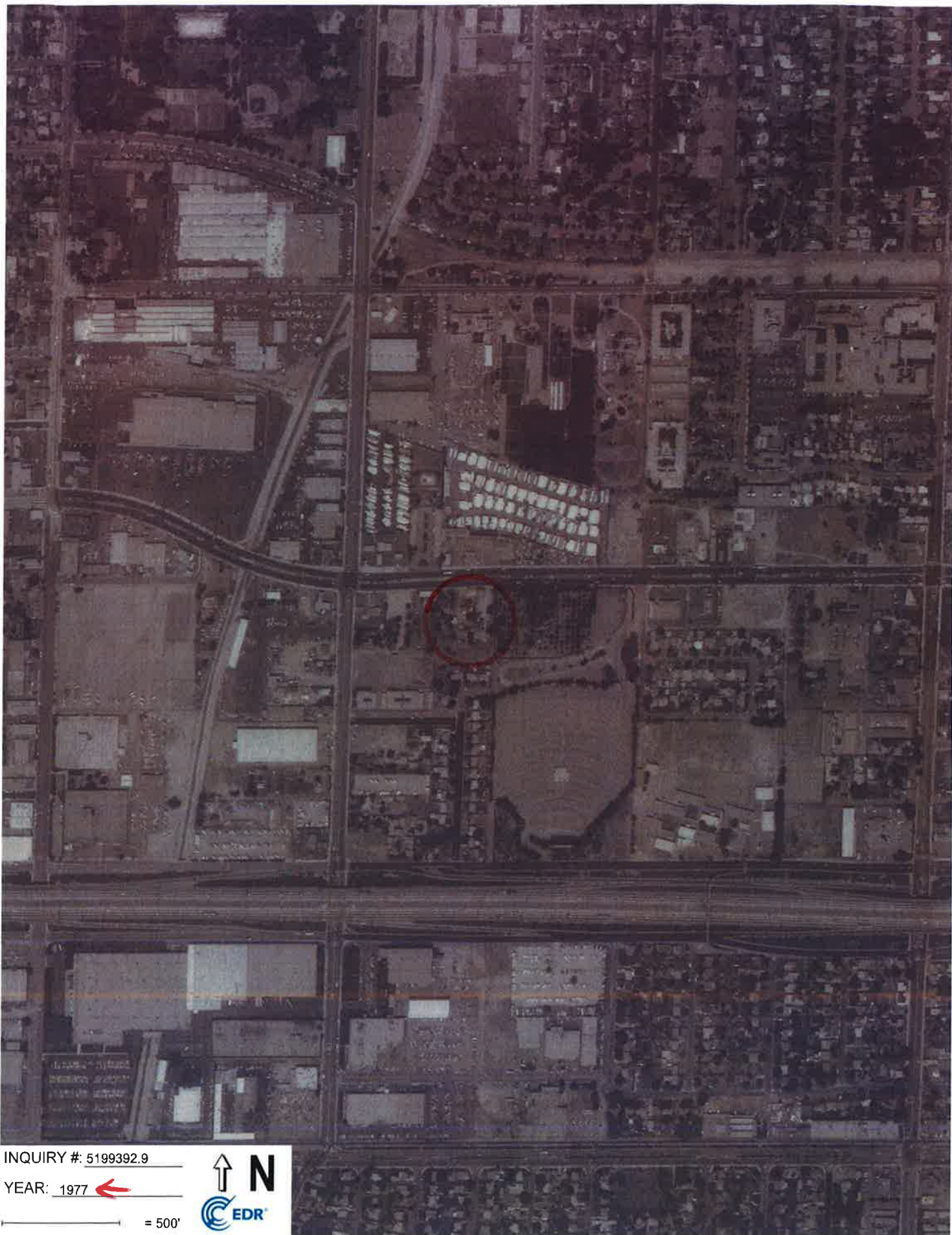


INQUIRY #: 5199392.9

YEAR: 1964



= 500'



INQUIRY #: 5199392.9

YEAR: 1977



= 500'



INQUIRY #: 5199392.9

YEAR: 1979

— = 500'



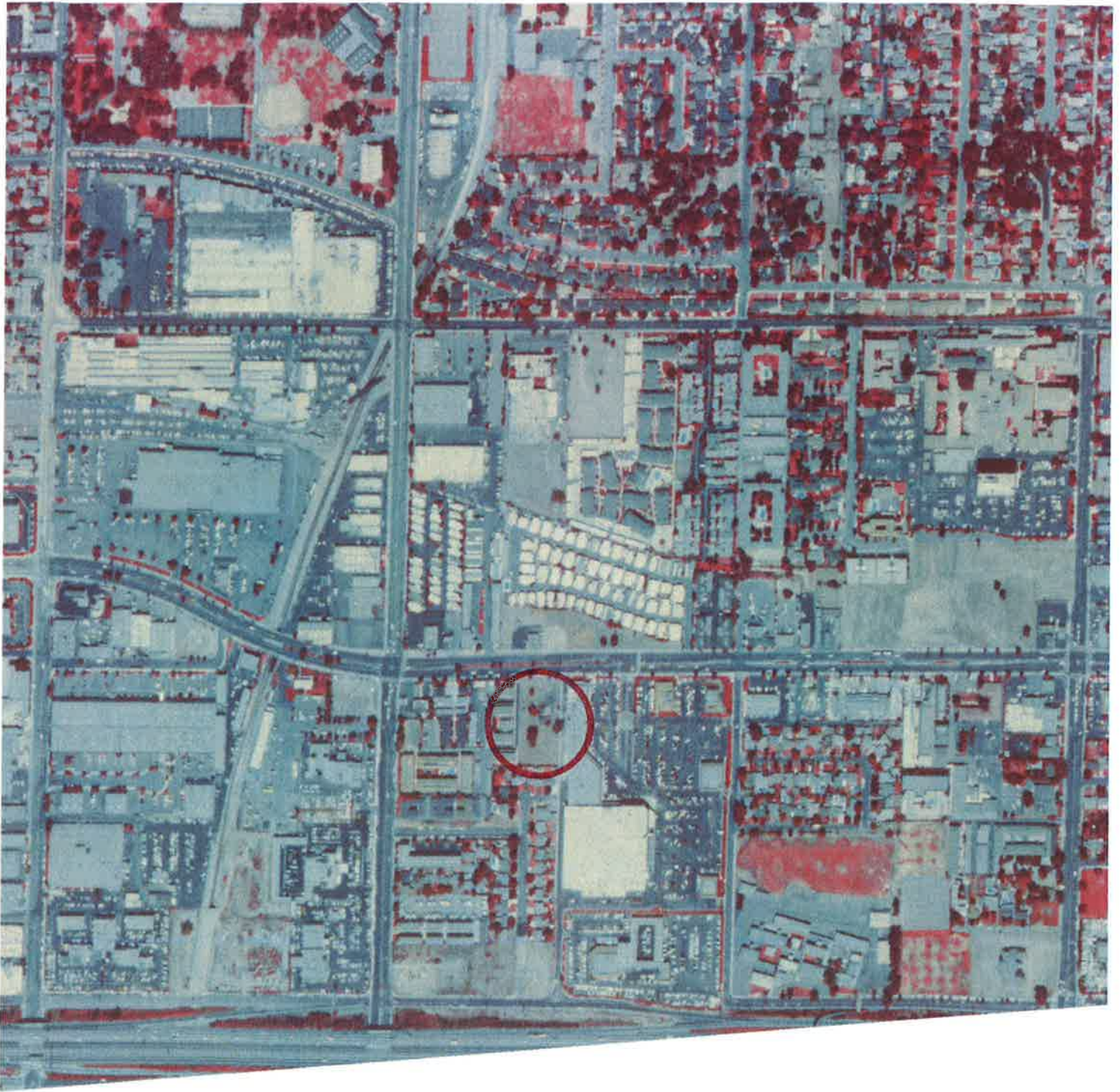


INQUIRY #: 5199392.9

YEAR: 1983



— = 500'



INQUIRY #: 5199392.9
YEAR: 1989



— = 500'



INQUIRY #: 5199392.9
YEAR: 1990

≈ 500'





INQUIRY #: 5199392.9

YEAR: 1994

— = 500'





INQUIRY #: 5199392.9

YEAR: 2002



= 500'



INQUIRY #: 5199392.9
YEAR: 2005



= 500'



INQUIRY #: 5199392.9

YEAR: 2010



= 500'



INQUIRY #: 5199392.9

YEAR: 2014



= 500'

APPENDIX F:
CITY DIRECTORY REPORT

F

962 HUNTINGTON DR
962 HUNTINGTON DR
DUARTE, CA 91010

Inquiry Number: 5199392.5
February 27, 2018

946-962
E. Huntington Drive

PAGES
5, 14, 34

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 2014. 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.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

infoUSA

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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>IP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2014	EDR Digital Archive	-	X	X	-
2010	EDR Digital Archive	-	X	X	-
2006	Haines Company	-	X	X	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines	-	-	-	-
1999	Haines Company	-	X	X	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1990	PACIFIC BELL WHITE PAGES	-	-	-	-
1986	Pacific Bell	-	X	X	-
1985	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1981	Pacific Telephone	-	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	R.L. Polk & Co Publishers	-	-	-	-
1975	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	R. L. Polk & Co.	-	-	-	-
1970	Pacific Telephone	-	-	-	-
1969	Pacific Telephone	-	-	-	-
1967	R. L. Polk & Co.	-	-	-	-
1966	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1965	GTE	-	-	-	-
1964	Pacific Telephone	-	-	-	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	-	-	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1958	Pacific Telephone	-	-	-	-
1957	Pacific Telephone	-	X	X	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	-	-	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Los Angeles Directory Co.	-	-	-	-
1950	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Associated Telephone Company, Ltd.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	R. L. Polk & Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	-	-	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
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	TRIBUNE-NEWS PUBLISHING CO.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	-	-	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
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.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
946 HUNTINGTON DR	Client Entered	X
962 HUNTINGTON DR	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

962 HUNTINGTON DR
DUARTE, CA 91010

FINDINGS DETAIL

Target Property research detail.

E HUNTINGTON DR

956 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>
1985	ELSIE S CLUB
1975	ELSIES CLUB
1966	ELSIE S CLUB
1960	ELSIE S CLUB
1950	BONNIE BRAE INN HUNT LEWIS W

Source

Pacific Bell	} Residential
Pacific Telephone	
Pacific Telephone	
Pacific Telephone	
Pacific Telephone	← Residential
Pacific Telephone	- Residential

962 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>
1975	GERCHMAN KATHERINE
1966	UBENTI GENE

Source

Pacific Telephone	} Residential
Pacific Telephone	

HUNTINGTON DR

946 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>
1975	DE LUXE SHOE REPAIR SAN MARINO

Source

Pacific Telephone	←
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962 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>
1975	GERCHMAN KATHERINE
1966	UBENTI GENE

Source

Pacific Telephone	} Residential
Pacific Telephone	

956 1/2 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>
1960	GRAY JEFFREY

Source

Pacific Telephone	- Residential
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FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

E HUNTIGTON DR

915 E HUNTIGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	TUNEUP MASTERS	Pacific Telephone

E HUNTINGTON DR

901 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Monrovia	Pacific Bell
	PAYLESS SHOESOURCE	Pacific Bell
1985	PAYLESS SHOESOURCE MONROVIA	Pacific Bell
1975	ADKINS OWEN E JR	Pacific Telephone
1966	YOUR CHOICE BURGERS NO 2	Pacific Telephone
1960	YOUR CHOICE BURGERS NO 2	Pacific Telephone

E Huntington Dr

902 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DEVICI DEVELOPMENT INC	EDR Digital Archive
	AM/PM MINI MARKET	EDR Digital Archive
	GACIG INC	EDR Digital Archive
	AM/PM MINI MARKET	EDR Digital Archive
	GACIG INC	EDR Digital Archive
	DEVICI DEVELOPMENT INC	EDR Digital Archive
2010	DEVICI DEVELOPMENT INC	EDR Digital Archive
	GACIG INC	EDR Digital Archive
	AM/PM MINI MARKET	EDR Digital Archive
	BP NORTH AMERICA	EDR Digital Archive
	AM/PM MINI MARKET	EDR Digital Archive
	GACIG INC	EDR Digital Archive
	BP NORTH AMERICA	EDR Digital Archive
	DEVICI DEVELOPMENT INC	EDR Digital Archive

FINDINGS

E HUNTINGTON DR

902 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Duarte Service	Pacific Bell
	DUARTE SERVICE	Pacific Bell
1985	P J TEXACO	Pacific Bell
	OHANES AUTO ELECTRIC	Pacific Bell
1975	KIMS EXXON	Pacific Telephone
1966	HUGHS ENCO SERV	Pacific Telephone
1960	K C JONES DRIVE IN	Pacific Telephone
	JONES K C DRIVE IN	Pacific Telephone

E Huntington Dr

903 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	WALGREEN CO	EDR Digital Archive
	WALGREEN CO	EDR Digital Archive
2010	WALGREEN CO	EDR Digital Archive
	WALGREEN CO	EDR Digital Archive

E HUNTINGTON DR

903 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	PRSCRPTNSONLY	Haines Company
	WALGREENS PHAR	Haines Company

913 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	MOTEL 66	Pacific Telephone
	MOTEL 66	Pacific Telephone
	DIXON WALLY	Pacific Telephone
1957	MELVILLE FRED G	Pacific Telephone

E Huntington Dr

915 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	TUNEUP MASTERS INC	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	TUNEUP MASTERS INC	EDR Digital Archive

E HUNTINGTON DR

915 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	TUNEUP MASTERS	Haines Company
1995	Monrovia	Pacific Bell
	TUNEUP MASTERS	Pacific Bell
1986	TUNEUP MASTERS MONROVIA MONROVIA	Pacific Bell
1985	TUNEUP MASTERS BALDWIN PARK	Pacific Bell
1981	TUNEUP MASTERS	Pacific Telephone
1975	TUNE MASTERS MOTOR TUNE UP	Pacific Telephone

916 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	SIXTY SIX TRAILER PARK	Pacific Telephone

E Huntington Dr

918 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	SUCOINE LLC	EDR Digital Archive
	SUCOINE LLC	EDR Digital Archive

E HUNTINGTON DR

918 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	PATEL APNA	Pacific Bell
	GUTIERREZ RUBEN	Pacific Bell
	L CHAVEZ FIDEL	Pacific Bell
	L Gutierrez Ruben	Pacific Bell
1985	LAWTON CHRIS	Pacific Bell
	ARDRON ROY	Pacific Bell
	KALINGKING D C	Pacific Bell
	NEHME ELIAS	Pacific Bell
1966	SHIREMAN ELLEN P	Pacific Telephone
	SIXTY SIX TRAILER PARK	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	SWERCZEK FRANK	Pacific Telephone
	MYATT ELSIE	Pacific Telephone
	JARVIS R C	Pacific Telephone
	GIDEON ALBERT	Pacific Telephone
	BROOKS DORA D	Pacific Telephone
	BRACKEN GEO R	Pacific Telephone
1960	WYNDLE W H	Pacific Telephone
	SWED S CLEANERS	Pacific Telephone
	CARNEY W L	Pacific Telephone

E Huntington Dr

925 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	OAK PARK MOTEL SERVICES INC	EDR Digital Archive
	OAK PARK MOTEL SERVICES INC	EDR Digital Archive
2010	J & P PATEL AMBE CORP	EDR Digital Archive
	OAK PARK MOTEL SERVICES INC	EDR Digital Archive
	OAK PARK MOTEL SERVICES INC	EDR Digital Archive
	J & P PATEL AMBE CORP	EDR Digital Archive

E HUNTINGTON DR

925 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	OAKPARKMOTEL	Haines Company
1995	KPARKMOTEL	Pacific Bell
	PATEL BIPIN	Pacific Bell
	Patel Bipin	Pacific Bell
1985	OAK PARK MOTEL	Pacific Bell
1975	OAK PARK MOTEL	Pacific Telephone
1966	OAK PARK MOTEL	Pacific Telephone
1960	OAK PARK MOTEL	Pacific Telephone
1957	OAK PARK MOTEL	Pacific Telephone

926 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	FARM HOUSE CAFE	Pacific Telephone

FINDINGS

E Huntington Dr

928 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	FRIEDMAN BRANDON PAINTING	EDR Digital Archive
	NITHYANANDA FOUNDATION	EDR Digital Archive
	BLISS TREE	EDR Digital Archive
	BLISS TREE	EDR Digital Archive
	NITHYANANDA FOUNDATION	EDR Digital Archive
2010	FRIEDMAN BRANDON PAINTING	EDR Digital Archive
	NITHYANANDA ANNA MANDIR	EDR Digital Archive
	NITHYANANDA FOUNDATION	EDR Digital Archive
	COFNAC CONSULTING LLC	EDR Digital Archive
	BLISS TREE	EDR Digital Archive
	AMALAKI EXPRESS LLC	EDR Digital Archive
	COFNAC CONSULTING LLC	EDR Digital Archive
	NITHYANANDA FOUNDATION	EDR Digital Archive
	BLISS TREE	EDR Digital Archive
	NITHYANANDA ANNA MANDIR	EDR Digital Archive
	AMALAKI EXPRESS LLC	EDR Digital Archive

E HUNTINGTON DR

928 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	BAUTISTA RAY	Pacific Bell
1985	TEESDALE NOEL C	Pacific Bell
1975	SPERRY BUSTER	Pacific Telephone
1966	JONES SADIE CLEO	Pacific Telephone

930 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Gurrola Guillermo	Pacific Bell
	RICHARDSON SHANNON	Pacific Bell
	QUE-Z BBQ	Pacific Bell
	GURROLA GUILLERMO	Pacific Bell
	Que Z BBQ	Pacific Bell
1985	PATEL UMAKANT	Pacific Bell
	HILL MARY	Pacific Bell
	GURROLA GUILLERMO	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	CARREON ALEXANDRA	Pacific Bell
1975	DEL REAL MARY	Pacific Telephone
	HEFTMAN C R	Pacific Telephone
	HUNSINGER ELMER G RL EST	Pacific Telephone
	LENING HAYDEN E	Pacific Telephone
	RHODES JERRY	Pacific Telephone
	RUSS JACK	Pacific Telephone
	CARTER FRANK S	Pacific Telephone
1966	FLETCHER VALENTINE N REALTOR	Pacific Telephone
	TARWATER A TROY	Pacific Telephone
1960	BUCHMILLER DONALD E	Pacific Telephone
	FLETCHER VALENTINE M REALTOR	Pacific Telephone
	WEAKLAND CHAS	Pacific Telephone

931 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1957	ANGELA S CAFE	Pacific Telephone

E Huntington Dr

932 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	PADILLA NEOLIA	EDR Digital Archive
	PADILLA NEOLIA	EDR Digital Archive
2010	NEOLIA PADILLA	EDR Digital Archive
	NEOLIA PADILLA	EDR Digital Archive

E HUNTINGTON DR

932 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Beta TV & VCR	Pacific Bell
	BETA TV & VCR	Pacific Bell

933 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	RED BARON	Pacific Telephone
1966	TEE RM TAVERN	Pacific Telephone
1960	KULAMANU	Pacific Telephone

FINDINGS

934 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	SUPER EXPRESS TOURS & TRAVEL	Pacific Bell
	Super Express Tours & Travel	Pacific Bell
1950	SIX T SIX MKT	Pacific Telephone
	TEWELL FRANCIS R	Pacific Telephone
	SIX T SIX MKT	Pacific Telephone
	TEWELL FRANCIS R	Pacific Telephone

935 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company
1985	CREST VENDORS	Pacific Bell
1975	MONROVIA MINIATURE GOLF COUSE MONROVIA	Pacific Telephone
1966	CHUCK BURGER MONROVIA	Pacific Telephone
	DICKS MONROVIA GOLF SHOP	Pacific Telephone
	THREE OAKS DRIVING RANGE	Pacific Telephone

936 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	ED S SCREEN SHOP	Pacific Bell
1975	EDS SCREEN SHOP	Pacific Telephone
1960	SEE NO SCREEN CO	Pacific Telephone
1950	KESSLER S LIQUOR STORE	Pacific Telephone
	KESSLER S LIQUOR STORE	Pacific Telephone

937 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	ANGELO S BURGERS NO4	Pacific Bell
1985	CHUCK BURGER MONROVIA	Pacific Bell
1975	CHUCK BURGER MONROVIA	Pacific Telephone

E Huntington Dr

938 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	TOMMELL CENTER LLC	EDR Digital Archive
	GWENDOLYN ELAINE JONES	EDR Digital Archive
	TOMMELL CENTER LLC	EDR Digital Archive
	GWENDOLYN ELAINE JONES	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	GWENDOLYN ELAINE JONES	EDR Digital Archive
	TOMMELL CENTER LLC	EDR Digital Archive
	GWENDOLYN ELAINE JONES	EDR Digital Archive
	TOMMELL CENTER LLC	EDR Digital Archive

E HUNTINGTON DR

938 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Cahir D S Mad	Pacific Bell
	Stubbs Darren	Pacific Bell
	Serafln Velasco	Pacific Bell
	Clemens Steve	Pacific Bell
	Carison Floyd E Co costro	Pacific Bell
	CARSON FAWNIA	Pacific Bell
	CLEMENS STEVE	Pacific Bell
	SERAFLNVELASCO	Pacific Bell
	STUBBS DARREN	Pacific Bell
	Butler Eleanor	Pacific Bell
	Butler Electric Alt e 8	Pacific Bell
	Butler Electric	Pacific Bell
	From Los Angeles Telephones Call	Pacific Bell
	Butler Eric Mon	Pacific Bell
	Butler F Whit	Pacific Bell
	Cahill Timothy G	Pacific Bell
	BUTLER ELEANOR	Pacific Bell
	Carson Fawnia	Pacific Bell
1985	CANNIZZARO CHUCK & MARIANN	Pacific Bell
	CAMERON KIM	Pacific Bell
	ARMENTA ALFRED W	Pacific Bell
	ALLEN STEVEN	Pacific Bell

940 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	GREENE O R	Pacific Telephone
1960	GREENE O R	Pacific Telephone

944 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	FRIEND GERALD	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	MILLS LOYD K	Pacific Telephone

E Huntington Dr

945 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DEL TACO	EDR Digital Archive
	DEL TACO	EDR Digital Archive

E HUNTINGTON DR

→ 948 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	SLONAKER LYLE	Pacific Telephone
1960	WITHERSPOON F W	Pacific Telephone

} Residential

→ 952 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	GUYS & DOLLS BOOKS	Pacific Telephone ←
1966	ANGELA S LIQUOR STORE	Pacific Telephone ←
1960	ANGELA S LIQUOR STORE	Pacific Telephone ←

E Huntington Dr

→ 960 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	21ST CNTURY WATERPROOFING PNTG	EDR Digital Archive ←
	21ST CNTURY WATERPROOFING PNTG	EDR Digital Archive ←
2010	21ST CNTURY WATERPROOFING PNTG	EDR Digital Archive ←
	ALBRIGHT STEPHEN	EDR Digital Archive - Residential
	21ST CNTURY WATERPROOFING PNTG	EDR Digital Archive ←
	ALBRIGHT STEPHEN	EDR Digital Archive - Residential

E HUNTINGTON DR

964 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	DES ROCHERS LOUIS	Pacific Telephone

FINDINGS

E Huntington Dr

1000 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JPMORGAN CHASE BANK NAT ASSN	EDR Digital Archive
	JPMORGAN CHASE BANK NAT ASSN	EDR Digital Archive
2010	GAME CRAZY 105663	EDR Digital Archive
	GAME CRAZY 105663	EDR Digital Archive

E HUNTINGTON DR

1000 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	DOMENICOS ITALIAN RESTAURANT DUARTE	Pacific Bell
	DOMENICOS PIZZA	Pacific Bell
	Domenicos Pizza	Pacific Bell

1006 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	YOGURT STATION THE	Pacific Bell

E Huntington Dr

1008 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	EDUCATION MGT SYSTEMS INC	EDR Digital Archive
	EDUCATION MGT SYSTEMS INC	EDR Digital Archive
2010	EDUCATION MANAGEMENT SYSTEMS	EDR Digital Archive
	OPPORTUNITIES FOR LEARNING	EDR Digital Archive
	EDUCATION MANAGEMENT SYSTEMS	EDR Digital Archive
	OPPORTUNITIES FOR LEARNING	EDR Digital Archive

E HUNTINGTON DR

1008 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Sachs Henry R Jr OD	Pacific Bell
	Hernandez Edward & Diane ODs	Pacific Bell
	NORGARD WM DOD	Pacific Bell
	SACHS HENRY R JR OD	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	HERNANDEZ EDWARD & DIANE ODS	Pacific Bell
	DUARTE OPTOMETRY	Pacific Bell

E Huntington Dr

1010 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SUPERCUTS INC	EDR Digital Archive
	SUPERCUTS INC	EDR Digital Archive
2010	SUPERCUTS INC	EDR Digital Archive
	STYLE CUTS & TAN BEAUTY & SUP	EDR Digital Archive
	STYLE CUTS & TAN BEAUTY & SUP	EDR Digital Archive
	SUPERCUTS INC	EDR Digital Archive

E HUNTINGTON DR

1010 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	STYLE CUTS & NAILS BEAUTY & SUPPLY	Pacific Bell
	I Bernhardt Estella & Wm	Pacific Bell

E Huntington Dr

1012 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	ISLAND TANNING CO-HIGH PERFORM	EDR Digital Archive
	IBRAHAM GHANEM ENTERPRISES LLC	EDR Digital Archive
	ISLAND TANNING CO-HIGH PERFORM	EDR Digital Archive
	IBRAHAM GHANEM ENTERPRISES LLC	EDR Digital Archive

E HUNTINGTON DR

1012 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Karishma Boutique	Pacific Bell
	KARISHMA BOUTIQUE	Pacific Bell

FINDINGS

E Huntington Dr

1014 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JASMINE CLEANERS	EDR Digital Archive
	JASMINE CLEANERS	EDR Digital Archive
2010	JASMINE CLEANERS	EDR Digital Archive
	JASMINE CLEANERS	EDR Digital Archive

1016 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	KHOE NATHANIEL DDS	EDR Digital Archive
	KHOE NATHANIEL DDS	EDR Digital Archive
2010	KHOE NATHANIEL DDS	EDR Digital Archive
	KHOE NATHANIEL DDS	EDR Digital Archive

E HUNTINGTON DR

1016 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	KHOE NATHANIEL J	Pacific Bell

E Huntington Dr

1018 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SHANGHAI EXPRESS	EDR Digital Archive
	SHANGHAI EXPRESS	EDR Digital Archive
2010	SHANGHAI EXPRESS	EDR Digital Archive
	SHANGHAI EXPRESS	EDR Digital Archive

E HUNTINGTON DR

1018 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Style Interiors Drapery World	Pacific Bell
	Shanghai Express	Pacific Bell
	Style Cuts & Nails Beauty & Supply	Pacific Bell

FINDINGS

E Huntington Dr

1020 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	APNA INDIA BIZARRE	EDR Digital Archive
	APNA INDIA BIZARRE	EDR Digital Archive

E HUNTINGTON DR

1020 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	INDIA SWEET & SPICY	Pacific Bell
1966	DUNN TERESA P	Pacific Telephone
1960	DUNN TERESA P	Pacific Telephone
1950	DUNN TERESA P R	Pacific Telephone
	DUNN TERESA P R	Pacific Telephone

E Huntington Dr

1022 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	PLANET KITTY	EDR Digital Archive
	WELLS FARGO FINANCIAL	EDR Digital Archive
	PLANET KITTY	EDR Digital Archive
	WELLS FARGO FINANCIAL	EDR Digital Archive

1024 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CALIFORNIA NAILS	EDR Digital Archive
	CALIFORNIA NAILS	EDR Digital Archive
2010	CALIFORNIA NAILS	EDR Digital Archive
	CALIFORNIA NAILS	EDR Digital Archive

1026 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	ULLOA MONICA	EDR Digital Archive
	ULLOA MONICA	EDR Digital Archive

FINDINGS

E HUNTINGTON DR

1026 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Duarte Chamber Of Commerce	Pacific Bell
	DUARTE CHAMBER OF COMMERCE	Pacific Bell

E Huntington Dr

1028 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	VILLA ITALIA RISTORANTE	EDR Digital Archive
	VILLA ITALIA RISTORANTE	EDR Digital Archive
2010	VILLA ITALIA RISTORANTE	EDR Digital Archive
	VILLA ITALIA RISTORANTE	EDR Digital Archive

E HUNTINGTON DR

1028 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	DISCOUNT STORE	Pacific Bell
	Discount Store	Pacific Bell

E Huntington Dr

1032 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	RENT-A-CENTER INC	EDR Digital Archive
	RENT-A-CENTER INC	EDR Digital Archive
2010	RENT-A-CENTER INC	EDR Digital Archive
	RENT-A-CENTER INC	EDR Digital Archive

E HUNTINGTON DR

1032 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	CAROUSEL CRAFTS	Pacific Bell

FINDINGS

E Huntington Dr

1034 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SANTA YNEZ MEDICAL CLINIC	EDR Digital Archive
	SANTA YNEZ MEDICAL CLINIC	EDR Digital Archive
2010	SANTA YNEZ MEDICAL CLINIC	EDR Digital Archive
	SANTA YNEZ MEDICAL CLINIC	EDR Digital Archive

E HUNTINGTON DR

1034 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	PRIDE OF CALIFORNIA SPORTS & HOBBIES	Pacific Bell
	Pride Of California Sports & Hobbles	Pacific Bell

E Huntington Dr

1035 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	WOODYS TREE SERVICE	EDR Digital Archive
	CERTIFIED LEARNING SYSTEMS	EDR Digital Archive
	INCANDO DARLENE	EDR Digital Archive
	MAGALLANES	EDR Digital Archive
	ARGON GROUP LLC	EDR Digital Archive
	MONROVIA INVESTERS	EDR Digital Archive
	CERTIFIED LEARNING SYSTEMS	EDR Digital Archive
	WOODYS TREE SERVICE	EDR Digital Archive
	INCANDO DARLENE	EDR Digital Archive
	MAGALLANES	EDR Digital Archive
	ARGON GROUP LLC	EDR Digital Archive
	MONROVIA INVESTERS	EDR Digital Archive
2010	MONROVIA INVESTERS	EDR Digital Archive
	INCANDO DARLENE	EDR Digital Archive
	GORDON MAC	EDR Digital Archive
	WOODYS TREE SERVICE	EDR Digital Archive
	MONROVIA INVESTERS	EDR Digital Archive
	INCANDO DARLENE	EDR Digital Archive
	GORDON MAC	EDR Digital Archive
	WOODYS TREE SERVICE	EDR Digital Archive

FINDINGS

E HUNTINGTON DR

1035 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MONROVIA MBL HM PK BLAND Cloyd S	Haines Company
	BLUNT James Robert	Haines Company
	Cs CANNON EM	Haines Company
	CASTRO Daniel	Haines Company
	CONTRERAS Genaro	Haines Company
	DAVIS Stephen	Haines Company
	DIXON David I	Haines Company
	DYGERT J	Haines Company
	ECKER Thomas	Haines Company
	GALLEGOS Max	Haines Company
	GOISHI Ted	Haines Company
	HALL A R	Haines Company
	HAMBY M J	Haines Company
	HENDERSON J M	Haines Company
	INCANDO Tony	Haines Company
	KYNARD Louis	Haines Company
	LARIVIERE Armand	Haines Company
	ESTATES MONROVIA MBL	Haines Company
	HOME PARK	Haines Company
	ESTATES NICHOLS AV	Haines Company
	NIMMRICH Made	Haines Company
	NORRIS R L	Haines Company
	SPARROWK Lo	Haines Company
	STOURS Dolores	Haines Company
	YORK Richard E	Haines Company
1995	AKERS DONALD M	Pacific Bell
	I BELL LA VERET	Pacific Bell
	BLAND CLOYD S	Pacific Bell
	BRAY G F	Pacific Bell
	BURDESKI HARRY	Pacific Bell
	COURBAT BERNARD & FRANCES	Pacific Bell
	DIXON DAVID I	Pacific Bell
	DYGERT J & J	Pacific Bell
	FABRIN LYLEE	Pacific Bell
	FISHER R W	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	GALLEGOS MAX	Pacific Bell
	GOISHI TED	Pacific Bell
	HALL AR	Pacific Bell
	HAMBY M J	Pacific Bell
	HARTER JOHN	Pacific Bell
	HORAK PAULA L	Pacific Bell
	KLYSZEJKO JOHN A	Pacific Bell
	KYNARD LOUIS	Pacific Bell
	LARIVLERE ARMAND	Pacific Bell
	LUTTER UNO	Pacific Bell
	MAYNARD J E & OPAL	Pacific Bell
	MCNEAL RICHARD	Pacific Bell
	MONROVIA MOBILE HOME PARK ESTATES	Pacific Bell
	MORRIS THOS E	Pacific Bell
	NICHOLS A V	Pacific Bell
	PAUL LAWRENCE	Pacific Bell
	REYNOLDS GEO R	Pacific Bell
	ROSS THOS A	Pacific Bell
	SHEPARD F M	Pacific Bell
	SMALLDRIDGE PAUL	Pacific Bell
	SPARROWK LOLA	Pacific Bell
	STENERSONSTENER	Pacific Bell
	WARREN KATHERYN	Pacific Bell
	WHITE M F	Pacific Bell
	WANG E T	Pacific Bell
	i Bell La Vere T	Pacific Bell
	Bland Cloyd S	Pacific Bell
	Bland D	Pacific Bell
	Bland D	Pacific Bell
	Bray G F	Pacific Bell
	Bray J	Pacific Bell
	Burdeski Harry	Pacific Bell
	Burdett Jon S	Pacific Bell
	Courbat Bernard & Frances	Pacific Bell
	Dygert J & J	Pacific Bell
	Dyfor D	Pacific Bell
	Fisher R W	Pacific Bell
	Fisher Raingutter Co Inc Gindra	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	From Monrovia Telephones Call	Pacific Bell
	Gallegos Max	Pacific Bell
	Hall AR	Pacific Bell
	Harter John	Pacific Bell
	Klyszejko John A	Pacific Bell
	Kmart Stores	Pacific Bell
	Kynard Louis	Pacific Bell
	Lutter Uno	Pacific Bell
	S Maynard J E & Opal	Pacific Bell
	Monrovia Mobile Home Park Estates	Pacific Bell
	Monrovia Mortuary	Pacific Bell
	Morris Thos E	Pacific Bell
	Nichols A V	Pacific Bell
	ROs S Thos A	Pacific Bell
	Sparrowk Lola	Pacific Bell
	Sparta Kenneth	Pacific Bell
	Stenerson Stener	Pacific Bell
	I White M F	Pacific Bell
	Wang E T	Pacific Bell
1985	AKERS DONALD M	Pacific Bell
	ALFANO DOMINICK	Pacific Bell
	BECKER D A	Pacific Bell
	BECKER ROBT C	Pacific Bell
	BLAND CLOYD S	Pacific Bell
	BRAY G F	Pacific Bell
	BURDESKI HARRY	Pacific Bell
	CARTER CARL	Pacific Bell
	CHAPMAN G W MRS	Pacific Bell
	COURBAT BERNARD & FRANCES	Pacific Bell
	DIXON DAVID I	Pacific Bell
	DYGERT E	Pacific Bell
	EDMONDSON WALTER	Pacific Bell
	FABRIN RALPH	Pacific Bell
	GOISHI TED	Pacific Bell
	GOOLEY DARROFD F & LUCLIE	Pacific Bell
	GREVE D W	Pacific Bell
	HALL A R	Pacific Bell
	HAMBY M J	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	HARTER JOHN	Pacific Bell
	HAYNES E L	Pacific Bell
	KEITHLEY CURTIS S & H PHYFE	Pacific Bell
	LUNDBERG ARVID	Pacific Bell
	MARA A K	Pacific Bell
	MAYFIELD CRANE	Pacific Bell
	MC LAREN HARRY C	Pacific Bell
	MC NEAL RICHARD	Pacific Bell
	MELGES HOWARD G	Pacific Bell
	MENGE A	Pacific Bell
	MONROVIA MOBILE HOME PARK ESTATES	Pacific Bell
	MUNDALL L	Pacific Bell
	NICHOLS A V	Pacific Bell
	OMIECYNSKI A	Pacific Bell
	PAUL LAWRENCE	Pacific Bell
	PEDDYCOART E	Pacific Bell
	RADYS ANTHONY	Pacific Bell
	REYNOLDS GEO R	Pacific Bell
	SHEPARD M	Pacific Bell
	SKIVER JOHN B	Pacific Bell
	SMITH EARL M	Pacific Bell
	TANKE J W	Pacific Bell
	TAYLOR CURTIS	Pacific Bell
	WHITE M F	Pacific Bell
1975	MILLER E E	Pacific Telephone
	MONROVIA MOBILE HOME PARK ESTATES	Pacific Telephone
	OMIECZYNSKI A	Pacific Telephone
	REYNOLDS GEO R	Pacific Telephone
	ROMMELFANGER AUGUST	Pacific Telephone
	SCHEIDT G	Pacific Telephone
	SCOTT MARIE MRS	Pacific Telephone
	SHEPARD F M	Pacific Telephone
	SKIVER JOHN B	Pacific Telephone
	SUMMERS FRED	Pacific Telephone
	THOMAS IRI	Pacific Telephone
	WATROUS VERA M	Pacific Telephone
	WESSAW LEROY	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	WINTER C G	Pacific Telephone
	WOOD CECIL R	Pacific Telephone
	AMARAL RICHARD P	Pacific Telephone
	ANDERSON SYLVIA S	Pacific Telephone
	ASPECK FRANCES	Pacific Telephone
	BILBREY HASKELL F	Pacific Telephone
	BONHAM EDITH	Pacific Telephone
	BOULTIOGHOUSE MILDRED	Pacific Telephone
	BRIEFE M	Pacific Telephone
	CHAPMAN G W MRS	Pacific Telephone
	COURBAT BERNARD	Pacific Telephone
	DYGERT E	Pacific Telephone
	FABRIN LYLE E	Pacific Telephone
	FABRIN RALPH	Pacific Telephone
	GEISS WM L	Pacific Telephone
	GOISHI TED	Pacific Telephone
	HALL A R	Pacific Telephone
	HALL ROY M	Pacific Telephone
	HARTER JOHN	Pacific Telephone
	HAYNES E L	Pacific Telephone
	HENDERSON FLORENCE R	Pacific Telephone
	HODGES E	Pacific Telephone
	LUBBERS D	Pacific Telephone
	LUNDBERG ARVID	Pacific Telephone
	MCKENZIE MYRTLE	Pacific Telephone
	MCLAREN HARRY C	Pacific Telephone
	MCMEEKIN HUGH R DR	Pacific Telephone

E Huntington Dr

1036 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	METHODIST WOMENS CHLINIC	EDR Digital Archive
	METHODIST WOMENS CHLINIC	EDR Digital Archive
2010	METHODIST WOMENS CHLINIC	EDR Digital Archive
	METHODIST WOMENS CHLINIC	EDR Digital Archive

FINDINGS

1038 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	EYEBROW HOLLYWOOD	EDR Digital Archive
	EYEBROW HOLLYWOOD	EDR Digital Archive
2010	VIDEO CLUB NO 2	EDR Digital Archive
	VIDEO CLUB NO 2	EDR Digital Archive

E HUNTINGTON DR

1038 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	ani Mutuel Guild Local	Pacific Bell

E Huntington Dr

1040 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	ADVANCE AMERICA CASH ADVANCE	EDR Digital Archive
	ADVANCE AMERICA CASH ADVANCE	EDR Digital Archive

1042 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DUARTE CITY OF	EDR Digital Archive
	DUARTE CITY OF	EDR Digital Archive

1043 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	PUPPY SOCIALIZER LLC	EDR Digital Archive
	BOURNE ENTERPRISES	EDR Digital Archive
	PUPPY SOCIALIZER LLC	EDR Digital Archive
	BOURNE ENTERPRISES	EDR Digital Archive

E HUNTINGTON DR

1043 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	B WARD Joyce	Haines Company
	MEDINA Raymond	Haines Company
	MIYAMOTO Ben	Haines Company
	CDAYRIT Bineniendo	Haines Company
	FINEGAN Daniel	Haines Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	A LARSEN Lawrence	Haines Company
1985	BLACK DAVID	Pacific Bell
	TRUDEAU RICK	Pacific Bell

E Huntington Dr

1045 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CLAY CHARLES II DPT	EDR Digital Archive
	CLAY CHARLES II DPT	EDR Digital Archive
2010	CLAY CHARLES II DPT	EDR Digital Archive
	JJW PROGRAMMING & CONSULTING	EDR Digital Archive
	CLAY CHARLES II DPT	EDR Digital Archive
	JJW PROGRAMMING & CONSULTING	EDR Digital Archive

E HUNTINGTON DR

1045 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	WILLIAMS Sheldon	Haines Company
	C TOOTLEWilliam	Haines Company
	LEI Cecil Ia	Haines Company
	COTE RObert	Haines Company
	CLAYChadles	Haines Company
	B AKIMOTO James	Haines Company
1985	JOSEPH KENNETH	Pacific Bell
1966	SHUPE JAY USED CARS	Pacific Telephone

1047 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	F DAHLBERG James	Haines Company
	C HIONGGenrry	Haines Company
	RUBIOC	Haines Company
	WILCHEROonna	Haines Company
	A ZAVALETA Son Ia	Haines Company
1995	CURTIS WM	Pacific Bell
	Limbon Hiong Gerry	Pacific Bell
	Curtis Wm	Pacific Bell
	LIMBON HIONG GERRY	Pacific Bell

FINDINGS

E Huntington Dr

1049 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MUSIC J M J	EDR Digital Archive
	MUSIC J M J	EDR Digital Archive
2010	MUSIC J M J	EDR Digital Archive
	MUSIC J M J	EDR Digital Archive

E HUNTINGTON DR

1049 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	PANGINDIANAr Iuro	Haines Company
	PARKKaryn	Haines Company
	B PERRY Mathew	Haines Company
	SUN Elia	Haines Company
	WILLIAMS C	Haines Company
	D JACO Jerry	Haines Company
1995	Curts Pool Service	Pacific Bell
	Curts Jordan	Pacific Bell
	Curts Hadley M & Sigrid	Pacific Bell
	Curtright Ross	Pacific Bell
	Chan Tony H	Pacific Bell
	CURTRIGHT ROSS	Pacific Bell
	CHAN TONY H	Pacific Bell
1985	SERENO MICHAEL J	Pacific Bell
	STEVENS GEOFFERY	Pacific Bell
	OEDEKERK LANCE	Pacific Bell
	AYCOCK WILLIS V	Pacific Bell

E Huntington Dr

1050 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	TARGET STORES INC	EDR Digital Archive
	TARGET STORES INC	EDR Digital Archive
2010	TARGET CORPORATION	EDR Digital Archive
	TARGET CORPORATION	EDR Digital Archive

FINDINGS

E HUNTINGTON DR

1050 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Quarte	Pacific Bell
1966	BIG SKY DRIVE-N THEATRE	Pacific Telephone
	PACIFIC DRIVEIN THEATRES CORP EXECUTIVE OFCS	Pacific Telephone
1960	BIG SKY DNIVE IN THEATRE	Pacific Telephone
1957	BIG SKY DRIVE IN THEATRE	Pacific Telephone
1950	BIG SKY DRIVE IN THEATRE	Pacific Telephone
	BIG SKY DRIVE IN THEATRE	Pacific Telephone

E Huntington Dr

1060 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BECHAY MEDHAT	EDR Digital Archive
	BECHAY MEDHAT	EDR Digital Archive
2010	BECHAY MEDHAT	EDR Digital Archive
	BECHAY MEDHAT	EDR Digital Archive

E HUNTINGTON DR

1060 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	CONRAD'S RESTAURANT	Pacific Bell
	Conrads Restaurant	Pacific Bell

E Huntington Dr

1070 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SONIC DRIVE-IN	EDR Digital Archive
	SONIC DRIVE-IN	EDR Digital Archive
2010	SONIC DRIVE IN	EDR Digital Archive
	SONIC DRIVE IN	EDR Digital Archive

FINDINGS

E HUNTINGTON DR

1070 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Duarte	Pacific Bell

E Huntington Dr

1086 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	FASHION TIME	EDR Digital Archive
	FASHION 24	EDR Digital Archive
	FASHION TIME	EDR Digital Archive
	FASHION 24	EDR Digital Archive

E HUNTINGTON DR

1086 E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	MATTRESS CLEARANCE OUTLET	Pacific Bell

E Huntington Dr

1088 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	RADIOSHACK CORPORATION	EDR Digital Archive
	RADIOSHACK CORPORATION	EDR Digital Archive
2010	RADIOSHACK CORPORATION	EDR Digital Archive
	RADIOSHACK CORPORATION	EDR Digital Archive

1090 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	PAPA JOHNS PIZZA	EDR Digital Archive
	PAPA JOHNS PIZZA	EDR Digital Archive
2010	PAPA JOHNS PIZZA	EDR Digital Archive
	PJ SUNSHINE INC	EDR Digital Archive
	PAPA JOHNS PIZZA	EDR Digital Archive
	PJ SUNSHINE INC	EDR Digital Archive

FINDINGS

1094 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SMOKE N STUFF	EDR Digital Archive
	SMOKE N STUFF	EDR Digital Archive
2010	SMOKE N STUFF	EDR Digital Archive
	SMOKE N STUFF	EDR Digital Archive

1096 E Huntington Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	AVIS RENT A CAR	EDR Digital Archive
	BUDGET RENT A CAR SYSTEM INC	EDR Digital Archive
	OWENCO LLC	EDR Digital Archive
	OWENCO LLC	EDR Digital Archive
	AVIS RENT A CAR	EDR Digital Archive
	BUDGET RENT A CAR SYSTEM INC	EDR Digital Archive
2010	OWENCO LLC	EDR Digital Archive
	LIVEOAK RENTAL CAR	EDR Digital Archive
	BUDGET RENT A CAR SYSTEM INC	EDR Digital Archive
	LIVEOAK RENTAL CAR	EDR Digital Archive
	OWENCO LLC	EDR Digital Archive
	BUDGET RENT A CAR SYSTEM INC	EDR Digital Archive

E HUNTINGTON DR

918D E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	ALVAREZ MARTIN ILL	Pacific Bell

938B E HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	STROUP J	Pacific Bell

E HUNTINTGTON DR

915 E HUNTINTGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	TUNEUP MASTERS ARCADIA MONROVIA	Pacific Bell

FINDINGS

HUNTINGTON DR

894 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	SIMMONS WAYNE D	Pacific Telephone

900 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	HUNTINGTON MARKET	Pacific Bell
1985	HUNTINGTON MARKET SAN MARINO	Pacific Bell
1980	HUNTINGTON MARKET HUNTINGTON DR SAN MARINO	Pacific Telephone
1966	MARKET BASKET CONTD STORES CONTD SAN MARINO	Pacific Telephone
1960	MARKET BASKET STORES	Pacific Telephone
1957	PASADENA	Pacific Telephone

902 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MOUNTAINAMP	Haines Company

912 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	MILLER MARY E SAN GABRIEL	Pacific Telephone

918 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	JCHAVEZ Fidel	Haines Company
	O GARCIAJuan	Haines Company
	K e GOMEZOOctavio	Haines Company
	H GONZALEZApol Inar	Haines Company
	C LAGUNAS Rafael	Haines Company
	e NAGUIT Elizabeth	Haines Company
	D o PACA O N Ahked	Haines Company
	G PALACIOS Monica	Haines Company
	F a PARRY Robert	Haines Company
	N OROBINSON Key	Haines Company
	TSANG William	Haines Company
	OALCANTARASSteven	Haines Company
1960	DICKEY FLORENCE M ARCADIA	Pacific Telephone

FINDINGS

924 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	BWS ENTERPRISES	Pacific Bell
1960	HANSEN HAROLD A UPHLSTRONG SAN MARINO	Pacific Telephone

928 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company

930 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	DELGADOESCOVED	Haines Company

932 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	KAYS HAIRCUT	Haines Company
	NEOLIA PADILLA	Haines Company

934 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	FLORDELIZA	Haines Company
	DEOCALES	Haines Company

936 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BETATV&VCR	Haines Company
1995	SERVICE OF PROCESS	Pacific Bell
	UNIVERSAL PAN-ISLAMIC CENTER	Pacific Bell
	SERVICE OF PROCESS	Pacific Bell
1975	EDUCATIONAL RESOURCES	Pacific Telephone

938 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	K a BROWN Robyn	Haines Company
	G a BELTRAMO Delmo	Haines Company
	A BAIRD Elzbabeth	Haines Company
	APARTMENTS	Haines Company
	JONES Gwendolyn	Haines Company
	JOHNSON Richard	Haines Company
	L ESPINO Carmen	Haines Company

FINDINGS

942 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	LU-BETHL FURS & DRSMKNG	Pacific Telephone

→ 950 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	MY TELEPHONE ANSWERING SERV	Pacific Telephone ←

→ 958 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	No Current Listing	Haines Company

→ 960 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	KLEEBERG William	Haines Company - <i>Residential</i>

988 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	VAN DE KAMPS	Pacific Telephone

0974 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Arons Square Dance Shop	Pacific Bell

1000 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	HOLLYWOOD VIDEO	Haines Company
	GAME CRAZY	Haines Company

1010 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SUPERCUTS	Haines Company

1012 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CO HIGH PRFMNC	Haines Company
	ISLANDTANNING	Haines Company

1014 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	JASMINE CLEANERS	Haines Company

FINDINGS

1016 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	C Dds	Haines Company
	KHOENATHANIELJIN	Haines Company
	o	Haines Company

1018 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SHANGHAI	Haines Company
	EXPRESS	Haines Company

1020 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	INDIA BAZAAR	Haines Company

1022 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	FNCL ACCEPTANCE	Haines Company
	WELLS FARGO	Haines Company

1024 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CA NAILS	Haines Company

1028 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	VILLAITALIA	Haines Company
	RISTORANTE	Haines Company

1032 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	RENT A CENTER	Haines Company

1034 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SANTAYNEZ	Haines Company
	MEDICAL CLINIC	Haines Company

1036 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	METHODIST	Haines Company
	WOMENS CLINIC	Haines Company

FINDINGS

1038 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	GUILD LOCAL	Haines Company
	PARI MUTUEL	Haines Company
	FINANCIAL SERV	Haines Company
	AMERGENERAL	Haines Company

1040 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	DUARTECTYPUB	Haines Company

1050 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	PHARMACY TARGETSTORES	Haines Company
	TARGETSTORES	Haines Company
	STRINFO	Haines Company

1060 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	DENNYS	Haines Company
	DUARTE	Haines Company
	RESTAURANT	Haines Company

1070 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ALFREDOS	Haines Company
	MEXICAN FOOD	Haines Company

1086 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	FASHION	Haines Company

1088 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	RADIO SHACK-A DIVISION OF TANDY CORP CONSUMER ELECTRONICS STORES	Pacific Bell

1133 HUNTINGTON DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	ELLIOTT D M SOUTH PASADENA	Pacific Bell

FINDINGS

Maynard Dr

951 Maynard Dr

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	KENS GREENHOUSE	EDR Digital Archive
	KENS GREENHOUSE	EDR Digital Archive

MAYNARD DR

951 MAYNARD DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	PESKETT Kenneth	Haines Company
1999	BOLINE Donald 626 W S	Haines Company
1995	I Baline Donald C	Pacific Bell
	I Boline Donald	Pacific Bell
1985	LINDMAN J C	Pacific Bell
1980	LINDMAN J C MAYNARD DR DUARTE	Pacific Telephone
1975	LINDMAN STANLEY F	Pacific Telephone
1966	LINDMAN STANLEY F	Pacific Telephone
1960	LINDMAN STANLEY F	Pacific Telephone
1957	CHURCH SYBIL V	Pacific Telephone

957 MAYNARD DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	TRUJILLO Jesus	Haines Company
1999	ZARAGOZA Laura 62 M 56 t 62 ti i	Haines Company
1966	GOSMEYER L F	Pacific Telephone
1957	FERRELL DONALD R	Pacific Telephone
1950	TYREE NOVA D R	Pacific Telephone
	TYREE NOVA D R	Pacific Telephone

963 MAYNARD DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	a SNEBOLD Ruby	Haines Company
1999	DONEY R G	Haines Company
	X BRADBURY AV	Haines Company
	X BROADLAND AV	Haines Company
1995	Doney R G	Pacific Bell
1985	DONEY R G	Pacific Bell
1980	DONEY R G MAYNARD DR DUARTE	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	DONEY R G	Pacific Telephone
1966	DONEY ARTHUR W JR	Pacific Telephone
1960	DONEY ARTHUR W JR	Pacific Telephone
1957	DONEY ARTHUR W JR	Pacific Telephone

Mountain Ave

1304 Mountain Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ROSES DE ECUADOR	EDR Digital Archive
	SALON OF PARIS	EDR Digital Archive
	HONOLULU SURF CAMP	EDR Digital Archive
	AREA13 MEDIA	EDR Digital Archive
	STUDY CAFE	EDR Digital Archive
	AIR DUCT REPLACEMENT DUARTE	EDR Digital Archive
	HONOLULU SURF CAMP	EDR Digital Archive
	AREA13 MEDIA	EDR Digital Archive
	STUDY CAFE	EDR Digital Archive
	AIR DUCT REPLACEMENT DUARTE	EDR Digital Archive
2010	ROSES DE ECUADOR	EDR Digital Archive
	SALON OF PARIS	EDR Digital Archive
	POSITIVE PRODUCTIONS	EDR Digital Archive
	STUDY CAFE	EDR Digital Archive
	AREA13 MEDIA	EDR Digital Archive
	AHN INGRID COLLEEN	EDR Digital Archive
	TUCKYTECH COMPUTERS	EDR Digital Archive
	AEON FINANCIAL A CALIFORNI	EDR Digital Archive
	JASON THOMPSON	EDR Digital Archive
	POSITIVE PRODUCTIONS	EDR Digital Archive
	STUDY CAFE	EDR Digital Archive
	AREA13 MEDIA	EDR Digital Archive
	AHN INGRID COLLEEN	EDR Digital Archive
	TUCKYTECH COMPUTERS	EDR Digital Archive
	AEON FINANCIAL A CALIFORNI	EDR Digital Archive
	JASON THOMPSON	EDR Digital Archive
	ROSES DE ECUADOR	EDR Digital Archive
	SALON OF PARIS	EDR Digital Archive

FINDINGS

MOUNTAIN AVE

1304 MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	APARTMENTS	Haines Company
	ABERNATHY Mark	Haines Company
	ABRAHAMSON Eric	Haines Company
	BEDERIAN Sarkis	Haines Company
	BRIONAAlain	Haines Company
	CONTRERAS Jose	Haines Company
	CORNELL Thos	Haines Company
	DAVEY G	Haines Company
	:DEANAAlan	Haines Company
	ESQUIVEL Jose	Haines Company
	GALLOWAY Norene	Haines Company
	GARRETTNadine	Haines Company
	GOMEZ Felipe	Haines Company
	GONZALEZSergio	Haines Company
	JACKSON Sonja	Haines Company
	JIMENEZ Fernando Jr	Haines Company
	JUAREZMary	Haines Company
	LEELi	Haines Company
	LEUNSG George 00 G	Haines Company
	LOZANO Santos	Haines Company
	MARQUEZ Cados	Haines Company
	MENCY Roxanna	Haines Company
	MILLER Jennifer	Haines Company
	MITLO Sabrina	Haines Company
	MONTOYA Gale	Haines Company
	PAK Eunice Y	Haines Company
	PETERSON Sandra	Haines Company
	PIERRIBIAFrantzy	Haines Company
	RODRIGUEZ Daniel	Haines Company
	ROSALES Frank	Haines Company
	SALEM Nancy	Haines Company
	SHEA James	Haines Company
	SILVESTREThelma	Haines Company
	SMITH Sharon	Haines Company
	STOLARZRichard	Haines Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	TANVenancio	Haines Company
	TOOMER Karl	Haines Company
	TROMBLEE Jay F	Haines Company
	TYLERAundre	Haines Company
	VARGAS Saul	Haines Company
	WANG Sam	Haines Company
	WILSON Dyane 00 e	Haines Company
	WRIGHTStacy	Haines Company
	WRIGHTStacy	Haines Company

1318 MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	PEREZJose	Haines Company
	HERNANDEZ Irma	Haines Company
	VELOZZoila	Haines Company

1322 MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	WILSON Leraya	Haines Company
	HERNANDEZ	Haines Company
	CARDOSO Uriel	Haines Company
	RIOS Moises	Haines Company
	Sostenes	Haines Company
	APARTMENTS AYALAMartha	Haines Company

1326 MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	HANNOUNLama	Haines Company
	HORTAJuan	Haines Company
	MENDOZAOlga	Haines Company

1400 MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	DUARTE TILE	Haines Company
	STONE ROBERTS	Haines Company
	WHOLESALE	Haines Company
	FLOWERS	Haines Company
	SPEEDWURK & 626 35 B 8472	Haines Company
	WHEEL REPAIR USA TIRETRUCKTHE	Haines Company

FINDINGS

PARK ROSE AVE

1303 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MARTIN R J	Haines Company
1995	I Martin R J	Pacific Bell

Park Rose Ave

1306 Park Rose Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MECHANICAL ELEC SOLUTIONS	EDR Digital Archive
	MECHANICAL ELEC SOLUTIONS	EDR Digital Archive

PARK ROSE AVE

1306 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	GARIBAY Jose	Haines Company

1307 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	JOHNS Cordelia	Haines Company
1995	Obrien T Whit	Pacific Bell
	OBrien Susanne & Bernard	Pacific Bell

1318 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MAGALLANES Ramon	Haines Company

Park Rose Ave

1323 Park Rose Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	OROZCO ABEL	EDR Digital Archive
	OROZCO ABEL	EDR Digital Archive
2010	OROZCO ABEL	EDR Digital Archive
	OROZCO ABEL	EDR Digital Archive

FINDINGS

PARK ROSE AVE

1323 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	D OROZCO Abel	Haines Company

1324 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CRESPIN Thoras	Haines Company
1995	Crespin Thos	Pacific Bell

1328 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BUGARINA Aurelio	Haines Company

Park Rose Ave

1329 Park Rose Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	MARTY STOLLES POOL SERVICE	EDR Digital Archive
	MARTY STOLLES POOL SERVICE	EDR Digital Archive

PARK ROSE AVE

1329 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	LUONG Han	Haines Company

1334 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	AMBRIZ Bemle	Haines Company

1335 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CANO Frandsco	Haines Company

1340 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SALAS Joe	Haines Company
1995	I Dawg Charles Rev	Pacific Bell
	I Dawid A W Cov	Pacific Bell
	I Dawes Wm	Pacific Bell

FINDINGS

1341 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	VILLARREAL Oscar	Haines Company
1995	Vejariel Juana	Pacific Bell

1402 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MORALES Ruben	Haines Company

1408 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	DIXON Wally	Haines Company
1995	Dixon Wally	Pacific Bell

1409 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	GUERRERO Simon	Haines Company

1412 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	METCALF Thomas	Haines Company

Park Rose Ave

1413 Park Rose Ave

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	HADDAD PLUMBING CO	EDR Digital Archive
	HADDAD PLUMBING CO	EDR Digital Archive

PARK ROSE AVE

1413 PARK ROSE AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	BUGARINA Aurello OO	Haines Company

S MOUNTAIN AVE

911 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	METCALF EDWARDS H S MOUNTAIN AVE MONROVIA	Pacific Telephone
	HI-REL LABORATORIES S MOUNTAIN AVE MONROVIA	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	HUNTINGTON LAND COMPANIES S MOUNTAIN AVE MONROVIA	Pacific Telephone
	EAST NAPLES LAND COMPANY S MOUNTAIN AVE MONROVIA	Pacific Telephone

1220 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1957	TYREE GRADY L	Pacific Telephone

1221 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	GRAHAM ROBT C	Pacific Telephone
1957	GRAHAM ROBT C R	Pacific Telephone
1950	GRAHAM ROBT C R	Pacific Telephone
	GRAHAM ROBT C R	Pacific Telephone

1301 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	BRAMBLE L G	Pacific Telephone
1960	BRAMBLE L G	Pacific Telephone
1957	BRAMBLE L G	Pacific Telephone

1302 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	TAYLOR JAS EDW	Pacific Bell
1975	TAYLOR JAS EDW	Pacific Telephone

1304 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Clark Graham	Pacific Bell
	Cornell Thos	Pacific Bell
	Davey G	Pacific Bell
	D Dean Alan D	Pacific Bell
	Dean B Whit	Pacific Bell
	s Oean B	Pacific Bell
	Dean B Mon	Pacific Bell
	Dcan Alan D	Pacific Bell
	ean B Whit	Pacific Bell
	Dean B	Pacific Bell
	Dean B Mon	Pacific Bell
	i Montenegro Raul	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Salem Nancy	Pacific Bell
	Stolerz Richard	Pacific Bell
	Syzonenko Nick & Theresa	Pacific Bell
	Szabo Business Management Hacienda Heights	Pacific Bell
	Szabo C Dusr	Pacific Bell
	i Tromblee day	Pacific Bell
	Tromblee Terry	Pacific Bell
	Vancuylenberg N	Pacific Bell
	Williamson Marjorie	Pacific Bell
1985	DAVEY G	Pacific Bell
	BRACKEN JAS	Pacific Bell
	BERMUDEZ JOE	Pacific Bell
	AU J	Pacific Bell
	FOX CHAS	Pacific Bell
	FICK RALPH	Pacific Bell
	DEL CARMNYE CHENNE	Pacific Bell
	HARLEY ERIC J	Pacific Bell
	HUDSON S A	Pacific Bell
	JOHNSTON RAY W	Pacific Bell
	LEE KENNETH	Pacific Bell
	LYTLE PATRICK J	Pacific Bell
	PANZA NICHOLAS	Pacific Bell
	SCAGGS SECRETARIAL SERVICE	Pacific Bell
	SCAGGS WAYNE	Pacific Bell
	SHONBORN ROBT	Pacific Bell
	SHUAI YEE-HORN	Pacific Bell
	SMITH BRADFORD	Pacific Bell
	TAN VENANCIO	Pacific Bell
	VEJARIEL HECTOR & PEGGY	Pacific Bell
1966	HESS BERTHA A	Pacific Telephone
	BROOKS BERT M	Pacific Telephone
1960	HESS BERTHA A	Pacific Telephone
1957	DOCKSTADER CLIFFORD N	Pacific Telephone
	HESS BERTHA A R	Pacific Telephone

1305 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	PRODUCTS	Haines Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SIERRA AUTO	Haines Company
	MONROVIA SIERRA AUTO	Haines Company
	SATURN OF	Haines Company
	PRDCTS	Haines Company
1985	MONROVIA DIESEL SERVICE	Pacific Bell
	FISH ROBT	Pacific Bell
1975	FAR WEST AGRICULTURAL CO OP INC	Pacific Telephone
1960	NEWMAN CHAS T	Pacific Telephone
1957	NEWMAN CHAS T R	Pacific Telephone

1307 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	T P INVESTMENTS	Pacific Telephone

1309 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	REYNOLDS WM J JR	Pacific Telephone

1315 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	KUBACKI I E PAINTING INC	Pacific Bell
1975	SORTEBERG CARL L	Pacific Telephone
	KUBACKI I E PAINTING INC	Pacific Telephone
	GUILD PAINTING CO	Pacific Telephone
1957	BAKER EMILY R	Pacific Telephone
1950	RACANELLI VITO WM R	Pacific Telephone
	RACANELLI VITO WM R	Pacific Telephone

1317 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1957	RACANELLI VITO WM	Pacific Telephone

1318 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	DANTZLER RUBY	Pacific Bell
	ROSALES JANINE	Pacific Bell
1975	NELSON RICHARD	Pacific Telephone
1966	CARTER UEL	Pacific Telephone
	HEELAS JACK B	Pacific Telephone
	DEAL RONALD L	Pacific Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	STANKOVICH JOHN	Pacific Telephone

1322 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	MOORE STEVEN	Pacific Bell
1975	MITTWER KARIN	Pacific Telephone
	BALLES MARY	Pacific Telephone
1966	NEUMAN RALPH L	Pacific Telephone

1326 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	SHIRER R L & LINDA	Pacific Bell
	BROWN WALTER T	Pacific Bell
	HERMAN ROGER A	Pacific Bell
1975	LOZADA RALPH	Pacific Telephone
1966	DOELL LESTER G	Pacific Telephone
	MANSOUR MONTAZ	Pacific Telephone

1328 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	SHIREMAN JOHN E	Pacific Telephone
1957	SMITH LORRAINE D	Pacific Telephone

1331 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	RAY ERNEST CO INC	Pacific Bell
	ERNEST RAY CO INC	Pacific Bell
1975	RAY ERNEST CO INC	Pacific Telephone
	ERNEST RAY CO LNE	Pacific Telephone
1966	RAY ERNEST CO INC	Pacific Telephone
1960	FORD ARDYCE	Pacific Telephone
1957	FORD ARDYCE	Pacific Telephone
1950	NELSON ROBT W R	Pacific Telephone
	NELSON ROBT W R	Pacific Telephone

1332 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1950	WARNER GORDON J R	Pacific Telephone
	WARNER GORDON J R	Pacific Telephone

FINDINGS

1400 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Skyline Services Inc	Pacific Bell
	DAgata Michael	Pacific Bell
	Arch Tech Designs Group	Pacific Bell
	Arch Tech Design Group	Pacific Bell
1985	QUAD B MACHINING	Pacific Bell
	ATLANTIC WEST SUPPLY CO	Pacific Bell
	A & W NUT & BOLT CO	Pacific Bell
1966	MELGAARD BJORN	Pacific Telephone
1960	RICHARDSON CLIFFORD	Pacific Telephone
	LOETSCHER OTTO	Pacific Telephone
1957	SANDERS A B	Pacific Telephone
1950	TRESSEL RICHARD N R	Pacific Telephone
	TRESSEL RICHARD N R	Pacific Telephone

1401 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	COASTAL ROOFING SUPPLY CO MONROVIA	Pacific Bell
1985	COASTAL ROOFING SUPPLY CO	Pacific Bell
1981	COASTAL ROOFING SUPPLY CO MONROVIA	Pacific Telephone
1966	WHITLOW JACK W	Pacific Telephone
1960	WILLS CARL	Pacific Telephone
	BALDWIN C G	Pacific Telephone
	WHITLOW J W	Pacific Telephone
1957	WHITLOW J W	Pacific Telephone
	BALDWIN C G R	Pacific Telephone

1318C S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	BOGGAN ROBT	Pacific Telephone

1301 1/2 S MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	HAL HYMER S BEST TREE & IVY SERVICE	Pacific Telephone
	HAL HYMER RUBBISH HAULING	Pacific Telephone

APPENDIX G:
EDR REPORT

G

946-962 E. Huntington Drive

962 HUNTINGTON DR
962 HUNTINGTON DR
DUARTE, CA 91010

Inquiry Number: 5199392.2s
February 26, 2018

NO
LISTINGS

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
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with any questions or comments.

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MAPPED SITES SUMMARY

Target Property Address:
962 HUNTINGTON DR
DUARTE, CA 91010

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Reg	SAN GABRIEL VALLEY		AOCONCERN	Same	1332, 0.252, NW
A1	SWED'S CLEANERS	932 HUNTINGTON DR	EDR Hist Cleaner	Higher	113, 0.021, NW
B2	JASMINE CLEANERS	1014 HUNTINGTON DR	EDR Hist Cleaner	Higher	209, 0.040, NE
B3	JASMINE CLEANERS	1014 W HUNTINGTON DR	RCRA-SQG, FINDS, ECHO	Higher	209, 0.040, NE
A4	SWED'S DRIVE IN CLEA	918 E HUNTINGTON	EDR Hist Cleaner	Higher	266, 0.050, WNW
A5	SIXTY SIX SUPER SERV	918 HUNTINGTON DR	EDR Hist Auto	Higher	266, 0.050, WNW
B6	MORRISON SOL & DORIS	1040 E HUNTINGTN DR	EDR Hist Cleaner	Higher	323, 0.061, ENE
C7	HAROUT SIMONIAN	902 HUNTINGTON	HIST UST	Higher	402, 0.076, WNW
C8	DUARTE SERVICE MOBIL	902 E HUNTINGTON DR	RCRA-SQG, FINDS, ECHO	Higher	402, 0.076, WNW
C9	ARCO AM/PM	902 E HUNTINGTON DR	UST	Higher	402, 0.076, WNW
C10	GASIG LLG	902 HUNTINGTON DR E	LUST, HIST CORTESE, LOS ANGELES CO. HMS	Higher	402, 0.076, WNW
C11	GACIG INC	902 HUNTINGTON DR	EDR Hist Auto	Higher	402, 0.076, WNW
C12	MOUNTAIN ARCO AM/PM	902 HUNTINGTON DR	UST	Higher	402, 0.076, WNW
C13	WALGREENS #4227	903 E HUNTINGTON DR	RCRA-CESQG	Higher	419, 0.079, NW
D14	T0302	1050 HUNTINGTON DR	RCRA-LQG	Lower	473, 0.090, SE
D15	CVS PHARMACY #16100	1050 HUNTINGTON DR S	RCRA-CESQG, FINDS, ECHO	Lower	473, 0.090, SE
D16	TARGET STORE T0302	1050 HUNTINGTON DR	RCRA-SQG	Lower	473, 0.090, SE
C17	RICHFIELD	901 E HUNTINGTON DR	EDR Hist Auto	Higher	504, 0.095, WNW
E18	CITY OF MONROVIA	1315 S MOUNTAIN AVE	SWEEPS UST, LOS ANGELES CO. HMS	Lower	540, 0.102, WSW
E19	IE KUBACKI PAINTING	1315 S MOUNTAIN AVE	HIST UST, EMI	Lower	540, 0.102, WSW
E20	CITY OF MONROVIA	1331 S MOUNTAIN AVE	SWEEPS UST, LOS ANGELES CO. HMS	Lower	545, 0.103, WSW
E21	CITY OF MONROVIA	1305 S MOUNTAIN AVE	SWEEPS UST, LOS ANGELES CO. HMS	Lower	574, 0.109, WSW
E22	SATURN OF MONROVIA	1305 S MOUNTAIN AVE	RCRA-SQG, FINDS, ECHO, HAZNET	Lower	574, 0.109, WSW
E23	CITY OF MONROVIA	1401 S MOUNTAIN AVE	SWEEPS UST, LOS ANGELES CO. HMS	Lower	583, 0.110, WSW
24	GOODYEAR TIRE CENTER	1098 HUNTINGTON DR	SWEEPS UST	Higher	586, 0.111, ENE
C25	MONROVIA CHEVRON	854 E HUNTINGTON DR	UST	Higher	611, 0.116, WNW
C26	MONROVIA CHEVRON	854 E HUNTINGTON DR	RCRA NonGen / NLR, FINDS, ECHO, HAZNET	Higher	611, 0.116, WNW
C27	WILLETT ARNIE CHEVRO	854 E HUNTINGTON DR	EDR Hist Auto	Higher	611, 0.116, WNW
C28	CALTRANS-FOOTHILL	850 E HUNTINGTON DR	AST	Higher	617, 0.117, WNW
C29	DEPARTMENT OF TRANSP	850 EAST HUNTINGTON	RCRA-SQG, FINDS, ECHO	Higher	617, 0.117, WNW
C30	CALTRANS MONROVIA MA	850 EAST HUNTINGTON	SWF/LF	Higher	617, 0.117, WNW
C31	FOOTHILL	850 E HUNTINGTON DR	HIST UST	Higher	617, 0.117, WNW
C32	CALTRAN FOOTHILL MAI	850 HUNTINGTON	LUST, SWEEPS UST, CA FID UST, EMI, HIST CORTESE,...	Higher	617, 0.117, WNW
C33	LEWIS BUD UNION SERV	849 E HUNTINGTON DR	EDR Hist Auto	Higher	629, 0.119, WNW
F34	CHEVRON #9-5098	854 HUNTINGTON AVE E	LUST, HIST CORTESE	Higher	709, 0.134, WNW
G35	ANJA ENGINEERING COR	1017 S MOUNTAIN	RCRA-SQG, FINDS, ECHO	Higher	739, 0.140, NW
G36	SCRIPTO TOKAY	1017 S MOUNTAIN AVE	SLIC, LOS ANGELES CO. HMS, WIP	Higher	739, 0.140, NW
H37	ADVANTAGE FORD LINCO	1031 CENTRAL AVE	AST	Lower	814, 0.154, SSE
H38	ADVANTAGE FORD LINCO	1031 CENTRAL AVE	RCRA-SQG, FINDS, ECHO, LOS ANGELES CO. HMS	Lower	814, 0.154, SSE

MAPPED SITES SUMMARY

Target Property Address:
962 HUNTINGTON DR
DUARTE, CA 91010

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
H39		1031 CENTRAL AVE	AST	Lower	814, 0.154, SSE
I40	ASSAEL AUTOMOTIVE IN	1425 S MOUNTAIN AVE	LUST, SWEEPS UST, LOS ANGELES CO. HMS	Lower	816, 0.155, WSW
I41	ASSAEL MOTORS INC	1425 S MOUNTAIN AVE	UST	Lower	816, 0.155, WSW
J42	CITY OF MONROVIA	1435 MOUNTAIN AVE	SWEEPS UST	Lower	835, 0.158, SW
G43	CIRCUIT SOLUTIONS	1009 S MOUNTAIN AVE	RCRA-SQG, HAZNET	Higher	843, 0.160, NW
J44	CITY OF MONROVIA	1445 MOUNTAIN AVE	SWEEPS UST	Lower	865, 0.164, SW
45	MILFELDS GROWNING GR	1024 ROYAL OAKS DR	HIST UST	Higher	906, 0.172, NNE
K46	MCDONNELL DOUGLAS	920 S MOUNTAIN AVE	WIP	Higher	918, 0.174, NNW
F47	WOODYS MOTOR CAR	808 E HUNTINGTON DR	RCRA-SQG, FINDS, ECHO	Higher	943, 0.179, WNW
F48	MACS AUTOMOTIVE	804 E HUNTINGTON "D"	RCRA-SQG, HAZNET	Higher	956, 0.181, WNW
F49	DANS AUTOMOTIVE	804 E HUNTINGTON UNI	RCRA-SQG, FINDS, ECHO	Higher	956, 0.181, WNW
J50	UNION OIL CO	1455 MOUNTAIN AVE	SWEEPS UST	Lower	973, 0.184, SW
J51	SERVICE STATION 6244	1455 S MOUNTAIN	HIST UST	Lower	973, 0.184, SW
J52	UNION OIL 6244	1455 S MOUNTAIN	HIST UST	Lower	973, 0.184, SW
J53	SAVAGE HYUNDAI - 0111	1451 S MOUNTAIN AVE	LUST, LOS ANGELES CO. HMS	Lower	1028, 0.195, SW
J54	SAVAGE HYUNDAI	1451 S MOUNTAIN AVE	AST, HAZNET	Lower	1028, 0.195, SW
J55	ASSAEL AUTOMOTIVE,IN	1451 S MOUNTAIN AVE	UST	Lower	1028, 0.195, SW
J56	ASSAEL BMW	1451 S MOUNTAIN AVE	RCRA-SQG, LUST, SWEEPS UST, FINDS, ECHO, HIST...	Lower	1028, 0.195, SW
57	TOYOTA OF DUARTE	1030 CENTRAL AVE	LUST, SWEEPS UST, HIST CORTESE	Lower	1050, 0.199, SSW
L58	DUARTE MITSUBISHI	1125 CENTRAL	RCRA-SQG, FINDS, ECHO, HAZNET	Lower	1132, 0.214, SE
L59	TOYOTA OF DUARTE	1001 CENTRAL AVE	RCRA-SQG, FINDS, ECHO	Lower	1148, 0.217, SE
L60	TOYOTA OF DUARTE	1001 CENTRAL AVE	HIST UST	Lower	1148, 0.217, SE
K61	SCRIPTO/TOKAI	910 S MOUNTAIN AVE	LOS ANGELES CO. HMS, WIP	Higher	1174, 0.222, NNW
62	HI REL LABORATORIES	911 S MOUNTAIN AVE	RCRA-SQG, FINDS, ECHO	Higher	1225, 0.232, NNW
63	OIL STOP	746 E HUNTINGTON DR	AST	Higher	1277, 0.242, WNW
64	XEROX MEDICAL SYSTEM	735 E LOS ANGELES	RCRA-SQG, FINDS, ECHO	Lower	1286, 0.244, West
M65	MILFIELD GROWINGS G	1024 ROYAL OAKS DR	SWEEPS UST, CA FID UST	Higher	1297, 0.246, NNE
M66	MILFELDS GROWNING GR	1024 ROYAL OAKS DRIV	HIST UST, LOS ANGELES CO. HMS	Higher	1297, 0.246, NNE
67	METRO INFINITI INC	821 E CENTRAL AVE	RCRA-SQG, FINDS, ECHO, HAZNET	Lower	1304, 0.247, SW
68	EUBANK'S ENGINEERING	950 ROYAL OAKS DR.	SLIC, HIST UST	Higher	1362, 0.258, North
N69	T R E/COMPOSITE STRU	801 ROYAL OAK DR	ENVIROSTOR, SLIC, CHMIRS, ENF, HIST CORTESE, HWP,...	Higher	1675, 0.317, NW
O70	UNOCAL #3756	1250 HUNTINGTON DR	LUST, HIST CORTESE	Lower	1704, 0.323, East
N71	COMPOSITE STRUCTURES	13800 LIVE OAK AVE	LUST, WIP	Higher	1750, 0.331, NNW
P72	SHELL #204-5076-0606	702 HUNTINGTON DR E	LUST, HIST CORTESE	Higher	1844, 0.349, WNW
P73	SHELL SERVICE STATIO	702 HUNTINGTON AVENU	LUST	Higher	1844, 0.349, WNW
O74	TEXACO	1263 HUNTINGTON DR	LUST, HIST CORTESE, LOS ANGELES CO. HMS	Lower	1897, 0.359, ENE
O75	TEXACO -BRANDED STAT	1263 HUNTINGTON DR.	LUST, SLIC	Lower	1897, 0.359, ENE
76	CIRCLE MACHINE CO	1323 S SHAMROCK AVE	LUST, HIST CORTESE, LOS ANGELES CO. HMS, WIP	Lower	2039, 0.386, WSW
77	CONRAC CORP-ALSTON D	1724 MOUNTAIN AVE	SLIC, HIST UST, LOS ANGELES CO. HMS, WIP	Lower	2077, 0.393, SSW

MAPPED SITES SUMMARY

Target Property Address:
962 HUNTINGTON DR
DUARTE, CA 91010

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
78	CITY OF DUARTE	1427 BUENA VISTA ST	LUST, HIST CORTESE, LOS ANGELES CO. HMS	Lower	2084, 0.395, ESE
79	CITY OF MONROVIA CIT	600 S MOUNTAIN AVE	LUST, SWEEPS UST, LOS ANGELES CO. HMS	Higher	2179, 0.413, NNW
Q80	MCDONNELL DOUGLAS EL	700 ROYAL OAKS DR.	ENVIROSTOR, SLIC	Higher	2213, 0.419, NW
Q81	DAY & NIGHT MFG CO	700 ROYAL OAKS AVE	SEMS-ARCHIVE	Higher	2213, 0.419, NW
82	MON VAN MOVING SERVI	1705 MOUNTAIN AVE S	LUST, HIST CORTESE	Lower	2301, 0.436, SSW
83	DISCOUNT EQUIPMENT C	624 E EVERGREEN AVE	SLIC, WIP	Lower	2365, 0.448, SW
R84	KENNEDY CO	1600 SHAMROCK AVE	RCRA-TSDF, LUST, HIST UST, RCRA NonGen / NLR,...	Lower	2424, 0.459, SW
R85	KENNEDY CO	1600 SOUTH SHAMROCK	HWP	Lower	2424, 0.459, SW
86	DALE'S AUTO SERVICE	721 SHAMROCK AVE S	LUST, HIST CORTESE	Higher	2533, 0.480, NW
87	METRO GOLD LINE FOOT	AT SIERRA MADRE VILL	ENVIROSTOR, VCP	Lower	3062, 0.580, West
S88	AVERY DENNISON	1620 CALIFORNIA AVE	RCRA-SQG, LUST, SWEEPS UST, HIST UST, CA FID UST,...	Lower	3531, 0.669, WSW
S89	AVERY	1616 S.CALIF. AVE.	Notify 65	Lower	3531, 0.669, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

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DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

EXECUTIVE SUMMARY

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
CDL..... Clandestine Drug Labs
Toxic Pits..... Toxic Pits Cleanup Act Sites
US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS..... Environmental Liens Listing
LIENS 2..... CERCLA Lien Information
DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites

EXECUTIVE SUMMARY

SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
DRYCLEANERS.....	Cleaner Facilities
EMI.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HAZNET.....	Facility and Manifest Data
ICE.....	ICE
LOS ANGELES CO. HMS.....	HMS: Street Number List
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
LA Co. Site Mitigation.....	Site Mitigation List
UIC.....	UIC Listing
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

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 CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 12/11/2017 has revealed that there is 1 SEMS-ARCHIVE site 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>
DAY & NIGHT MFG CO	700 ROYAL OAKS AVE	NW 1/4 - 1/2 (0.419 mi.)	Q81	136

EXECUTIVE SUMMARY

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: 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.

A review of the RCRA-TSDF list, as provided by EDR, and dated 12/11/2017 has revealed that there is 1 RCRA-TSDF site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KENNEDY CO	1600 SHAMROCK AVE	SW 1/4 - 1/2 (0.459 mi.)	R84	141

Federal RCRA generators list

RCRA-LQG: 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.

A review of the RCRA-LQG list, as provided by EDR, and dated 12/11/2017 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
T0302	1050 HUNTINGTON DR	SE 0 - 1/8 (0.090 mi.)	D14	20

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 12/11/2017 has revealed that there are 17 RCRA-SQG sites 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>
JASMINE CLEANERS	1014 W HUNTINGTON DR	NE 0 - 1/8 (0.040 mi.)	B3	9
DUARTE SERVICE MOBIL	902 E HUNTINGTON DR	WNW 0 - 1/8 (0.076 mi.)	C8	12
DEPARTMENT OF TRANSP	850 EAST HUNTINGTON	WNW 0 - 1/8 (0.117 mi.)	C29	45
ANJA ENGINEERING COR	1017 S MOUNTAIN	NW 1/8 - 1/4 (0.140 mi.)	G35	56
CIRCUIT SOLUTIONS	1009 S MOUNTAIN AVE	NW 1/8 - 1/4 (0.160 mi.)	G43	65
WOODYS MOTOR CAR	808 E HUNTINGTON DR	WNW 1/8 - 1/4 (0.179 mi.)	F47	69
MACS AUTOMOTIVE	804 E HUNTINGTON "D"	WNW 1/8 - 1/4 (0.181 mi.)	F48	71
DANS AUTOMOTIVE	804 E HUNTINGTON UNI	WNW 1/8 - 1/4 (0.181 mi.)	F49	73
HI REL LABORATORIES	911 S MOUNTAIN AVE	NNW 1/8 - 1/4 (0.232 mi.)	62	92
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TARGET STORE T0302	1050 HUNTINGTON DR	SE 0 - 1/8 (0.090 mi.)	D16	25

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SATURN OF MONROVIA	1305 S MOUNTAIN AVE	WSW 0 - 1/8 (0.109 mi.)	E22	36
ADVANTAGE FORD LINCO	1031 CENTRAL AVE	SSE 1/8 - 1/4 (0.154 mi.)	H38	59
ASSAEL BMW	1451 S MOUNTAIN AVE	SW 1/8 - 1/4 (0.195 mi.)	J56	81
DUARTE MITSUBISHI	1125 CENTRAL	SE 1/8 - 1/4 (0.214 mi.)	L58	87
TOYOTA OF DUARTE	1001 CENTRAL AVE	SE 1/8 - 1/4 (0.217 mi.)	L59	90
XEROX MEDICAL SYSTEM	735 E LOS ANGELES	W 1/8 - 1/4 (0.244 mi.)	64	95
METRO INFINITI INC	821 E CENTRAL AVE	SW 1/8 - 1/4 (0.247 mi.)	67	98

RCRA-CESQG: 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.

A review of the RCRA-CESQG list, as provided by EDR, and dated 12/11/2017 has revealed that there are 2 RCRA-CESQG sites 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>
WALGREENS #4227	903 E HUNTINGTON DR	NW 0 - 1/8 (0.079 mi.)	C13	18

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CVS PHARMACY #16100	1050 HUNTINGTON DR S	SE 0 - 1/8 (0.090 mi.)	D15	22

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 10/30/2017 has revealed that there are 3 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>
T R E/COMPOSITE STRU Facility Id: 80001509 Facility Id: 71002996 Status: * Inactive Status: Refer: Other Agency	801 ROYAL OAK DR	NW 1/4 - 1/2 (0.317 mi.)	N69	102
MCDONNELL DOUGLAS EL Facility Id: 19360518	700 ROYAL OAKS DR.	NW 1/4 - 1/2 (0.419 mi.)	Q80	134

EXECUTIVE SUMMARY

Status: Refer: RWQCB

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
METRO GOLD LINE FOOT Facility Id: 60001799 Status: Inactive - Needs Evaluation	AT SIERRA MADRE VILL	W 1/2 - 1 (0.580 mi.)	87	151

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site 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>
CALTRANS MONROVIA MA Database: SWF/LF (SWIS), Date of Government Version: 11/13/2017 Facility ID: 19-AA-1081 Operational Status: Active Regulation Status: Notification	850 EAST HUNTINGTON	WNW 0 - 1/8 (0.117 mi.)	C30	47

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 19 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>
GASIG LLG Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/11/2017 Status: Completed - Case Closed Facility Id: R-27096 Status: Case Closed Global Id: T0603705556 Global ID: T0603705556	902 HUNTINGTON DR E	WNW 0 - 1/8 (0.076 mi.)	C10	14
CALTRAN FOOTHILL MAI Database: LUST REG 4, Date of Government Version: 09/07/2004 Database: LUST, Date of Government Version: 12/11/2017 Status: Completed - Case Closed Facility Id: I-12847 Status: Case Closed	850 HUNTINGTON	WNW 0 - 1/8 (0.117 mi.)	C32	48

EXECUTIVE SUMMARY

Global Id: T0603704007
Global ID: T0603704007

CHEVRON #9-5098	854 HUNTINGTON AVE E	WNW 1/8 - 1/4 (0.134 mi.)	F34	53
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 12/11/2017				
Status: Completed - Case Closed				
Facility Id: I-13503				
Status: Case Closed				
Global Id: T0603704071				
Global ID: T0603704071				
COMPOSITE STRUCTURES	13800 LIVE OAK AVE	NNW 1/4 - 1/2 (0.331 mi.)	N71	115
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Facility Id: 106.2010				
Status: Pollution Characterization				
Global ID: T0603700156				
SHELL #204-5076-0606	702 HUNTINGTON DR E	WNW 1/4 - 1/2 (0.349 mi.)	P72	116
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 12/11/2017				
Status: Completed - Case Closed				
Facility Id: I-11120				
Status: Case Closed				
Global Id: T0603703745				
Global ID: T0603703745				
SHELL SERVICE STATIO	702 HUNTINGTON AVENU	WNW 1/4 - 1/2 (0.349 mi.)	P73	119
Database: LUST, Date of Government Version: 12/11/2017				
Status: Completed - Case Closed				
Global ID: T0603763935				
CITY OF MONROVIA CIT	600 S MOUNTAIN AVE	NNW 1/4 - 1/2 (0.413 mi.)	79	131
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 12/11/2017				
Status: Completed - Case Closed				
Facility Id: R-11606				
Status: Leak being confirmed				
Global Id: T0603741900				
Global ID: T0603741900				
DALE'S AUTO SERVICE	721 SHAMROCK AVE S	NW 1/4 - 1/2 (0.480 mi.)	86	148
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 12/11/2017				
Status: Completed - Case Closed				
Facility Id: I-12660				
Status: Case Closed				
Global Id: T0603703992				
Global ID: T0603703992				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ASSAEL AUTOMOTIVE IN	1425 S MOUNTAIN AVE	WSW 1/8 - 1/4 (0.155 mi.)	I40	62
Database: LUST, Date of Government Version: 12/11/2017				
Status: Completed - Case Closed				
Global Id: T0603713033				
SAVAGE HYUNDAI - 0111	1451 S MOUNTAIN AVE	SW 1/8 - 1/4 (0.195 mi.)	J53	76
Database: LUST, Date of Government Version: 12/11/2017				

EXECUTIVE SUMMARY

Status: Completed - Case Closed
Global Id: T060372721

ASSAEL BMW	1451 S MOUNTAIN AVE	SW 1/8 - 1/4 (0.195 mi.)	J56	81
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Facility Id: R-20452				
Status: Leak being confirmed				
Global ID: T0603705305				
TOYOTA OF DUARTE	1030 CENTRAL AVE	SSW 1/8 - 1/4 (0.199 mi.)	57	84
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 12/11/2017				
Status: Completed - Case Closed				
Facility Id: I-11232				
Status: Case Closed				
Global Id: T0603703768				
Global ID: T0603703768				
UNOCAL #3756	1250 HUNTINGTON DR	E 1/4 - 1/2 (0.323 mi.)	O70	112
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 12/11/2017				
Status: Completed - Case Closed				
Facility Id: 910100016				
Status: Case Closed				
Global Id: T0603702009				
Global ID: T0603702009				
TEXACO	1263 HUNTINGTON DR	ENE 1/4 - 1/2 (0.359 mi.)	O74	120
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 12/11/2017				
Status: Completed - Case Closed				
Facility Id: I-05300				
Status: Case Closed				
Global Id: T0603703060				
Global ID: T0603703060				
TEXACO -BRANDED STAT	1263 HUNTINGTON DR.	ENE 1/4 - 1/2 (0.359 mi.)	O75	123
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Facility Id: I-05300A				
Status: Preliminary site assessment underway				
Global ID: T0603728889				
CIRCLE MACHINE CO	1323 S SHAMROCK AVE	WSW 1/4 - 1/2 (0.386 mi.)	76	124
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 12/11/2017				
Status: Completed - Case Closed				
Facility Id: 106.2032				
Status: Case Closed				
Global Id: T0603700158				
Global ID: T0603700158				
CITY OF DUARTE	1427 BUENA VISTA ST	ESE 1/4 - 1/2 (0.395 mi.)	78	128
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 12/11/2017				
Status: Completed - Case Closed				
Facility Id: I-14948				
Status: Case Closed				
Global Id: T0603704232				
Global ID: T0603704232				
MON VAN MOVING SERVI	1705 MOUNTAIN AVE S	SSW 1/4 - 1/2 (0.436 mi.)	82	138
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 12/11/2017				

EXECUTIVE SUMMARY

Status: Completed - Case Closed
 Facility Id: I-20284
 Status: Case Closed
 Global Id: T0603704447
 Global ID: T0603704447

KENNEDY CO	1600 SHAMROCK AVE	SW 1/4 - 1/2 (0.459 mi.)	R84	141
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Database: LUST, Date of Government Version: 12/11/2017				
Status: Completed - Case Closed				
Facility Id: I-13524				
Status: Case Closed				
Global Id: T0603704075				
Global ID: T0603704075				

SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the SLIC list, as provided by EDR, has revealed that there are 7 SLIC 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>
SCRIPTO TOKAY	1017 S MOUNTAIN AVE	NW 1/8 - 1/4 (0.140 mi.)	G36	57
Database: SLIC, Date of Government Version: 12/11/2017				
Facility Status: Open - Site Assessment				
Global Id: SL603798690				
EUBANK'S ENGINEERING	950 ROYAL OAKS DR.	N 1/4 - 1/2 (0.258 mi.)	68	101
Database: SLIC, Date of Government Version: 12/11/2017				
Facility Status: Open - Inactive				
Global Id: SL603798692				
T R E/COMPOSITE STRU	801 ROYAL OAK DR	NW 1/4 - 1/2 (0.317 mi.)	N69	102
Database: SLIC, Date of Government Version: 12/11/2017				
Facility Status: Open - Assessment & Interim Remedial Action				
Global Id: SL0002041N00				
MCDONNELL DOUGLAS EL	700 ROYAL OAKS DR.	NW 1/4 - 1/2 (0.419 mi.)	Q80	134
Database: SLIC, Date of Government Version: 12/11/2017				
Facility Status: Completed - Case Closed				
Global Id: SL603798688				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TEXACO -BRANDED STAT	1263 HUNTINGTON DR.	ENE 1/4 - 1/2 (0.359 mi.)	O75	123
Database: SLIC, Date of Government Version: 12/11/2017				
Facility Status: Completed - Case Closed				
Global Id: T0603728889				
CONRAC CORP-ALSTON D	1724 MOUNTAIN AVE	SSW 1/4 - 1/2 (0.393 mi.)	77	127
Database: SLIC, Date of Government Version: 12/11/2017				
Facility Status: Open - Inactive				
Global Id: SL603798694				
DISCOUNT EQUIPMENT C	624 E EVERGREEN AVE	SW 1/4 - 1/2 (0.448 mi.)	83	140
Database: SLIC, Date of Government Version: 12/11/2017				

EXECUTIVE SUMMARY

Facility Status: Completed - Case Closed
Global Id: SL603798695

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 5 UST sites 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>
ARCO AM/PM Database: UST, Date of Government Version: 12/11/2017 Facility Id: LACoFA0014049	902 E HUNTINGTON DR	WNW 0 - 1/8 (0.076 mi.)	C9	13
MOUNTAIN ARCO AM/PM Database: UST, Date of Government Version: 12/11/2017 Facility Id: 27096	902 HUNTINGTON DR	WNW 0 - 1/8 (0.076 mi.)	C12	17
MONROVIA CHEVRON Database: UST, Date of Government Version: 12/11/2017 Facility Id: 13503 Facility Id: LACoFA0014015	854 E HUNTINGTON DR	WNW 0 - 1/8 (0.116 mi.)	C25	40

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ASSAEL MOTORS INC Database: UST, Date of Government Version: 12/11/2017 Facility Id: 14646	1425 S MOUNTAIN AVE	WSW 1/8 - 1/4 (0.155 mi.)	I41	64
ASSAEL AUTOMOTIVE,IN Database: UST, Date of Government Version: 12/11/2017 Facility Id: 20452	1451 S MOUNTAIN AVE	SW 1/8 - 1/4 (0.195 mi.)	J55	80

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

A review of the AST list, as provided by EDR, and dated 07/06/2016 has revealed that there are 5 AST sites 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>
CALTRANS-FOOTHILL	850 E HUNTINGTON DR	WNW 0 - 1/8 (0.117 mi.)	C28	44
OIL STOP	746 E HUNTINGTON DR	WNW 1/8 - 1/4 (0.242 mi.)	63	94
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ADVANTAGE FORD LINCO	1031 CENTRAL AVE	SSE 1/8 - 1/4 (0.154 mi.)	H37	58
Not reported	1031 CENTRAL AVE	SSE 1/8 - 1/4 (0.154 mi.)	H39	61
Savage Hyundai	1451 S MOUNTAIN AVE	SW 1/8 - 1/4 (0.195 mi.)	J54	78

EXECUTIVE SUMMARY

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		NW 1/4 - 1/2 (0.252 mi.)	0	8

Local Lists of Registered Storage Tanks

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

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 13 SWEEPS UST sites 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>
GOODYEAR TIRE CENTER Status: A Tank Status: A Comp Number: 13206	1098 HUNTINGTON DR	ENE 0 - 1/8 (0.111 mi.)	24	40
CALTRAN FOOTHILL MAI Status: A Tank Status: A Comp Number: 12847	850 HUNTINGTON	WNW 0 - 1/8 (0.117 mi.)	C32	48
MILFIELD GROWINGS G Status: A Comp Number: 11538	1024 ROYAL OAKS DR	NNE 1/8 - 1/4 (0.246 mi.)	M65	96
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY OF MONROVIA Status: A Comp Number: 13776	1315 S MOUNTAIN AVE	WSW 0 - 1/8 (0.102 mi.)	E18	33
CITY OF MONROVIA Status: A Comp Number: 14080	1331 S MOUNTAIN AVE	WSW 0 - 1/8 (0.103 mi.)	E20	35
CITY OF MONROVIA Status: A Comp Number: 13594	1305 S MOUNTAIN AVE	WSW 0 - 1/8 (0.109 mi.)	E21	35
CITY OF MONROVIA Status: A	1401 S MOUNTAIN AVE	WSW 0 - 1/8 (0.110 mi.)	E23	39

EXECUTIVE SUMMARY

Comp Number: 13777				
ASSAEL AUTOMOTIVE IN	1425 S MOUNTAIN AVE	WSW 1/8 - 1/4 (0.155 mi.)	I40	62
Status: A				
Tank Status: A				
Comp Number: 14646				
CITY OF MONROVIA	1435 MOUNTAIN AVE	SW 1/8 - 1/4 (0.158 mi.)	J42	64
Status: A				
Comp Number: 10493				
CITY OF MONROVIA	1445 MOUNTAIN AVE	SW 1/8 - 1/4 (0.164 mi.)	J44	68
Status: A				
Comp Number: 10492				
UNION OIL CO	1455 MOUNTAIN AVE	SW 1/8 - 1/4 (0.184 mi.)	J50	74
Status: A				
Comp Number: 10491				
ASSAEL BMW	1451 S MOUNTAIN AVE	SW 1/8 - 1/4 (0.195 mi.)	J56	81
Comp Number: 11110				
TOYOTA OF DUARTE	1030 CENTRAL AVE	SSW 1/8 - 1/4 (0.199 mi.)	57	84
Status: A				
Tank Status: A				
Comp Number: 11232				

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 8 HIST UST sites 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>
HAROUT SIMONIAN Facility Id: 00000007798	902 HUNTINGTON	WNW 0 - 1/8 (0.076 mi.)	C7	11
FOOTHILL Facility Id: 00000068101	850 E HUNTINGTON DR	WNW 0 - 1/8 (0.117 mi.)	C31	47
MILFELDS GROWNING GR Facility Id: 00000041455	1024 ROYAL OAKS DR	NNE 1/8 - 1/4 (0.172 mi.)	45	68
MILFELDS GROWNING GR	1024 ROYAL OAKS DRIV	NNE 1/8 - 1/4 (0.246 mi.)	M66	97
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
IE KUBACKI PAINTING Facility Id: 00000007930	1315 S MOUNTAIN AVE	WSW 0 - 1/8 (0.102 mi.)	E19	34
SERVICE STATION 6244 Facility Id: 00000007878	1455 S MOUNTAIN	SW 1/8 - 1/4 (0.184 mi.)	J51	75
UNION OIL 6244 Facility Id: 00000060997	1455 S MOUNTAIN	SW 1/8 - 1/4 (0.184 mi.)	J52	75
TOYOTA OF DUARTE Facility Id: 00000068233	1001 CENTRAL AVE	SE 1/8 - 1/4 (0.217 mi.)	L60	91

EXECUTIVE SUMMARY

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 2 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CALTRAN FOOTHILL MAI Facility Id: 19002294 Status: A	850 HUNTINGTON	WNW 0 - 1/8 (0.117 mi.)	C32	48
MILFIELD GROWINGS G Facility Id: 19004598 Status: A	1024 ROYAL OAKS DR	NNE 1/8 - 1/4 (0.246 mi.)	M65	96

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/11/2017 has revealed that there is 1 RCRA NonGen / NLR 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>
MONROVIA CHEVRON	854 E HUNTINGTON DR	WNW 0 - 1/8 (0.116 mi.)	C26	41

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

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 14 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>
GASIG LLG Reg Id: R-27096	902 HUNTINGTON DR E	WNW 0 - 1/8 (0.076 mi.)	C10	14
CALTRAN FOOTHILL MAI Reg Id: I-12847	850 HUNTINGTON	WNW 0 - 1/8 (0.117 mi.)	C32	48
CHEVRON #9-5098 Reg Id: I-13503	854 HUNTINGTON AVE E	WNW 1/8 - 1/4 (0.134 mi.)	F34	53
T R E/COMPOSITE STRU Reg Id: 3086 Reg Id: 106.2010	801 ROYAL OAK DR	NW 1/4 - 1/2 (0.317 mi.)	N69	102
SHELL #204-5076-0606 Reg Id: I-11120	702 HUNTINGTON DR E	WNW 1/4 - 1/2 (0.349 mi.)	P72	116
DALE'S AUTO SERVICE	721 SHAMROCK AVE S	NW 1/4 - 1/2 (0.480 mi.)	86	148

EXECUTIVE SUMMARY

Reg Id: I-12660

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ASSAEL BMW Reg Id: R-20452	1451 S MOUNTAIN AVE	SW 1/8 - 1/4 (0.195 mi.)	J56	81
TOYOTA OF DUARTE Reg Id: I-11232	1030 CENTRAL AVE	SSW 1/8 - 1/4 (0.199 mi.)	57	84
UNOCAL #3756 Reg Id: 910100016	1250 HUNTINGTON DR	E 1/4 - 1/2 (0.323 mi.)	O70	112
TEXACO Reg Id: I-05300	1263 HUNTINGTON DR	ENE 1/4 - 1/2 (0.359 mi.)	O74	120
CIRCLE MACHINE CO Reg Id: 106.2032	1323 S SHAMROCK AVE	WSW 1/4 - 1/2 (0.386 mi.)	76	124
CITY OF DUARTE Reg Id: I-14948	1427 BUENA VISTA ST	ESE 1/4 - 1/2 (0.395 mi.)	78	128
MON VAN MOVING SERVI Reg Id: I-20284	1705 MOUNTAIN AVE S	SSW 1/4 - 1/2 (0.436 mi.)	82	138
KENNEDY CO Reg Id: I-13524	1600 SHAMROCK AVE	SW 1/4 - 1/2 (0.459 mi.)	R84	141

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 11/20/2017 has revealed that there are 2 HWP 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>
T R E/COMPOSITE STRU EPA Id: CAD990670234 Cleanup Status: PROTECTIVE FILER	801 ROYAL OAK DR	NW 1/4 - 1/2 (0.317 mi.)	N69	102

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KENNEDY CO EPA Id: CAD000062729 Cleanup Status: CLOSED	1600 SOUTH SHAMROCK	SW 1/4 - 1/2 (0.459 mi.)	R85	147

Notify 65: 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.

A review of the Notify 65 list, as provided by EDR, and dated 12/14/2017 has revealed that there are 2 Notify 65 sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AVERY DENNISON	1620 CALIFORNIA AVE	WSW 1/2 - 1 (0.669 mi.)	S88	154
AVERY	1616 S.CALIF. AVE.	WSW 1/2 - 1 (0.669 mi.)	S89	172

EXECUTIVE SUMMARY

WIP: Well Investigation Program case in the San Gabriel and San Fernando Valley area.

A review of the WIP list, as provided by EDR, and dated 07/03/2009 has revealed that there are 3 WIP sites 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>
SCRIPTO TOKAY Facility Status: Active	1017 S MOUNTAIN AVE	NW 1/8 - 1/4 (0.140 mi.)	G36	57
MCDONNELL DOUGLAS	920 S MOUNTAIN AVE	NNW 1/8 - 1/4 (0.174 mi.)	K46	69
SCRIPTO/TOKAI Facility Status: Historical	910 S MOUNTAIN AVE	NNW 1/8 - 1/4 (0.222 mi.)	K61	92

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: 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 Hist Auto list, as provided by EDR, has revealed that there are 5 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SIXTY SIX SUPER SERV	918 HUNTINGTON DR	WNW 0 - 1/8 (0.050 mi.)	A5	11
GACIG INC	902 HUNTINGTON DR	WNW 0 - 1/8 (0.076 mi.)	C11	16
RICHFIELD	901 E HUNTINGTON DR	WNW 0 - 1/8 (0.095 mi.)	C17	33
WILLETT ARNIE CHEVRO	854 E HUNTINGTON DR	WNW 0 - 1/8 (0.116 mi.)	C27	43
LEWIS BUD UNION SERV	849 E HUNTINGTON DR	WNW 0 - 1/8 (0.119 mi.)	C33	53

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 4 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SWED'S CLEANERS	932 HUNTINGTON DR	NW 0 - 1/8 (0.021 mi.)	A1	8
JASMINE CLEANERS	1014 HUNTINGTON DR	NE 0 - 1/8 (0.040 mi.)	B2	8

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SWED'S DRIVE IN CLEA	918 E HUNTINGTON	WNW 0 - 1/8 (0.050 mi.)	A4	10
MORRISON SOL & DORIS	1040 E HUNTINGTN DR	ENE 0 - 1/8 (0.061 mi.)	B6	11

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 5199392.2S



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

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Upgradient Area

Areas of Concern

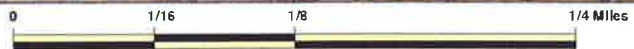
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE CA 91010
LAT/LONG: 34.138831 / 117.984263

CLIENT: PIC Environmental Services
CONTACT: Tim Hersch
INQUIRY #: 5199392.2s
DATE: February 26, 2018 11:43 am

[illegible]

- ▲ 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
-  Power transmission lines
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands

 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: 962 HUNTINGTON DR
ADDRESS: 962 HUNTINGTON DR
DUARTE CA 91010
LAT/LONG: 34.138831 / 117.984263

CLIENT: PIC Environmental Services
CONTACT: Tim Hersch
INQUIRY #: 5199392.2s
DATE: February 26, 2018 11:45 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
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	1	NR	NR	1
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	1	NR	NR	1
Federal RCRA generators list								
RCRA-LQG	0.250		1	0	NR	NR	NR	1
RCRA-SQG	0.250		5	12	NR	NR	NR	17
RCRA-CESQG	0.250		2	0	NR	NR	NR	2
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	2	1	NR	3
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		1	0	0	NR	NR	1
State and tribal leaking storage tank lists								
LUST	0.500		2	5	12	NR	NR	19

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500	↓	0	0	0	NR	NR	0
SLIC	0.500		0	1	6	NR	NR	7
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		3	2	NR	NR	NR	5
AST	0.250		1	4	NR	NR	NR	5
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
AOCONCERN	1.000		0	0	1	0	NR	1
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		6	7	NR	NR	NR	13
HIST UST	0.250		3	5	NR	NR	NR	8
CA FID UST	0.250		1	1	NR	NR	NR	2
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	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
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	0	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ENF	0.001	↓	0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		2	3	9	NR	NR	14
LOS ANGELES CO. HMS	0.001		0	NR	NR	NR	NR	0
HWP	1.000		0	0	2	0	NR	2
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	2	NR	2
LA Co. Site Mitigation	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	3	NR	NR	NR	3

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		5	NR	NR	NR	NR	5
EDR Hist Cleaner	0.125		4	NR	NR	NR	NR	4

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals -- 0 37 43 34 3 0 117

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

Areas of
Concern
NW
1/4-1/2
1332 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

A1
NW
< 1/8
0.021 mi.
113 ft.

SWED'S CLEANERS
932 HUNTINGTON DR
DUARTE, CA 91009
Site 1 of 3 in cluster A

EDR Hist Cleaner **1009126087**
N/A

Relative:
Higher

EDR Hist Cleaner

Actual:
527 ft.

Year: Name:
1963 SWED'S CLEANERS
1963 SWED'S CLEANERS

Type:
Not reported
Not reported

B2
NE
< 1/8
0.040 mi.
209 ft.

JASMINE CLEANERS
1014 HUNTINGTON DR
DUARTE, CA 91010
Site 1 of 3 in cluster B

EDR Hist Cleaner **1020012401**
N/A

Relative:
Higher

EDR Hist Cleaner

Actual:
526 ft.

Year: Name:
1992 JASMINE CLEANERS
1993 JASMINE CLEANERS
1994 JASMINE CLEANERS
1995 JASMINE CLEANERS
1996 JASMINE CLEANERS
1997 JASMINE CLEANERS
1998 JASMINE CLEANERS
1999 JASMINE CLEANERS
2000 JASMINE CLEANERS
2001 JASMINE CLEANERS
2002 JASMINE CLEANERS
2003 JASMINE CLEANERS
2004 JASMINE CLEANERS
2005 JASMINE CLEANERS
2006 JASMINE CLEANERS
2007 JASMINE CLEANERS
2008 JASMINE CLEANERS
2009 JASMINE CLEANERS
2010 JASMINE CLEANERS
2011 JASMINE CLEANERS
2012 JASMINE CLEANERS
2013 JASMINE CLEANERS
2014 JASMINE CLEANERS

Type:
Drycleaning Plants, Except Rugs
Drycleaning Plants, Except Rugs
Drycleaning Plants, Except Rugs
Drycleaning Plants, Except Rugs
Drycleaning Plants, Except Rugs
Drycleaning Plants, Except Rugs
Drycleaning Plants, Except Rugs
Drycleaning Plants, Except Rugs
Drycleaning Plants, Except Rugs
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Drycleaning Plants, Except Rugs
Drycleaning Plants, Except Rugs
Drycleaning Plants, Except Rugs

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B3
NE
< 1/8
0.040 mi.
209 ft.
JASMINE CLEANERS
1014 W HUNTINGTON DR
DUARTE, CA 91010
Site 2 of 3 in cluster B

RCRA-SQG
FINDS
ECHO
1000369947
CAD981967912

Relative:
Higher

Actual:
526 ft.

RCRA-SQG:

Date form received by agency: 09/01/1996
Facility name: JASMINE CLEANERS
Facility address: 1014 W HUNTINGTON DR
DUARTE, CA 91010
EPA ID: CAD981967912
Contact: Not reported
Contact address: Not reported
Contact country: US
Contact telephone: Not reported
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: MICHEAL SAMIR
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JASMINE CLEANERS (Continued)

1000369947

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
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 01/03/1991
Site name: JASMINE CLEANERS
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002759042

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

EnvId: 1000369947
Registry ID: 110002759042
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002759042>

A4
WNW
< 1/8
0.050 mi.
266 ft.

SWED'S DRIVE IN CLEANERS
918 E HUNTINGTON
DUARTE, CA 91009

EDR Hist Cleaner **1009126080**
N/A

Relative:
Higher

Site 2 of 3 in cluster A
EDR Hist Cleaner

Actual:
526 ft.

Year: Name:
1958 BART'S DRIVE IN CLEANERS

Type:
Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A5
WNW
< 1/8
0.050 mi.
266 ft.
SIXTY SIX SUPER SERVICE
918 HUNTINGTON DR
DUARTE, CA 91009
Site 3 of 3 in cluster A

EDR Hist Auto **1008994375**
N/A

Relative: EDR Hist Auto
Higher

Actual: Year: Name: Type:
526 ft. 1955 SIXTY SIX SUPER SERVICE Not reported

B6
ENE
< 1/8
0.061 mi.
323 ft.
MORRISON SOL & DORIS
1040 E HUNTINGTN DR
DUARTE, CA 91010
Site 3 of 3 in cluster B

EDR Hist Cleaner **1020044640**
N/A

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
525 ft. 1971 MORRISON SOL & DORIS Drycleaning Plants, Except Rugs
1972 MORRISON SOL & DORIS Drycleaning Plants, Except Rugs
1973 MORRISON SOL & DORIS Drycleaning Plants, Except Rugs
1974 MORRISON SOL & DORIS Drycleaning Plants, Except Rugs
1975 MORRISON SOL & DORIS Drycleaning Plants, Except Rugs

C7
WNW
< 1/8
0.076 mi.
402 ft.
HAROUT SIMONIAN
902 HUNTINGTON
DUARTE, CA 91010
Site 1 of 17 in cluster C

HIST UST **U001566473**
N/A

Relative: HIST UST:
Higher

Actual: File Number: 00026934
526 ft. URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026934.pdf>
Region: STATE
Facility ID: 00000007798
Facility Type: Gas Station
Other Type: Not reported
Contact Name: FRIENDLY AUTO #6 HAROUT SIMONI
Telephone: 2133033314
Owner Name: FRIENDLY AUTO #6
Owner Address: 902 HUNTINGTON
Owner City,St,Zip: DUARTE, CA 91010
Total Tanks: 0003

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 002
Container Num: 2
Year Installed: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HAROUT SIMONIAN (Continued)

U001566473

Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Container Construction Thickness: Not reported
Leak Detection: None

[Click here for Geo Tracker PDF:](#)

C8
WNW
< 1/8
0.076 mi.
402 ft.

DUARTE SERVICE MOBIL
902 E HUNTINGTON DR
DUARTE, CA 91010

RCRA-SQG
FINDS
ECHO

1000686709
CAD983641002

Site 2 of 17 in cluster C

Relative:
Higher

Actual:
526 ft.

RCRA-SQG:

Date form received by agency: 06/18/1992
Facility name: DUARTE SERVICE MOBIL
Facility address: 902 E HUNTINGTON DR
DUARTE, CA 91010
EPA ID: CAD983641002
Mailing address: E HUNTINGTON DR
DUARTE, CA 91010
Contact: ?????? GOVAGASSIAN
Contact address: 902 E HUNTINGTON DR
DUARTE, CA 91010
Contact country: US
Contact telephone: 818-357-2302
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: HARRY WILLIAMS
Owner/operator address: 902 E HUNTINGTON DR
DUARTE, CA 91010
Owner/operator country: Not reported
Owner/operator telephone: 213-653-5093
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DUARTE SERVICE MOBIL (Continued)

1000686709

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110055775978

Environmental Interest/Information System
STATE MASTER

Registry ID: 110002879528

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000686709
Registry ID: 110002879528
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002879528>

C9
WNW
< 1/8
0.076 mi.
402 ft.

ARCO AM/PM
902 E HUNTINGTON DR
DUARTE, CA 91010
Site 3 of 17 in cluster C

UST **U004265387**
N/A

Relative:
Higher

UST:
Facility ID: LACoFA0014049
Permitting Agency: Los Angeles County Fire Department
Latitude: 34.13918

Actual:
526 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ARCO AM/PM (Continued)

U004265387

Longitude: -117.98598

C10
WNW
< 1/8
0.076 mi.
402 ft.

GASIG LLG
902 HUNTINGTON DR E
DUARTE, CA 91010

Site 4 of 17 in cluster C

LUST S103943916
HIST CORTESE N/A
LOS ANGELES CO. HMS

Relative:
Higher

Actual:
526 ft.

LUST:

Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603705556
Global Id: T0603705556
Latitude: 34.1394465
Longitude: -117.9862252
Status: Completed - Case Closed
Status Date: 09/02/1999
Case Worker: JOA
RB Case Number: R-27096
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603705556
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

Global Id: T0603705556
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

LUST:

Global Id: T0603705556
Action Type: Other
Date: 06/19/1999
Action: Leak Stopped

Global Id: T0603705556
Action Type: Other
Date: 06/19/1999
Action: Leak Discovery

Global Id: T0603705556
Action Type: Other

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GASIG LLG (Continued)

S103943916

Date: 08/09/1999
Action: Leak Reported

LUST:

Global Id: T0603705556
Status: Open - Case Begin Date
Status Date: 06/19/1999

Global Id: T0603705556
Status: Open - Remediation
Status Date: 06/19/1999

Global Id: T0603705556
Status: Completed - Case Closed ←
Status Date: 09/02/1999

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-27096
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603705556
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: MOUNTAIN AVE
Enforcement Type: Not reported
Date Leak Discovered: 6/19/1999
Date Leak First Reported: 8/9/1999
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: 6/19/1999
Date Case Last Changed on Database: 9/2/1999
Date the Case was Closed: 9/2/1999
How Leak Discovered: Repair Tank
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Other Source
Operator: OHANS BILEMJIAN
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 2282.5595206160382594771775389
Source of Cleanup Funding: Other Source
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: 6/19/1999
Post Remedial Action Monitoring Began: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GASIG LLG (Continued)

S103943916

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
Organization: Not reported
Owner Contact: Not reported
Responsible Party: BLANK RP
RP Address: 1876 COOLIDGE DR., ALTADENA, CA 91010
Program: LUST
Lat/Long: 34.1391349 / -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: Not reported

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: R-27096

LOS ANGELES CO. HMS:

Region: LA
Permit Category: I
Facility Id: 005357-027095
Facility Type: 01
Facility Status: Removed
Area: 3R
Permit Number: 000252804
Permit Status: Removed

C11
WNW
< 1/8
0.076 mi.
402 ft.

GACIG INC
902 HUNTINGTON DR
DUARTE, CA 91010

EDR Hist Auto 1008994388
N/A

Relative:
Higher

Site 5 of 17 in cluster C
EDR Hist Auto

Actual:
526 ft.

Year:	Name:	Type:
1963	HUGH'S ENCO SERVICE	Not reported
1963	HUGH'S ENCO SERVICE	Not reported
1989	HASAN KHALID S	Gasoline Service Stations, NEC
1990	HASAN KHALID S	Gasoline Service Stations, NEC
1991	HASAN KHALID S	Gasoline Service Stations, NEC
1991	DUARTE SERVICE	Auto And Home Supply Stores
1992	DUARTE SERVICE	Auto And Home Supply Stores
1992	HASAN KHALID S	Gasoline Service Stations, NEC
1993	HASAN KHALID S	Gasoline Service Stations, NEC
1993	DUARTE SERVICE	Auto And Home Supply Stores
1994	CREATIVE INVESTMENTS INC (NV)	Gasoline Service Stations, NEC

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GACIG INC (Continued)

1008994388

1995	CREATIVE INVESTMENTS INC (NV)	Gasoline Service Stations, NEC
1996	CREATIVE INVESTMENTS INC (NV)	Gasoline Service Stations, NEC
1996	MOUNTAIN GAS	Gasoline Service Stations
1996	SMOG PLUS UNLIMITED	General Automotive Repair Shops
1996	DUARTE SERVICE	General Automotive Repair Shops
1997	CREATIVE INVESTMENTS INC (NV)	Gasoline Service Stations, NEC
1997	MOUNTAIN GAS	Gasoline Service Stations
1997	DUARTE SERVICE	General Automotive Repair Shops
2001	MOUNTAIN ARCO	Gasoline Service Stations
2002	MOUNTAIN ARCO	Gasoline Service Stations
2002	GACIG INC	Gasoline Service Stations
2003	MOUNTAIN ARCO	Gasoline Service Stations
2003	GACIG INC	Gasoline Service Stations
2004	MOUNTAIN ARCO	Gasoline Service Stations
2004	GACIG INC	Gasoline Service Stations
2005	MOUNTAIN ARCO	Gasoline Service Stations
2005	GACIG INC	Gasoline Service Stations
2006	GACIG INC	Gasoline Service Stations
2006	MOUNTAIN ARCO	Gasoline Service Stations
2007	MOUNTAIN GAS	Gasoline Service Stations
2007	MOUNTAIN ARCO	Gasoline Service Stations
2007	GACIG INC	Gasoline Service Stations
2008	MOUNTAIN GAS	Gasoline Service Stations
2008	GACIG INC	Gasoline Service Stations
2008	MOUNTAIN ARCO	Gasoline Service Stations
2009	BP NORTH AMERICA	Gasoline Service Stations, NEC
2009	GACIG INC	Gasoline Service Stations
2010	BP NORTH AMERICA	Gasoline Service Stations, NEC
2010	GACIG INC	Gasoline Service Stations
2011	BP NORTH AMERICA	Gasoline Service Stations, NEC
2011	GACIG INC	Gasoline Service Stations
2012	GACIG INC	Gasoline Service Stations
2013	GACIG INC	Gasoline Service Stations
2014	GACIG INC	Gasoline Service Stations

C12
WNW
< 1/8
0.076 mi.
402 ft.

**MOUNTAIN ARCO AM/PM
902 HUNTINGTON DR
DUARTE, CA 91010**

Site 6 of 17 in cluster C

**Relative:
Higher**

UST:
Facility ID: 27096
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.1406056
Longitude: -117.9847803

**Actual:
526 ft.**

**UST U004049550
N/A**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C13
NW
< 1/8
0.079 mi.
419 ft.

WALGREENS #4227
903 E HUNTINGTON DR
MONROVIA, CA 91016
Site 7 of 17 in cluster C

RCRA-CESQG **1016954327**
CAL000323513

Relative:
Higher

Actual:
532 ft.

RCRA-CESQG:

Date form received by agency: 03/01/2014
Facility name: WALGREENS #4227
Facility address: 903 E HUNTINGTON DR
MONROVIA, CA 91016
EPA ID: CAL000323513
Mailing address: GREY HAWK CT STE 200
CARLSBAD, CA 92010
Contact: KARINA E ROMERO
Contact address: GREY HAWK CT STE 200
CARLSBAD, CA 92010
Contact country: Not reported
Contact telephone: 760-602-8887
Contact email: KROMERO@3ECOMPANY.COM
EPA Region: 09
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: BERTRAND J. SHAPIRO
Owner/operator address: OVERLAND AVE
LOS ANGELES, CA 90064
Owner/operator country: Not reported
Owner/operator telephone: 310-474-0667
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 10/01/1997
Owner/Op end date: Not reported

Owner/operator name: WALGREEN CO
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WALGREENS #4227 (Continued)

1016954327

Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 10/01/1997
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Waste code: D001
Waste name: IGNITABLE WASTE

Waste code: D002
Waste name: CORROSIVE WASTE

Waste code: D007
Waste name: CHROMIUM

Waste code: D009
Waste name: MERCURY

Waste code: D010
Waste name: SELENIUM

Waste code: D024
Waste name: M-CRESOL

Waste code: P001
Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste code: P075
Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Waste code: U034
Waste name: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

Waste code: U165
Waste name: NAPHTHALENE

Violation Status: No violations found

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

D14
SE
< 1/8
0.090 mi.
473 ft.

T0302
1050 HUNTINGTON DR
DUARTE, CA 91010
Site 1 of 3 in cluster D

RCRA-LQG 1014386857
CAL000295105

Relative:
Lower

RCRA-LQG:

Actual:
505 ft.

Date form received by agency: 06/24/2010
Facility name: T0302
Facility address: 1050 HUNTINGTON DR
DUARTE, CA 91010
EPA ID: CAL000295105
Mailing address: P.O. BOX 111
MINNEAPOLIS, MN 55440
Contact: JANNA ADAIR-POTTS
Contact address: P.O. BOX 111
MINNEAPOLIS, MN 55440
Contact country: US
Contact telephone: 800-587-2228
Contact email: CORPORATE.COMPLIANCE@TARGET.COM
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: TARGET CORPORATION
Owner/operator address: 1000 NICOLLET MALL
MINNEAPOLIS, MN 55403
Owner/operator country: US
Owner/operator telephone: 800-587-2228
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 09/09/1987
Owner/Op end date: Not reported

Owner/operator name: TARGET CORPORATION
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T0302 (Continued)

1014386857

Owner/Op start date: 09/09/1987
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

- Waste code: 123
- Waste name: Unspecified alkaline solution
- Waste code: 141
- Waste name: Off-specification, aged, or surplus inorganics
- Waste code: 214
- Waste name: Unspecified solvent mixture
- Waste code: 311
- Waste name: Pharmaceutical waste
- Waste code: 331
- Waste name: Off-specification, aged, or surplus organics
- Waste code: 791
- Waste name: Liquids with pH < 2
- Waste code: D001
- Waste name: IGNITABLE WASTE
- Waste code: D002
- Waste name: CORROSIVE WASTE
- Waste code: D008
- Waste name: LEAD
- Waste code: D035
- Waste name: METHYL ETHYL KETONE
- Waste code: P001
- Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
- Waste code: P046
- Waste name: ALPHA,ALPHA-DIMETHYLPHENETHYLAMINE (OR) BENZENEETHANAMINE, ALPHA,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T0302 (Continued)

1014386857

ALPHA-DIMETHYL-

- Waste code: P075
- Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-, (S)-, & SALTS
- Waste code: U002
- Waste name: 2-PROPANONE (I) (OR) ACETONE (I)
- Waste code: U240
- Waste name: 2,4-D, SALTS & ESTERS (OR) ACETIC ACID, (2,4-DICHLOROPHENOXY)-, SALTS & ESTERS (OR) DICHLOROPHENOXYACETIC ACID 2,4-D

Violation Status: No violations found

D15
SE
< 1/8
0.090 mi.
473 ft.

CVS PHARMACY #16100
1050 HUNTINGTON DR STE B
DUARTE, CA 91010

RCRA-CESQG 1018273705
FINDS CAR000258822
ECHO

Site 2 of 3 in cluster D

Relative:
Lower

RCRA-CESQG:

Date form received by agency: 02/16/2016

Facility name: CVS PHARMACY #16100

Facility address: 1050 HUNTINGTON DR STE B

DUARTE, CA 91010

EPA ID: CAR000258822

Mailing address: ONE CVS DR

WOONSOCKET, RI 02895

Contact: NICOLE WILKINSON

Contact address: ONE CVS DR MAIL CODE 2340

WOONSOCKET, RI 02895

Contact country: US

Contact telephone: 401-770-7132

Contact email: NICOLE.WILKINSON@CVSHEALTH.COM

EPA Region: 09

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: MOUNTAIN VISTA PLAZA PARTNERSHIP

Owner/operator address: VENTURA BLVD STE A
STUDIO CITY, CA 91604

Owner/operator country: US

Owner/operator telephone: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CVS PHARMACY #16100 (Continued)

1018273705

Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 10/29/1985
Owner/Op end date: Not reported

Owner/operator name: GARFIELD BEACH CVS LLC
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/16/2015
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Waste code: 122
Waste name: Alkaline solution without metals (pH > 12.5)
Waste code: 123
Waste name: Unspecified alkaline solution
Waste code: 134
Waste name: Aqueous solution with <10% total organic residues
Waste code: 141
Waste name: Off-specification, aged, or surplus inorganics
Waste code: 181
Waste name: Other inorganic solid waste
Waste code: 214
Waste name: Unspecified solvent mixture
Waste code: 311

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CVS PHARMACY #16100 (Continued)

1018273705

- Waste name: Pharmaceutical waste
- Waste code: 331
- Waste name: Off-specification, aged, or surplus organics
- Waste code: 352
- Waste name: Other organic solids
- Waste code: 541
- Waste name: Photochemicals / photo processing waste
- Waste code: 561
- Waste name: Detergent and soap
- Waste code: 791
- Waste name: Liquids with pH < 2
- Waste code: D001
- Waste name: IGNITABLE WASTE
- Waste code: D002
- Waste name: CORROSIVE WASTE
- Waste code: D007
- Waste name: CHROMIUM
- Waste code: D009
- Waste name: MERCURY
- Waste code: D010
- Waste name: SELENIUM
- Waste code: D011
- Waste name: SILVER
- Waste code: D024
- Waste name: M-CRESOL
- Waste code: P001
- Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
- Waste code: U034
- Waste name: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL
- Waste code: U044
- Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-
- Waste code: U122
- Waste name: FORMALDEHYDE
- Waste code: U129
- Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE
- Waste code: U188

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CVS PHARMACY #16100 (Continued)

1018273705

Waste name: PHENOL
Waste code: U201
Waste name: 1,3-BENZENEDIOL (OR) RESORCINOL
Waste code: U205
Waste name: SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)

Violation Status: No violations found

FINDS:

Registry ID: 110067552767

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1018273705
Registry ID: 110067552767
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110067552767>

D16
SE
< 1/8
0.090 mi.
473 ft.

**TARGET STORE T0302
1050 HUNTINGTON DR
DUARTE, CA 91010**

**RCRA-SQG 1014465384
CAR000218503**

Site 3 of 3 in cluster D

**Relative:
Lower**

RCRA-SQG:

**Actual:
505 ft.**

Date form received by agency: 02/16/2016
Facility name: TARGET STORE T0302
Facility address: 1050 HUNTINGTON DR
DUARTE, CA 91010
EPA ID: CAR000218503
Mailing address: PO BOX 111
MINNEAPOLIS, MN 55440
Contact: STEVE MUSSER
Contact address: PO BOX 111
MINNEAPOLIS, MN 55440
Contact country: US
Contact telephone: 800-587-2228
Contact email: POC@TARGET.COM
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TARGET STORE T0302 (Continued)

1014465384

Owner/Operator Summary:

Owner/operator name: TARGET CORPORATION
Owner/operator address: PO BOX 111
MINNEAPOLIS, MN 55440
Owner/operator country: US
Owner/operator telephone: 800-587-2228
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 09/09/1987
Owner/Op end date: Not reported

Owner/operator name: TARGET CORPORATION
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 09/09/1987
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Waste code: D001
Waste name: IGNITABLE WASTE
Waste code: D002
Waste name: CORROSIVE WASTE
Waste code: D004
Waste name: ARSENIC
Waste code: D005
Waste name: BARIUM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TARGET STORE T0302 (Continued)

1014465384

Waste code:	D006
Waste name:	CADMIUM
Waste code:	D007
Waste name:	CHROMIUM
Waste code:	D008
Waste name:	LEAD
Waste code:	D009
Waste name:	MERCURY
Waste code:	D010
Waste name:	SELENIUM
Waste code:	D011
Waste name:	SILVER
Waste code:	D016
Waste name:	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
Waste code:	D018
Waste name:	BENZENE
Waste code:	D024
Waste name:	M-CRESOL
Waste code:	D026
Waste name:	CRESOL
Waste code:	D035
Waste name:	METHYL ETHYL KETONE
Waste code:	P001
Waste name:	2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
Waste code:	P042
Waste name:	1,2-BENZENEDIOL, 4-[1-HYDROXY-2-(METHYLAMINO)ETHYL]-, (R)- (OR) EPINEPHRINE
Waste code:	P075
Waste name:	NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS
Waste code:	P081
Waste name:	1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)
Waste code:	U002
Waste name:	2-PROPANONE (I) (OR) ACETONE (I)
Waste code:	U034
Waste name:	ACETALDEHYDE, TRICHLORO- (OR) CHLORAL
Waste code:	U035
Waste name:	BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TARGET STORE T0302 (Continued)

1014465384

- Waste code: U044
- Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-
- Waste code: U058
- Waste name: 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE
- Waste code: U072
- Waste name: BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE
- Waste code: U122
- Waste name: FORMALDEHYDE
- Waste code: U129
- Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE
- Waste code: U150
- Waste name: L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN
- Waste code: U154
- Waste name: METHANOL (l) (OR) METHYL ALCOHOL (l)
- Waste code: U188
- Waste name: PHENOL
- Waste code: U200
- Waste name: RESERPINE (OR) YOHIMBAN-16-CARBOXYLIC ACID, 11,17-DIMETHOXY-18-[(3,4,5-TRIMETHOXYBENZOYL)OXY]-, METHYL ESTER, (3BETA, 16BETA, 17ALPHA, 18BETA, 20ALPHA)-
- Waste code: U201
- Waste name: 1,3-BENZENEDIOL (OR) RESORCINOL
- Waste code: U279
- Waste name: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

Historical Generators:

Date form received by agency: 03/01/2014

Site name: TARGET STORE T0302

Classification: Small Quantity Generator

- Waste code: D001
- Waste name: IGNITABLE WASTE
- Waste code: D002
- Waste name: CORROSIVE WASTE
- Waste code: D003
- Waste name: REACTIVE WASTE
- Waste code: D004
- Waste name: ARSENIC
- Waste code: D005
- Waste name: BARIUM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TARGET STORE T0302 (Continued)

1014465384

Waste code:	D006
Waste name:	CADMIUM
Waste code:	D007
Waste name:	CHROMIUM
Waste code:	D008
Waste name:	LEAD
Waste code:	D009
Waste name:	MERCURY
Waste code:	D010
Waste name:	SELENIUM
Waste code:	D011
Waste name:	SILVER
Waste code:	D016
Waste name:	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
Waste code:	D018
Waste name:	BENZENE
Waste code:	D024
Waste name:	M-CRESOL
Waste code:	D026
Waste name:	CRESOL
Waste code:	D028
Waste name:	1,2-DICHLOROETHANE
Waste code:	D035
Waste name:	METHYL ETHYL KETONE
Waste code:	P001
Waste name:	2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
Waste code:	P042
Waste name:	1,2-BENZENEDIOL, 4-[1-HYDROXY-2-(METHYLAMINO)ETHYL]-, (R)- (OR) EPINEPHRINE
Waste code:	P075
Waste name:	NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS
Waste code:	P081
Waste name:	1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)
Waste code:	U002
Waste name:	2-PROPANONE (I) (OR) ACETONE (I)
Waste code:	U034
Waste name:	ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TARGET STORE T0302 (Continued)

1014465384

- Waste code: U035
- Waste name: BENZENE BUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL
- Waste code: U044
- Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-
- Waste code: U058
- Waste name: 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE
- Waste code: U072
- Waste name: BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE
- Waste code: U122
- Waste name: FORMALDEHYDE
- Waste code: U129
- Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE
- Waste code: U150
- Waste name: L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN
- Waste code: U154
- Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)
- Waste code: U188
- Waste name: PHENOL
- Waste code: U200
- Waste name: RESERPINE (OR) YOHIMBAN-16-CARBOXYLIC ACID, 11,17-DIMETHOXY-18-[(3,4,5-TRIMETHOXYBENZOYL)OXY]-, METHYL ESTER, (3BETA, 16BETA, 17ALPHA, 18BETA, 20ALPHA)-
- Waste code: U201
- Waste name: 1,3-BENZENEDIOL (OR) RESORCINOL
- Waste code: U279
- Waste name: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

Date form received by agency: 04/11/2011

Site name: TARGET STORE NO 0302

Classification: Small Quantity Generator

- Waste code: D001
- Waste name: IGNITABLE WASTE
- Waste code: D002
- Waste name: CORROSIVE WASTE
- Waste code: D005
- Waste name: BARIUM
- Waste code: D008
- Waste name: LEAD
- Waste code: D009

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TARGET STORE T0302 (Continued)

1014465384

Waste name: MERCURY

Waste code: D011

Waste name: SILVER

Waste code: D016

Waste name: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

Waste code: P001

Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste code: P046

Waste name: ALPHA,ALPHA-DIMETHYLPHENETHYLAMINE (OR) BENZENEETHANAMINE, ALPHA, ALPHA-DIMETHYL-

Waste code: P075

Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Biennial Reports:

Last Biennial Reporting Year: 2017

Annual Waste Handled:

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs): 3123

Waste code: D002

Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Amount (Lbs): 820

Waste code: D004

Waste name: ARSENIC

Amount (Lbs): 1560

Waste code: D005

Waste name: BARIUM

Amount (Lbs): 2285

Waste code: D006

Waste name: CADMIUM

Amount (Lbs): 5

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TARGET STORE T0302 (Continued)

1014465384

Waste code:	D007
Waste name:	CHROMIUM
Amount (Lbs):	2285
Waste code:	D008
Waste name:	LEAD
Amount (Lbs):	45
Waste code:	D010
Waste name:	SELENIUM
Amount (Lbs):	1560
Waste code:	D011
Waste name:	SILVER
Amount (Lbs):	2285
Waste code:	D016
Waste name:	2,4-D
Amount (Lbs):	1560
Waste code:	D018
Waste name:	BENZENE
Amount (Lbs):	725
Waste code:	D024
Waste name:	M-CRESOL
Amount (Lbs):	1560
Waste code:	D026
Waste name:	CRESOL
Amount (Lbs):	1560
Waste code:	D035
Waste name:	METHYL ETHYL KETONE
Amount (Lbs):	707
Waste code:	P001
Waste name:	2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
Amount (Lbs):	22
Waste code:	P075
Waste name:	NICOTINE, & SALTS
Amount (Lbs):	22
Waste code:	U002
Waste name:	ACETONE (I)
Amount (Lbs):	725
Waste code:	U035
Waste name:	BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]-
Amount (Lbs):	1560
Waste code:	U044
Waste name:	CHLOROFORM
Amount (Lbs):	1560

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TARGET STORE T0302 (Continued)

1014465384

Waste code: U058
Waste name: CYCLOPHOSPHAMIDE
Amount (Lbs): 1560

Waste code: U072
Waste name: BENZENE, 1,4-DICHLORO-
Amount (Lbs): 1560

Waste code: U129
Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-,
(1ALPHA,2ALPHA,3BETA,4ALPHA,5ALPHA,6BETA)-
Amount (Lbs): 1560

Waste code: U154
Waste name: METHANOL (I)
Amount (Lbs): 725

Violation Status: No violations found

C17
WNW
< 1/8
0.095 mi.
504 ft.

RICHFIELD
901 E HUNTINGTON DR
MONROVIA, CA 91016

EDR Hist Auto **1008993478**
N/A

Relative:
Higher

EDR Hist Auto

Actual:
529 ft.

Year: Name:
1970 RICHFIELD

Type:
Not reported

E18
WSW
< 1/8
0.102 mi.
540 ft.

CITY OF MONROVIA
1315 S MOUNTAIN AVE
MONROVIA, CA 91016

SWEEPS UST **S102057639**
LOS ANGELES CO. HMS **N/A**

Relative:
Lower

SWEEPS UST:

Actual:
515 ft.

Status: Active
Comp Number: 13776
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

LOS ANGELES CO. HMS:
Region: LA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF MONROVIA (Continued)

S102057639

Permit Category: Not reported
Facility Id: 013425-013776
Facility Type: Not reported
Facility Status: OPEN
Area: 3G
Permit Number: Not reported
Permit Status: Not reported

E19
WSW
< 1/8
0.102 mi.
540 ft.

IE KUBACKI PAINTING INC
1315 S MOUNTAIN AVE
MONROVIA, CA 91016

HIST UST **U001566534**
EMI **N/A**

Site 2 of 6 in cluster E

Relative:
Lower

Actual:
515 ft.

HIST UST:

File Number: 00026F1A
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026F1A.pdf>
Region: STATE
Facility ID: 00000007930
Facility Type: Gas Station
Other Type: PAINTING
Contact Name: Not reported
Telephone: 8183599344
Owner Name: I.E. KUBACKI PAINTING, INC.
Owner Address: 1315 S. MOUNTAIN AVE.
Owner City,St,Zip: MONROVIA, CA 91016
Total Tanks: 0002

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: None

Click here for Geo Tracker PDF:

EMI:

Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 31849
Air District Name: SC
SIC Code: 5199
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

IE KUBACKI PAINTING INC (Continued)

U001566534

Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

E20
WSW
< 1/8
0.103 mi.
545 ft.

CITY OF MONROVIA
1331 S MOUNTAIN AVE
MONROVIA, CA 91016

SWEEPS UST
LOS ANGELES CO. HMS

S102057668
N/A

Site 3 of 6 in cluster E

Relative:
Lower

SWEEPS UST:

Status: Active
Comp Number: 14080
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

Actual:
514 ft.

LOS ANGELES CO. HMS:

Region: LA
Permit Category: Not reported
Facility Id: 013670-014080
Facility Type: Not reported
Facility Status: OPEN
Area: 3G
Permit Number: Not reported
Permit Status: Not reported

E21
WSW
< 1/8
0.109 mi.
574 ft.

CITY OF MONROVIA
1305 S MOUNTAIN AVE
MONROVIA, CA 91016

SWEEPS UST
LOS ANGELES CO. HMS

S100873460
N/A

Site 4 of 6 in cluster E

Relative:
Lower

SWEEPS UST:

Status: Active
Comp Number: 13594
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported

Actual:
517 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF MONROVIA (Continued)

S100873460

Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

LOS ANGELES CO. HMS:

Region: LA
Permit Category: Not reported
Facility Id: 013272-013594
Facility Type: Not reported
Facility Status: OPEN
Area: 3G
Permit Number: Not reported
Permit Status: Not reported

E22
WSW
< 1/8
0.109 mi.
574 ft.

SATURN OF MONROVIA
1305 S MOUNTAIN AVE
MONROVIA, CA 91016

Site 5 of 6 in cluster E

RCRA-SQG **1000820313**
FINDS **CAD983663477**
ECHO
HAZNET

Relative:
Lower

RCRA-SQG:

Actual:
517 ft.

Date form received by agency: 03/30/1993
Facility name: SATURN OF MONROVIA
Facility address: 1305 S MOUNTAIN AVE
MONROVIA, CA 91016
EPA ID: CAD983663477
Mailing address: S MOUNTAIN AVE
MONROVIA, CA 91016
Contact: STEVEN GUISSINGER
Contact address: 1305 S MOUNTAIN AVE
MONROVIA, CA 91016
Contact country: US
Contact telephone: 818-303-0077
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: SATURN OF MONROVIA
Owner/operator address: 1305 S MOUNTAIN AVE
MONROVIA, CA 91016
Owner/operator country: Not reported
Owner/operator telephone: 818-303-0077
Owner/operator email: Not reported
Owner/operator fax: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATURN OF MONROVIA (Continued)

1000820313

Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used 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: 110055802564

Environmental Interest/Information System
STATE MASTER

Registry ID: 110002895699

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.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000820313
Registry ID: 110002895699
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002895699>

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATURN OF MONROVIA (Continued)

1000820313

HAZNET:

envid: 1000820313
Year: 2005
GEPAID: CAD983663477
Contact: DAVE BOWER
Telephone: 8183030077
Mailing Name: Not reported
Mailing Address: PO BOX 1005
Mailing City,St,Zip: MONROVIA, CA 910171005
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Treatment, Tank
Tons: 4.17
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000820313
Year: 2003
GEPAID: CAD983663477
Contact: DAVE BOWER
Telephone: 8183030077
Mailing Name: Not reported
Mailing Address: PO BOX 1005
Mailing City,St,Zip: MONROVIA, CA 910171005
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: 0.01
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000820313
Year: 2001
GEPAID: CAD983663477
Contact: DAVE BOWER
Telephone: 8183030077
Mailing Name: Not reported
Mailing Address: PO BOX 1005
Mailing City,St,Zip: MONROVIA, CA 910171005
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Not reported
Tons: 0.01
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000820313
Year: 1999

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SATURN OF MONROVIA (Continued)

1000820313

GEPAID: CAD983663477
Contact: LPT VEHICLES, INC DBA SATURN
Telephone: 8183030077
Mailing Name: Not reported
Mailing Address: PO BOX 1005
Mailing City,St,Zip: MONROVIA, CA 910171005
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: .1584
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000820313
Year: 1998
GEPAID: CAD983663477
Contact: LPT VEHICLES, INC DBA SATURN
Telephone: 8183030077
Mailing Name: Not reported
Mailing Address: PO BOX 1005
Mailing City,St,Zip: MONROVIA, CA 910171005
Gen County: Not reported
TSD EPA ID: CAD000088252
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Transfer Station
Tons: .1000
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
13 additional CA_HAZNET: record(s) in the EDR Site Report.

E23
WSW
< 1/8
0.110 mi.
583 ft.

**CITY OF MONROVIA
1401 S MOUNTAIN AVE
MONROVIA, CA 91016**

**SWEEPS UST S102057748
LOS ANGELES CO. HMS N/A**

Relative:
Lower

SWEEPS UST:

Status: Active
Comp Number: 13777
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported

Actual:
510 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF MONROVIA (Continued)

S102057748

Content: Not reported
Number Of Tanks: Not reported

LOS ANGELES CO. HMS:

Region: LA
Permit Category: Not reported
Facility Id: 013426-013777
Facility Type: Not reported
Facility Status: OPEN
Area: 3G
Permit Number: Not reported
Permit Status: Not reported

24
ENE
< 1/8
0.111 mi.
586 ft.

GOODYEAR TIRE CENTER
1098 HUNTINGTON DR
DUARTE, CA

SWEEPS UST **S106926817**
N/A

Relative:
Higher

Actual:
525 ft.

SWEEPS UST:
Status: Active
Comp Number: 13206
Number: 9
Board Of Equalization: 44-002684
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-013206-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 1

C25
WNW
< 1/8
0.116 mi.
611 ft.

MONROVIA CHEVRON
854 E HUNTINGTON DR
MONROVIA, CA 91016

UST **U003777130**
N/A

Site 9 of 17 in cluster C

Relative:
Higher

Actual:
526 ft.

UST:
Facility ID: LACoFA0014015
Permitting Agency: Los Angeles County Fire Department
Latitude: 34.1392
Longitude: -117.98666

Facility ID: 13503
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.1405036
Longitude: -117.9853744

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C26
WNW
< 1/8
0.116 mi.
611 ft.

MONROVIA CHEVRON
854 E HUNTINGTON DR
MONROVIA, CA 91016

Site 10 of 17 in cluster C

RCRA NonGen / NLR
FINDS
ECHO
HAZNET

1005904329
CAR000121384

Relative:
Higher

Actual:
526 ft.

RCRA NonGen / NLR:

Date form received by agency: 03/13/2013
Facility name: CHEVRON STATION NO 95098
Facility address: 854 E HUNTINGTON DR
MONROVIA, CA 91016

EPA ID: CAR000121384
Mailing address: PO BOX 6004
SAN RAMON, CA 94583

Contact: KATHY NORRIS SLUSHER
Contact address: PO BOX 6004
SAN RAMON, CA 94583

Contact country: US
Contact telephone: 877-386-6044
Contact email: NAWTDESK@CHEVRON.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: KATHY NORRIS SLUSHER
Owner/operator address: Not reported
Not reported

Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 10/06/1967
Owner/Op end date: Not reported

Owner/operator name: CHEVRON USA
Owner/operator address: PO BOX 6004
SAN RAMON, CA 94583

Owner/operator country: US
Owner/operator telephone: 877-386-6044
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 10/06/1967
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MONROVIA CHEVRON (Continued)

1005904329

On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 05/16/2002

Site name: CHEVRON STATION NO 95098

Classification: Small Quantity Generator

Waste code: D001

Waste name: IGNITABLE WASTE

Waste code: D018

Waste name: BENZENE

Violation Status: No violations found

FINDS:

Registry ID: 110012543462

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.

STATE MASTER

Registry ID: 110055884477

Environmental Interest/Information System

STATE MASTER

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1005904329

Registry ID: 110012543462

DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110012543462>

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MONROVIA CHEVRON (Continued)

1005904329

HAZNET:

envid: 1005904329
Year: 2003
GEPAID: CAR000121384
Contact: Kathy Norris
Telephone: 9258425931
Mailing Name: Not reported
Mailing Address: PO BOX 6004
Mailing City,St,Zip: San Ramon, CA 94583
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Recycler
Tons: 0.17
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1005904329
Year: 2003
GEPAID: CAR000121384
Contact: Kathy Norris
Telephone: 9258425931
Mailing Name: Not reported
Mailing Address: PO BOX 6004
Mailing City,St,Zip: San Ramon, CA 94583
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Not reported
Tons: 0.14
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

C27
WNW
< 1/8
0.116 mi.
611 ft.

WILLETT ARNIE CHEVRON SERVICE
854 E HUNTINGTON DR
MONROVIA, CA 91016

EDR Hist Auto 1008993483
N/A

Relative:
Higher

EDR Hist Auto

Actual:
526 ft.

Year:	Name:	Type:
1961	DAVIS GEO CHEVRON DEALER	Not reported
1961	DAVIS GEO CHEVRON DEALER	Not reported
1965	WILLETT ARNIE CHEVRON SERVICE	Not reported
1965	WILLETT ARNIE CHEVRON SERVICE	Not reported
1969	WILLETT ARNIE C	Gasoline Service Stations
1970	WILLETT ARNIE C	Gasoline Service Stations
1971	WILLETT ARNIE C	General Automotive Repair Shops
1972	WILLETT ARNIE C	General Automotive Repair Shops
1973	WILLETT ARNIE C	General Automotive Repair Shops
1974	WILLETT ARNIE C	General Automotive Repair Shops
1975	WILLETT ARNIE C	General Automotive Repair Shops

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WILLETT ARNIE CHEVRON SERVICE (Continued)

1008993483

1976	WILLETT ARNIE C	General Automotive Repair Shops
1977	WILLETT ARNIE C	General Automotive Repair Shops
1987	D & B SERVICE	General Automotive Repair Shops
1988	D & B SERVICE	General Automotive Repair Shops
1989	B&B SERVICE CENTER	Gasoline Service Stations
1989	B & B SERVICE CENTER	Gasoline Service Stations
1990	B & B SERVICE CENTER	Gasoline Service Stations
1991	B & B SERVICE CENTER	Gasoline Service Stations
1992	B & B SERVICE CENTER	Gasoline Service Stations
1994	B&B CHEVRON FOOD MART INC	Gasoline Service Stations
1995	B&B CHEVRON FOOD MART INC	Gasoline Service Stations
1996	B&B SERVICE CENTER	General Automotive Repair Shops
1997	GUO COLLINS W	General Automotive Repair Shops
1998	GUO COLLINS W	General Automotive Repair Shops
1999	GUO COLLINS W	General Automotive Repair Shops
2000	GUO COLLINS W	Grocery Stores
2001	GUO COLLINS W	Grocery Stores
2002	GUO COLLINS W	Grocery Stores
2004	MONROVIA CHEVRON GAS STATION	Gasoline Service Stations
2005	MONROVIA CHEVRON GAS STATION	Gasoline Service Stations
2006	MONROVIA CHEVRON GAS STATION	Gasoline Service Stations
2007	MONROVIA CHEVRON GAS STATION	Gasoline Service Stations
2008	MONROVIA CHEVRON GAS STATION	Gasoline Service Stations
2009	MONROVIA CHEVRON GAS STATION	Gasoline Service Stations
2010	MONROVIA CHEVRON GAS STATION	Gasoline Service Stations
2011	MONROVIA CHEVRON GAS STATION	Gasoline Service Stations
2012	NAHANI PARVIZ	Gasoline Service Stations, NEC
2012	SEGUNDO CHEVRON	Gasoline Service Stations
2013	SEGUNDO CHEVRON	Gasoline Service Stations
2013	NAHANI PARVIZ	Gasoline Service Stations, NEC
2014	NAHANI PARVIZ	Gasoline Service Stations, NEC
2014	SEGUNDO CHEVRON	Gasoline Service Stations

C28
WNW
< 1/8
0.117 mi.
617 ft.

CALTRANS-FOOTHILL
850 E HUNTINGTON DR
MONROVIA, CA 91016

Site 12 of 17 in cluster C

AST A100418318
N/A

Relative:
Higher

AST:

Actual:
527 ft.

Certified Unified Program Agencies:	Not reported
Owner:	STATE OF CALIFORNIA
Total Gallons:	Not reported
CERSID:	10001236
Facility ID:	LACoFA0013982
Business Name:	Caltrans District 7
Phone:	213-280-6823
Fax:	Not reported
Mailing Address:	850 E. Huntington Dr.
Mailing Address City:	Monrovia
Mailing Address State:	CA
Mailing Address Zip Code:	91016
Operator Name:	Caltrans - California Department of Transportation
Operator Phone:	626-357-6218
Owner Phone:	626-357-6218
Owner Mail Address:	850 E HUNTINGTON DR
Owner State:	CA
Owner Zip Code:	91016

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRANS-FOOTHILL (Continued)

A100418318

Owner Country: United States
Property Owner Name: California Department of Transportation
Property Owner Phone: 1213-620-2107
Property Owner Mailing Address: 100 S. Main St. MS-3
Property Owner City: Los Angeles
Property Owner Stat : CA
Property Owner Zip Code: 90012
Property Owner Country: United States
EPAID: CAD981456031

C29
WNW
< 1/8
0.117 mi.
617 ft.

DEPARTMENT OF TRANSPORTATION
850 EAST HUNTINGTON DR
MONROVIA, CA 91016

RCRA-SQG **1000156459**
FINDS **CAD981456031**
ECHO

Site 13 of 17 in cluster C

Relative:
Higher

RCRA-SQG:

Date form received by agency: 03/25/1986

Facility name: DEPARTMENT OF TRANSPORTATION

Facility address: 850 EAST HUNTINGTON DR
MONROVIA, CA 91016

EPA ID: CAD981456031

Mailing address: EAST HUNTINGTON DR
MONROVIA, CA 91016

Contact: ENVIRONMENTAL MANAGER

Contact address: 850 EAST HUNTINGTON DR
MONROVIA, CA 91016

Contact country: US

Contact telephone: 818-357-1141

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: STATE OF CALIFORNIA

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: 415-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: State

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: 415-555-1212

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DEPARTMENT OF TRANSPORTATION (Continued)

1000156459

Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: State
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used 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: 110002713449

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000156459
Registry ID: 110002713449
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002713449>

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C30
WNW
< 1/8
0.117 mi.
617 ft.
CALTRANS MONROVIA MAINTENANCE LVTOP
850 EAST HUNTINGTON DRIVE
MONROVIA, CA
Site 14 of 17 in cluster C

SWF/LF **S107863461**
N/A

Relative:
Higher

Actual:
527 ft.

SWF/LF (SWIS):
Region: STATE
Facility ID: 19-AA-1081
Lat/Long: 34.13881 / -117.98776
Owner Name: State of California. CalTtrans
Owner Telephone: 9166542852
Owner Address: Not reported
Owner Address2: 1120 "N" Street
Owner City,St,Zip: Sacramento, CA 95814
Operational Status: Active
Operator: CalTrans Maintenance
Operator Phone: 3237236366
Operator Address: Leo Antonio, Mananger
Operator Address2: 1940 South Workman Mill Road
Operator City,St,Zip: Whittier, CA 90601
Permit Date: 05/09/2006
Permit Status: Notification
Permitted Acreage: \$0.00
Activity: Limited Volume Transfer Operation
Regulation Status: Notification
Landuse Name: Industrial,Commercial
GIS Source: Map
Category: Transfer/Processing
Unit Number: 01
Inspection Frequency: Quarterly
Accepted Waste: Construction/demolition,Green Materials,Inert,Mixed municipal,Tires
Closure Date: Not reported
Closure Type: Not reported
Disposal Acreage: Not reported
SWIS Num: 19-AA-1081
Waste Discharge Requirement Num: Not reported
Program Type: Not reported
Permitted Throughput with Units: 10
Actual Throughput with Units: Cu Yards/day
Permitted Capacity with Units: 3650
Remaining Capacity: Not reported
Remaining Capacity with Units: Cu Yards/year
Lat/Long: 34.13881 / -117.98776

C31
WNW
< 1/8
0.117 mi.
617 ft.
FOOTHILL
850 E HUNTINGTON DR
MONROVIA, CA 91016
Site 15 of 17 in cluster C

HIST UST **U001566529**
N/A

Relative:
Higher

Actual:
527 ft.

HIST UST:
File Number: 0002693C
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002693C.pdf>
Region: STATE
Facility ID: 00000068101
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: 2133571141

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FOOTHILL (Continued)

U001566529

Owner Name: CALIF DEPT OF TRANSPORTATION
Owner Address: 1120 N STREET
Owner City,St,Zip: SACRAMENTO, CA 95814
Total Tanks: 0003

Tank Num: 001
Container Num: 0000000001
Year Installed: 1974
Tank Capacity: 00008000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Not reported

Tank Num: 002
Container Num: 0000000002
Year Installed: 1974
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Not reported

Tank Num: 003
Container Num: 0000000003
Year Installed: 1974
Tank Capacity: 00000250
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: Not reported

[Click here for Geo Tracker PDF:](#)

C32 CALTRAN FOOTHILL MAINT ST
WNW 850 HUNTINGTON
< 1/8 MONROVIA, CA 91016

0.117 mi.
617 ft.

Site 16 of 17 in cluster C

LUST S101583027
SWEEPS UST N/A
CA FID UST
EMI
HIST CORTESE
LOS ANGELES CO. HMS

Relative:
Higher

Actual:
527 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704007
Global Id: T0603704007
Latitude: 34.1396629
Longitude: -117.9877808
Status: Completed - Case Closed
Status Date: 10/02/1996
Case Worker: YR
RB Case Number: I-12847
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRAN FOOTHILL MAINT ST (Continued)

S101583027

LUST:

Global Id: T0603704007
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

Global Id: T0603704007
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

LUST:

Global Id: T0603704007
Action Type: Other
Date: 07/27/1989
Action: Leak Discovery

Global Id: T0603704007
Action Type: Other
Date: 07/27/1989
Action: Leak Stopped

Global Id: T0603704007
Action Type: Other
Date: 03/09/1990
Action: Leak Reported

LUST:

Global Id: T0603704007
Status: Open - Case Begin Date
Status Date: 07/27/1989

Global Id: T0603704007
Status: Open - Site Assessment
Status Date: 04/24/1991

Global Id: T0603704007
Status: Open - Site Assessment
Status Date: 11/11/1991

Global Id: T0603704007
Status: Completed - Case Closed
Status Date: 10/02/1996

LUST REG 4:
Region:

4

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRAN FOOTHILL MAINT ST (Continued)

S101583027

Regional Board:	04	
County:	Los Angeles	
Facility Id:	I-12847	
Status:	Case Closed	
Substance:	Waste Oil	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603704007	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	MOUNTAIN AVE.	
Enforcement Type:	Not reported	
Date Leak Discovered:	7/27/1989	
Date Leak First Reported:		3/9/1990
Date Leak Record Entered:	3/5/1990	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	7/27/1989	
Date Case Last Changed on Database:		1/3/1992
Date the Case was Closed:		10/2/1996
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	LARSON, WILLIAM J.	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		2668.7462216088251971667075867
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:	4/24/1991	
Preliminary Site Assessment Began:		11/11/1991
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	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	CALIF. DEPT. OF TRANSPORTATION	
RP Address:	120 S. SPRING ST., LOS ANGELES CA 90012	
Program:	LUST	
Lat/Long:	34.1396629 / -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:	Not reported	

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRAN FOOTHILL MAINT ST (Continued)

S101583027

SWEEPS UST:

Status: Active
Comp Number: 12847
Number: 9
Board Of Equalization: 44-008226
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-012847-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 4

Status: Active
Comp Number: 12847
Number: 9
Board Of Equalization: 44-008226
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-012847-000002
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 12847
Number: 9
Board Of Equalization: 44-008226
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-012847-000003
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: 12847
Number: 9
Board Of Equalization: 44-008226
Referral Date: 06-30-89

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRAN FOOTHILL MAINT ST (Continued)

S101583027

Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-012847-000004
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19002294
Regulated By: UTKA
Regulated ID: 00068101
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: 850 E HUNTINGTON DR
Mailing Address 2: Not reported
Mailing City,St,Zip: MONROVIA
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

EMI:

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 26220
Air District Name: SC
SIC Code: 0
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-12847

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CALTRAN FOOTHILL MAINT ST (Continued)

S101583027

LOS ANGELES CO. HMS:

Region: LA
Permit Category: T
Facility Id: 012677-012847
Facility Type: 0
Facility Status: Removed
Area: 3G
Permit Number: 00004639T
Permit Status: Removed

C33
WNW
< 1/8
0.119 mi.
629 ft.

LEWIS BUD UNION SERVICE
849 E HUNTINGTON DR
MONROVIA, CA 91016

EDR Hist Auto **1008995064**
N/A

Site 17 of 17 in cluster C

Relative:
Higher

EDR Hist Auto

Actual:
531 ft.

Year:	Name:	Type:
1958	LEWIS BUD UNION SERVICE	Not reported
1958	LEWIS BUD UNION SERVICE	Not reported
1958	LEWIS BUD UNION SERVICE	Not reported
1958	LEWIS BUD UNION SERVICE	Not reported
1958	LEWIS BUD UNION SERVICE	Not reported

F34
WNW
1/8-1/4
0.134 mi.
709 ft.

CHEVRON #9-5098
854 HUNTINGTON AVE E
MONROVIA, CA 91016

LUST **S102427278**
HIST CORTESE **N/A**

Site 1 of 4 in cluster F

Relative:
Higher

LUST:

Actual:
528 ft.

Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704071
Global Id:	T0603704071
Latitude:	34.139197
Longitude:	-117.986671
Status:	Completed - Case Closed ←
Status Date:	08/28/1996
Case Worker:	YR
RB Case Number:	I-13503
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603704071
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON #9-5098 (Continued)

S102427278

Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Global Id: T0603704071
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

LUST:

Global Id: T0603704071
Action Type: Other
Date: 01/11/1988
Action: Leak Discovery

Global Id: T0603704071
Action Type: Other
Date: 01/15/1988
Action: Leak Reported

LUST:

Global Id: T0603704071
Status: Open - Case Begin Date
Status Date: 01/11/1988

Global Id: T0603704071
Status: Open - Site Assessment
Status Date: 01/29/1988

Global Id: T0603704071
Status: Completed - Case Closed
Status Date: 08/28/1996

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-13503
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603704071
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: MTN AVE
Enforcement Type: Not reported
Date Leak Discovered: 1/11/1988
Date Leak First Reported: 1/15/1988

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CHEVRON #9-5098 (Continued)

S102427278

Date Leak Record Entered: 1/29/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 11/25/1996
Date the Case was Closed: 8/28/1996
How Leak Discovered: Tank Test
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: CASTLE, ROBERT C.
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 2664.1410811930887066278535151
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 1/29/1988
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
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CHEVRON U.S.A. PRODUCTS CO
RP Address: 1300 S BEACH BLVD., LA HABRA CA 90631
Program: LUST
Lat/Long: 34.1396579 / -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: TESTER LOST APPROX. 3 GAL OF DIESEL DURING TEST. NO APPARENT LOSS OF USED OIL. TANK WILL BE REMOVED. GAS LEAK REPORTED 2/25/87.

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-13503

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

G35
NW
1/8-1/4
0.140 mi.
739 ft.

ANJA ENGINEERING CORP
1017 S MOUNTAIN
MONROVIA, CA 91016

Site 1 of 3 in cluster G

RCRA-SQG
FINDS
ECHO

1000142473
CAD008284952

Relative:
Higher

RCRA-SQG:

Date form received by agency: 09/01/1996

Facility name: ANJA ENGINEERING CORP

Facility address: 1017 S MOUNTAIN
MONROVIA, CA 91016

EPA ID: CAD008284952

Mailing address: S MOUNTAIN
MONROVIA, CA 91016

Contact: Not reported

Contact address: Not reported

Not reported

Contact country: US

Contact telephone: Not reported

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: SCRIPTO INC
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: 415-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: 415-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ANJA ENGINEERING CORP (Continued)

1000142473

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: 110002631625

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000142473
Registry ID: 110002631625
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002631625>

**G36
NW
1/8-1/4
0.140 mi.
739 ft.**

**SCRIPTO TOKAY
1017 S MOUNTAIN AVE
MONROVIA, CA 91016**

**SLIC S102057241
LOS ANGELES CO. HMS N/A
WIP**

Site 2 of 3 in cluster G

**Relative:
Higher**

**Actual:
540 ft.**

SLIC:

Region: STATE
Facility Status: Open - Site Assessment ←
Status Date: 11/15/1990
Global Id: SL603798690
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.1407353429684
Longitude: -117.98682169577
Case Type: Cleanup Program Site
Case Worker: BA
Local Agency: Not reported
RB Case Number: 106.2017
File Location: Regional Board
Potential Media Affected: Aquifer used for drinking water supply, Soil, Soil Vapor

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SCRIPTO TOKAY (Continued)

S102057241

Potential Contaminants of Concern: Other Chlorinated Hydrocarbons, Tetrachloroethylene (PCE), Trichloroethylene (TCE)

Site History: The former Scripto Tokai facility (Site) was a pen manufacturing and assembly facility for Scripto pens. Scripto Tokai Corporation operated the facility from approximately 1956 to 1990. The facility had a clarifier, above ground storage tanks (ASTs), underground storage tanks (USTs), degreasers, and drum storage storage areas for its operations. Solvents such as perchloroethylene (PCE), methylene chloride, and alcohols were used for the manufacturing processes. Soil, soil gas and groundwater investigations conducted in 1990, 1991, 1992, and 1999 indicated that the soil and groundwater beneath the Site were contaminated with volatile organic compounds (VOCs), primarily PCE and trichloroethene (TCE). Groundwater monitoring has been conducted at the Site since 2000. Site assessment is still being conducted under Regional Board's oversight.

[Click here to access the California GeoTracker records for this facility:](#)

LOS ANGELES CO. HMS:

Region: LA
Permit Category: Not reported
Facility Id: 014696-015367
Facility Type: Not reported
Facility Status: Removed
Area: 3G
Permit Number: Not reported
Permit Status: Not reported

WIP:

Region: 4
File Number: 106.2017
File Status: Active
Staff: CCHARMLE
Facility Suite: Not reported

H37
SSE
1/8-1/4
0.154 mi.
814 ft.

ADVANTAGE FORD LINCOLN
1031 CENTRAL AVE
DUARTE, CA 91010

Site 1 of 3 in cluster H

AST A100416912
N/A

Relative:
Lower

Actual:
495 ft.

AST:

Certified Unified Program Agencies: Not reported
Owner: Advantage Ford Incorporation
Total Gallons: Not reported
CERSID: 10286848
Facility ID: LACoFA0007028
Business Name: ADVANTAGE FORD LINCOLN
Phone: (626) 359-9689
Fax: Not reported
Mailing Address: 1031 CENTRAL AVE
Mailing Address City: DUARTE
Mailing Address State: CA
Mailing Address Zip Code: 91010
Operator Name: GARY HOECKER
Operator Phone: (626) 359-9689
Owner Phone: (626) 359-9689

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ADVANTAGE FORD LINCOLN (Continued)

A100416912

Owner Mail Address: 1031 CENTRAL AVE
Owner State: CA
Owner Zip Code: 91010
Owner Country: United States
Property Owner Name: Advantage Ford Incorporation
Property Owner Phone: 626 359-9689
Property Owner Mailing Address: 1031 CENTRAL AVE
Property Owner City: DUARTE
Property Owner Stat : CA
Property Owner Zip Code: 91010
Property Owner Country: United States
EPAID: CAD983665324

H38
SSE
1/8-1/4
0.154 mi.
814 ft.

ADVANTAGE FORD LINCOLN MERCURY
1031 CENTRAL AVE
DUARTE, CA 91010

RCRA-SQG
FINDS
ECHO

1000820493
CAD983665324

LOS ANGELES CO. HMS

Site 2 of 3 in cluster H

Relative:
Lower

RCRA-SQG:

Actual:
495 ft.

Date form received by agency: 01/22/1999
Facility name: ADVANTAGE FORD LINCOLN MERCURY
Facility address: 1031 CENTRAL AVE
DUARTE, CA 91010-0720
EPA ID: CAD983665324
Contact: GARY HOECKER
Contact address: 1031 CENTRAL AVE
DUARTE, CA 91010-0720
Contact country: US
Contact telephone: 626-305-9188
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: ADVANTAGE FORD INC
Owner/operator address: 1031 CENTRAL AVE
DUARTE, CA 91010
Owner/operator country: Not reported
Owner/operator telephone: 626-305-9188
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ADVANTAGE FORD LINCOLN MERCURY (Continued)

1000820493

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

Waste code: F002

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

FINDS:

Registry ID: 110002897125

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.

STATE MASTER

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000820493
Registry ID: 110002897125
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002897125>

LOS ANGELES CO. HMS:

Region: LA
Permit Category: I

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ADVANTAGE FORD LINCOLN MERCURY (Continued)

1000820493

Facility Id: 007605-025572
Facility Type: 01
Facility Status: Permit
Area: 3R
Permit Number: 000324885
Permit Status: Permit

Region: LA
Permit Category: I
Facility Id: 007605-108006
Facility Type: 01
Facility Status: Closed
Area: 3R
Permit Number: 000C12658
Permit Status: Closed

Region: LA
Permit Category: I
Facility Id: 007605-108006
Facility Type: 01
Facility Status: Closed
Area: 3R
Permit Number: 000012659
Permit Status: Closed

Region: LA
Permit Category: Not reported
Facility Id: 009089-008006
Facility Type: Not reported
Facility Status: OPEN
Area: 3R
Permit Number: Not reported
Permit Status: Not reported

Region: LA
Permit Category: Not reported
Facility Id: 009089-025739
Facility Type: Not reported
Facility Status: OPEN
Area: 3R
Permit Number: Not reported
Permit Status: Not reported

H39
SSE
1/8-1/4
0.154 mi.
814 ft.

1031 CENTRAL AVE
DUARTE, CA

Site 3 of 3 in cluster H

AST A100344368
N/A

Relative:
Lower

Actual:
495 ft.

AST:
Certified Unified Program Agencies: Los Angeles County
Owner: ADVANTAGE FORD
Total Gallons: 3700
CERSID: Not reported
Facility ID: Not reported
Business Name: Not reported
Phone: Not reported
Fax: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

A100344368

Mailing Address: Not reported
Mailing Address City: Not reported
Mailing Address State: Not reported
Mailing Address Zip Code: Not reported
Operator Name: Not reported
Operator Phone: Not reported
Owner Phone: Not reported
Owner Mail Address: Not reported
Owner State: Not reported
Owner Zip Code: Not reported
Owner Country: Not reported
Property Owner Name: Not reported
Property Owner Phone: Not reported
Property Owner Mailing Address: Not reported
Property Owner City: Not reported
Property Owner Stat : Not reported
Property Owner Zip Code: Not reported
Property Owner Country: Not reported
EPAID: Not reported

I40
WSW
1/8-1/4
0.155 mi.
816 ft.

ASSAEL AUTOMOTIVE INC
1425 S MOUNTAIN AVE
MONROVIA, CA 91016

LUST S102057795
SWEEPS UST N/A
LOS ANGELES CO. HMS

Site 1 of 2 in cluster I

Relative:
Lower

Actual:
506 ft.

LUST:

Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603713033
Global Id: T0603713033
Latitude: 34.137493
Longitude: -117.987111
Status: Completed - Case Closed ← ↓
Status Date: 04/07/2008
Case Worker: TS
RB Case Number: Not reported
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: 14141-14646
Potential Media Affect: Under Investigation
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

LUST:

Global Id: T0603713033
Contact Type: Local Agency Caseworker
Contact Name: TIM SMITH
Organization Name: LOS ANGELES COUNTY
Address: 900 S. FREMONT AVE.
City: ALHAMBRA
Email: tsmith@dpw.lacounty.gov
Phone Number: Not reported

Global Id: T0603713033
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ASSAEL AUTOMOTIVE INC (Continued)

S102057795

Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:

Global Id: T0603713033
Action Type: ENFORCEMENT
Date: 04/07/2008
Action: Closure/No Further Action Letter ←

Global Id: T0603713033
Action Type: Other
Date: 11/25/2002
Action: Leak Discovery

Global Id: T0603713033
Action Type: Other
Date: 12/03/2002
Action: Leak Reported

LUST:

Global Id: T0603713033
Status: Open - Case Begin Date
Status Date: 11/25/2002

Global Id: T0603713033
Status: Open - Site Assessment
Status Date: 08/18/2004

Global Id: T0603713033
Status: Open - Site Assessment
Status Date: 09/30/2004

Global Id: T0603713033
Status: Completed - Case Closed ←
Status Date: 04/07/2008

SWEEPS UST:

Status: Active
Comp Number: 14646
Number: 9
Board Of Equalization: 44-010457
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-014646-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ASSAEL AUTOMOTIVE INC (Continued)

S102057795

Status: Active
Comp Number: 14646
Number: 9
Board Of Equalization: 44-010457
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-014646-000002
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

LOS ANGELES CO. HMS:

Region: LA
Permit Category: T
Facility Id: 014141-014646
Facility Type: 0
Facility Status: Removed
Area: 3G
Permit Number: 00005710T
Permit Status: Removed

I41
WSW
1/8-1/4
0.155 mi.
816 ft.
ASSAEL MOTORS INC
1425 S MOUNTAIN AVE
MONROVIA, CA 91016
Site 2 of 2 in cluster I

UST **U004049178**
N/A

Relative: UST:
Lower Facility ID: 14646
Permitting Agency: LOS ANGELES COUNTY
Actual: Latitude: 34.1379748
506 ft. Longitude: -117.9856194

J42
SW
1/8-1/4
0.158 mi.
835 ft.
CITY OF MONROVIA
1435 MOUNTAIN AVE
MONROVIA, CA
Site 1 of 9 in cluster J

SWEEPS UST **S106924611**
N/A

Relative: SWEEPS UST:
Lower Status: Active
Comp Number: 10493
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF MONROVIA (Continued)

S106924611

Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

G43
NW
1/8-1/4
0.160 mi.
843 ft.

CIRCUIT SOLUTIONS
1009 S MOUNTAIN AVE
MONROVIA, CA 91016

RCRA-SQG 1009311739
HAZNET CAR000171421

Site 3 of 3 in cluster G

Relative:
Higher

Actual:
545 ft.

RCRA-SQG:

Date form received by agency: 02/17/2006
Facility name: CIRCUIT SOLUTIONS
Facility address: 1009 S MOUNTAIN AVE
MONROVIA, CA 91016
EPA ID: CAR000171421
Contact: ELCID C ARANAS
Contact address: 1009 S MOUNTAIN AVE
MONROVIA, CA 91016
Contact country: US
Contact telephone: 626-358-8414
Contact email: ELCID@CIRCUITSOLUTIONS.COM
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: ELCID ARANAS
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: County
Owner/Operator Type: Operator
Owner/Op start date: 12/14/2005
Owner/Op end date: Not reported

Owner/operator name: ELCID ARANAS
Owner/operator address: 1009 S MOUNTAIN AVE
MONROVIA, CA 91016
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCUIT SOLUTIONS (Continued)

1009311739

Owner/Op start date: 06/01/1995
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Waste code: D002
Waste name: CORROSIVE WASTE

Violation Status: No violations found

HAZNET:

envid: 1009311739
Year: 2012
GEPAID: CAR000171421
Contact: ELCID C ARANAS
Telephone: 6263588414
Mailing Name: Not reported
Mailing Address: PO BOX 2342
Mailing City,St,Zip: MONROVIA, CA 910176342
Gen County: Los Angeles
TSD EPA ID: CAD008488025
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Tons: 0.64635
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1009311739
Year: 2011
GEPAID: CAR000171421
Contact: ELCID C ARANAS
Telephone: 6263588414
Mailing Name: Not reported
Mailing Address: 1009 S MOUNTAIN AVE
Mailing City,St,Zip: MONROVIA, CA 910160000
Gen County: Not reported
TSD EPA ID: CAD008488025
TSD County: Not reported
Waste Category: Liquids with pH <= 2 with metals
Disposal Method: Metals Recovery Including Retoring,Smelting,Chemicals,Ect

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCUIT SOLUTIONS (Continued)

1009311739

Tons: 1.5846
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1009311739
Year: 2010
GEPAID: CAR000171421
Contact: ELCID C ARANAS
Telephone: 6263588414
Mailing Name: Not reported
Mailing Address: PO BOX 2342
Mailing City,St,Zip: MONROVIA, CA 910176342
Gen County: Not reported
TSD EPA ID: CAD008488025
TSD County: Not reported
Waste Category: Liquids with pH <= 2 with metals
Disposal Method: Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Tons: 0.834
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1009311739
Year: 2010
GEPAID: CAR000171421
Contact: ELCID C ARANAS
Telephone: 6263588414
Mailing Name: Not reported
Mailing Address: PO BOX 2342
Mailing City,St,Zip: MONROVIA, CA 910176342
Gen County: Not reported
TSD EPA ID: CAD008488025
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Tons: 0.21
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1009311739
Year: 2009
GEPAID: CAR000171421
Contact: ELCID C ARANAS
Telephone: 6263588414
Mailing Name: Not reported
Mailing Address: 1009 S MOUNTAIN AVE
Mailing City,St,Zip: MONROVIA, CA 910160000
Gen County: Not reported
TSD EPA ID: CAD008488025
TSD County: Not reported
Waste Category: Liquids with pH <= 2 with metals
Disposal Method: Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Tons: 0.85485
Cat Decode: Not reported
Method Decode: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCUIT SOLUTIONS (Continued)

1009311739

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
6 additional CA_HAZNET: record(s) in the EDR Site Report.

J44
SW
1/8-1/4
0.164 mi.
865 ft.

CITY OF MONROVIA
1445 MOUNTAIN AVE
MONROVIA, CA

SWEEPS UST **S106924612**
N/A

Site 2 of 9 in cluster J

Relative:
Lower

SWEEPS UST:

Status: Active
Comp Number: 10492
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

Actual:
498 ft.

45
NNE
1/8-1/4
0.172 mi.
906 ft.

MILFELDS GROWING GROUNDS
1024 ROYAL OAKS DR
MONROVIA, CA 91016

HIST UST **U001566541**
N/A

Relative:
Higher

HIST UST:

File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000041455
Facility Type: Other
Other Type: NURSERY
Contact Name: NICK MILFELD
Telephone: 8183598381
Owner Name: MILFELDS' NURSERY INC.
Owner Address: 1024 ROYAL OAKS DRIVE
Owner City,St,Zip: MONROVIA, CA 91016
Total Tanks: 0001

Actual:
546 ft.

Tank Num: 001
Container Num: C-576293
Year Installed: 1972
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 3

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MILFELDS GROWING GROUNDS (Continued)

U001566541

Leak Detection:

Visual

K46
NNW
1/8-1/4
0.174 mi.
918 ft.

MCDONNELL DOUGLAS
920 S MOUNTAIN AVE
MONROVIA, CA 91016

WIP **S107257142**
N/A

Site 1 of 2 in cluster K

Relative:
Higher

WIP:

Region: 4

File Number: 106.2040

Actual:
552 ft.

File Status: **Not reported**

Staff: UNIDENTIFIED

Facility Suite: Not reported

F47
WNW
1/8-1/4
0.179 mi.
943 ft.

WOODYS MOTOR CAR
808 E HUNTINGTON DR A
MONROVIA, CA 91016

RCRA-SQG **1000595621**
FINDS **CAD983595711**
ECHO

Site 2 of 4 in cluster F

Relative:
Higher

RCRA-SQG:

Date form received by agency: 07/29/1991

Facility name: WOODYS MOTOR CAR

Facility address: 808 E HUNTINGTON DR A

MONROVIA, CA 91016

EPA ID: CAD983595711

Mailing address: E HUNTINGTON DR A

MONROVIA, CA 91016

Contact: JAMES WOODY

Contact address: 808 E HUNTINGTON DR A

MONROVIA, CA 91016

Contact country: US

Contact telephone: 818-305-5567

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: MONROVIA AUTO CENTER

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: 415-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

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

WOODYS MOTOR CAR (Continued)

1000595621

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002853519

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000595621
Registry ID: 110002853519
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002853519>

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

F48
WNW
1/8-1/4
0.181 mi.
956 ft.

MACS AUTOMOTIVE
804 E HUNTINGTON "D"
MONROVIA, CA 91016

Site 3 of 4 in cluster F

RCRA-SQG **1000373844**
HAZNET **CAD982410938**

Relative:
Higher

RCRA-SQG:

Date form received by agency: 03/25/1988

Facility name: MACS AUTOMOTIVE

Facility address: 804 E HUNTINGTON "D"

MONROVIA, CA 91016

EPA ID: CAD982410938

Contact: ENVIRONMENTAL MANAGER

Contact address: 804 E HUNTINGTON "D"

MONROVIA, CA 91016

Contact country: US

Contact telephone: 415-555-1212

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: JIM MCKENDRICK

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: 415-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: 415-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MACS AUTOMOTIVE (Continued)

1000373844

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

HAZNET:

envid: 1000373844
Year: 1994
GEPAID: CAD982410938
Contact: JIM MCKENDRICK
Telephone: 6263035668
Mailing Name: Not reported
Mailing Address: 804 E HUNTINGTON DR STE D
Mailing City,St,Zip: MONROVIA, CA 910160000
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Organic liquids (nonsolvents) with halogens
Disposal Method: Transfer Station
Tons: .1245
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000373844
Year: 1993
GEPAID: CAD982410938
Contact: JIM MCKENDRICK
Telephone: 6263035668
Mailing Name: Not reported
Mailing Address: 804 E HUNTINGTON DR STE D
Mailing City,St,Zip: MONROVIA, CA 910160000
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Organic liquids (nonsolvents) with halogens
Disposal Method: Transfer Station
Tons: 0.249
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site	Database(s)	EDR ID Number EPA ID Number
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F49
WNW
1/8-1/4
0.181 mi.
956 ft.
DANS AUTOMOTIVE
804 E HUNTINGTON UNIT A
MONROVIA, CA 91016
Site 4 of 4 in cluster F

RCRA-SQG
FINDS
ECHO
1000411633
CAD982410896

Relative:
Higher

Actual:
523 ft.

RCRA-SQG:
Date form received by agency: 06/07/1991
Facility name: DANS AUTOMOTIVE
Facility address: 804 E HUNTINGTON UNIT A
MONROVIA, CA 91016
EPA ID: CAD982410896
Contact: DAN ALEXANDER
Contact address: 804 E HUNTINGTON UNIT A
MONROVIA, CA 91016
Contact country: US
Contact telephone: 818-359-0095
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MONROVIA AUTO CENTER
Owner/operator address: P O BOX 4752
LAGUNA BEACH, CA 92652
Owner/operator country: Not reported
Owner/operator telephone: 714-494-0804
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DANS AUTOMOTIVE (Continued)

1000411633

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
Used 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: 110002806857

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000411633
Registry ID: 110002806857
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002806857>

J50
SW
1/8-1/4
0.184 mi.
973 ft.

**UNION OIL CO
1455 MOUNTAIN AVE
MONROVIA, CA**

**SWEEPS UST S106933394
N/A**

Site 3 of 9 in cluster J

**Relative:
Lower**

SWEEPS UST:

**Actual:
494 ft.**

Status: Active
Comp Number: 10491
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

J51
SW
1/8-1/4
0.184 mi.
973 ft.
SERVICE STATION 6244
1455 S MOUNTAIN
MONROVIA, CA 91016
Site 4 of 9 in cluster J

HIST UST **U001566561**
N/A

Relative:
Lower

HIST UST:

File Number: 0002907E
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002907E.pdf>
Region: STATE
Facility ID: 00000007878
Facility Type: Gas Station
Other Type: Not reported
Contact Name: NESTOR BONNIN
Telephone: 8183588012
Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Address: 3701 WILSHIRE BOULEVARD-SUITE
Owner City,St,Zip: LOS ANGELES, CA 90010
Total Tanks: 0003

Actual:
494 ft.

Tank Num: 001
Container Num: 6244-4
Year Installed: 1970
Tank Capacity: 00000550
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, Pressure Test

Tank Num: 002
Container Num: 6244-2
Year Installed: 1970
Tank Capacity: 00009940
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, Pressure Test

Tank Num: 003
Container Num: 6244-1
Year Installed: 1970
Tank Capacity: 00009940
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, Pressure Test

[Click here for Geo Tracker PDF:](#)

J52
SW
1/8-1/4
0.184 mi.
973 ft.
UNION OIL 6244
1455 S MOUNTAIN
MONROVIA, CA 91016
Site 5 of 9 in cluster J

HIST UST **1000166991**
N/A

Relative:
Lower

HIST UST:

File Number: 00028394
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028394.pdf>
Region: STATE
Facility ID: 00000060997

Actual:
494 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNION OIL 6244 (Continued)

1000166991

Facility Type: Gas Station
Other Type: Not reported
Contact Name: NESTOR BONNIN
Telephone: 8183588012
Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Address: 3701 WILSHIRE BOULEVARD-SUITE
Owner City,St,Zip: LOS ANGELES, CA 90010
Total Tanks: 0004

Tank Num: 001
Container Num: 6244-00
Year Installed: Not reported
Tank Capacity: 00000180
Tank Used for: WASTE
Type of Fuel: 06
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: PRODUCT
Type of Fuel: 06
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 003
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: PRODUCT
Type of Fuel: 06
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 004
Container Num: 4
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: PRODUCT
Type of Fuel: 06
Container Construction Thickness: Not reported
Leak Detection: None

[Click here for Geo Tracker PDF:](#)

J53
SW
1/8-1/4
0.195 mi.
1028 ft.
SAVAGE HYNDAI - 011112-011110
1451 S MOUNTAIN AVE
MONROVIA, CA 91016
Site 6 of 9 in cluster J

LUST **S100944474**
LOS ANGELES CO. HMS **N/A**

Relative: **Lower**
Actual: **496 ft.**
LUST:
Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603727721
Global Id: T0603727721

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAVAGE HYNDAI - 011112-011110 (Continued)

S100944474

Latitude: 34.136401
Longitude: -117.986988
Status: Completed - Case Closed  
Status Date: 11/20/2003
Case Worker: MRR
RB Case Number: Not reported
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: 015769-020452
Potential Media Affect: Soil
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

LUST:

Global Id: T0603727721
Contact Type: Local Agency Caseworker
Contact Name: MANUEL R REGALADO
Organization Name: LOS ANGELES COUNTY
Address: 900 S. FREMONT AVE.
City: ALHAMBRA
Email: mregalad@dpw.lacounty.gov
Phone Number: Not reported

Global Id: T0603727721
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

LUST:

Global Id: T0603727721
Action Type: REMEDIATION
Date: 10/10/2002
Action: Not reported

Global Id: T0603727721
Action Type: Other
Date: 01/30/2003
Action: Leak Reported

Global Id: T0603727721
Action Type: Other
Date: 10/10/2002
Action: Leak Discovery

LUST:

Global Id: T0603727721
Status: Open - Case Begin Date
Status Date: 10/10/2002

Global Id: T0603727721
Status: Open - Site Assessment
Status Date: 11/19/2003

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAVAGE HYUNDAI - 011112-011110 (Continued)

S100944474

Global Id: T0603727721
Status: Completed - Case Closed ←
Status Date: 11/20/2003

LOS ANGELES CO. HMS:

Region: LA
Permit Category: T
Facility Id: 015769-020250
Facility Type: 0
Facility Status: Closed
Area: 3G
Permit Number: 0000T2589
Permit Status: Closed

**J54
SW
1/8-1/4
0.195 mi.
1028 ft.**

**SAVAGE HYUNDAI
1451 S MOUNTAIN AVE
MONROVIA, CA 91016**

**AST S113013317
HAZNET N/A**

Site 7 of 9 in cluster J

**Relative:
Lower**

**Actual:
496 ft.**

AST:
Certified Unified Program Agencies: Not reported
Owner: SONIC AUTOMOTIVE INC
Total Gallons: Not reported
CERSID: 10306033
Facility ID: LACoFA0018385
Business Name: Sonic Automotive
Phone: (626) 358-4269
Fax: Not reported
Mailing Address: 1425 S MOUNTAIN AVE
Mailing Address City: MONROVIA
Mailing Address State: CA
Mailing Address Zip Code: 91016
Operator Name: BMW Mini of Monrovia
Operator Phone: 626-358-4268
Owner Phone: 704-566-2400
Owner Mail Address: 1425 S MOUNTAIN AVE
Owner State: CA
Owner Zip Code: 91016
Owner Country: United States
Property Owner Name: Not reported
Property Owner Phone: Not reported
Property Owner Mailing Address: Not reported
Property Owner City: Not reported
Property Owner Stat : Not reported
Property Owner Zip Code: Not reported
Property Owner Country: Not reported
EPAID: CAD982041360

HAZNET:

envid: S113013317
Year: 2016
GEPAID: CAD982041360
Contact: JERRY LYTTON
Telephone: 6263584269
Mailing Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAVAGE HYUNDAI (Continued)

S113013317

Mailing Address: 1425 S MOUNTAIN AVE
Mailing City,St,Zip: MONROVIA, CA 910164204
Gen County: Los Angeles
TSD EPA ID: CAD097030993
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Tons: 0.8
Cat Decode: Other organic solids
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S113013317
Year: 2016
GEPAID: CAD982041360
Contact: JERRY LYTTON
Telephone: 6263584269
Mailing Name: Not reported
Mailing Address: 1425 S MOUNTAIN AVE
Mailing City,St,Zip: MONROVIA, CA 910164204
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Oil/water separation sludge
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 3.753
Cat Decode: Oil/water separation sludge
Method Decode: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Facility County: Los Angeles

envid: S113013317
Year: 2016
GEPAID: CAD982041360
Contact: JERRY LYTTON
Telephone: 6263584269
Mailing Name: Not reported
Mailing Address: 1425 S MOUNTAIN AVE
Mailing City,St,Zip: MONROVIA, CA 910164204
Gen County: Los Angeles
TSD EPA ID: AZR000515924
TSD County: 99
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Tons: 1.2
Cat Decode: Other organic solids
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: S113013317
Year: 2016
GEPAID: CAD982041360

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAVAGE HYUNDAI (Continued)

S113013317

Contact: JERRY LYTTON
Telephone: 6263584269
Mailing Name: Not reported
Mailing Address: 1425 S MOUNTAIN AVE
Mailing City,St,Zip: MONROVIA, CA 910164204
Gen County: Los Angeles
TSD EPA ID: AZR000515924
TSD County: 99
Waste Category: Other organic solids
Disposal Method: Not reported
Tons: Not reported
Cat Decode: Other organic solids
Method Decode: Not reported
Facility County: Los Angeles

envid: S113013317
Year: 2013
GEPAID: CAD982041360
Contact: JERRY LYTTON
Telephone: 6263584269
Mailing Name: Not reported
Mailing Address: 1425 S MOUNTAIN AVE
Mailing City,St,Zip: MONROVIA, CA 910164204
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 6.255
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
18 additional CA_HAZNET: record(s) in the EDR Site Report.

J55
SW
1/8-1/4
0.195 mi.
1028 ft.
ASSAEL AUTOMOTIVE,INC
1451 S MOUNTAIN AVE
MONROVIA, CA 91016
Site 8 of 9 in cluster J

UST U004049263
N/A

Relative: UST:
Lower Facility ID: 20452
Permitting Agency: LOS ANGELES COUNTY
Actual: Latitude: 34.1377634
496 ft. Longitude: -117.9854695

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

J56
SW
1/8-1/4
0.195 mi.
1028 ft. **ASSAEL BMW**
1451 S MOUNTAIN AVE
MONROVIA, CA 91016
Site 9 of 9 in cluster J

Relative:
Lower

RCRA-SQG 1000146030
LUST CAD982041360
SWEEPS UST
FINDS
ECHO
HIST CORTESE
LOS ANGELES CO. HMS

Actual:
496 ft.

RCRA-SQG:

Date form received by agency: 12/01/1995
Facility name: ASSAEL BMW
Facility address: 1451 S MOUNTAIN AVE
MONROVIA, CA 91016
EPA ID: CAD982041360
Mailing address: S MOUNTAIN AVE
MONROVIA, CA 91016
Contact: RICK FRAZIER
Contact address: 1451 S MOUNTAIN AVE
MONROVIA, CA 91016
Contact country: US
Contact telephone: 818-358-4269
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: DENNIS ASSAEL
Owner/operator address: 1451 S MOUNTAIN AVE
MONROVIA, CA 91016
Owner/operator country: Not reported
Owner/operator telephone: 818-358-4269
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ASSAEL BMW (Continued)

1000146030

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

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-20452
Status: Leak being confirmed
Substance: Waste Oil
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603705305
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: MAGNOLIA AVE.
Enforcement Type: Not reported
Date Leak Discovered: 12/5/1990
Date Leak First Reported: 12/31/1990
Date Leak Record Entered: 1/24/1991
Date Confirmation Began: 12/31/1990
Date Leak Stopped: 12/5/1990
Date Case Last Changed on Database: 1/24/1991
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: LYTTON, JERRY
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 1704.8743154789930724185025966
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ASSAEL BMW (Continued)

1000146030

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
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	CITY OF MONROVIA
RP Address:	236 HUNTINGTON DR., W., MONROVIA, 91016
Program:	LUST
Lat/Long:	34.137255 / -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:	Not reported

SWEEPS UST:

Status:	Not reported
Comp Number:	11110
Number:	Not reported
Board Of Equalization:	44-009123
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-011110-000001
Tank Status:	Not reported
Capacity:	1000
Active Date:	Not reported
Tank Use:	OIL
STG:	WASTE
Content:	Not reported
Number Of Tanks:	1

FINDS:

Registry ID: 110002785914

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000146030

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ASSAEL BMW (Continued)

1000146030

Registry ID: 110002785914
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002785914>

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: R-20452

LOS ANGELES CO. HMS:

Region: LA
Permit Category: Not reported
Facility Id: 014141-020669
Facility Type: Not reported
Facility Status: OPEN
Area: 3G
Permit Number: Not reported
Permit Status: Not reported

57
SSW
1/8-1/4
0.199 mi.
1050 ft.

TOYOTA OF DUARTE
1030 CENTRAL AVE
DUARTE, CA 91010

LUST **S102439187**
SWEEPS UST **N/A**
HIST CORTESE

Relative:
Lower

Actual:
491 ft.

LUST:

Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703768
Global Id: T0603703768
Latitude: 34.1358829
Longitude: -117.9777099
Status: Completed - Case Closed 
Status Date: 03/07/1994
Case Worker: JOA
RB Case Number: I-11232
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

LUST:

Global Id: T0603703768
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

Global Id: T0603703768
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOYOTA OF DUARTE (Continued)

S102439187

Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:

Global Id: T0603703768
Action Type: Other
Date: 06/18/1992
Action: Leak Discovery

Global Id: T0603703768
Action Type: Other
Date: 09/01/1992
Action: Leak Reported

LUST:

Global Id: T0603703768
Status: Open - Case Begin Date
Status Date: 06/18/1992

Global Id: T0603703768
Status: Completed - Case Closed ← ✓
Status Date: 03/07/1994

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-11232
Status: Case Closed
Substance: Waste Oil
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603703768
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: MOUNTAIN AVE
Enforcement Type: Not reported
Date Leak Discovered: 6/18/1992
Date Leak First Reported: 9/1/1992
Date Leak Record Entered: 8/20/1992
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 3/7/1994
Date the Case was Closed: 3/7/1994
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOYOTA OF DUARTE (Continued)

S102439187

Well Name: Not reported
Approx. Dist To Production Well (ft): 906.9754261659454087287150498
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
Organization: Not reported
Owner Contact: Not reported
Responsible Party: TOKAI CREDIT CORP.
RP Address: 1111 S ARROYO PKWY, SUITE 500, PASADENA, CA 91105
Program: LUST
Lat/Long: 34.135797 / -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: Not reported

SWEEPS UST:

Status: Active
Comp Number: 11232
Number: 9
Board Of Equalization: 44-009182
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011232-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 1

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-11232

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

L58 DUARTE MITSUBISHI
SE 1125 CENTRAL
1/8-1/4 DUARTE, CA 91010
0.214 mi.
1132 ft. Site 1 of 3 in cluster L

RCRA-SQG 1000685966
FINDS CAD983629320
ECHO
HAZNET

Relative:
Lower

RCRA-SQG:

Date form received by agency: 04/13/1992

Facility name: DUARTE MITSUBISHI

Facility address: 1125 CENTRAL
DUARTE, CA 91010

EPA ID: CAD983629320

Mailing address: CENTRAL

DUARTE, CA 91010

Contact: ROY SCHILDER

Contact address: 1125 CENTRAL
DUARTE, CA 91010

Contact country: US

Contact telephone: 818-301-8000

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: SID GERSH

Owner/operator address: 1125 CENTRAL
DUARTE, CA 91010

Owner/operator country: Not reported

Owner/operator telephone: 818-301-8000

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

Used oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DUARTE MITSUBISHI (Continued)

1000685966

Violation Status: No violations found

FINDS:

Registry ID: 110002873169

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000685966
Registry ID: 110002873169
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002873169>

HAZNET:

envid: 1000685966
Year: 2009
GEPAID: CAD983629320
Contact: SID GERSH-OWNER
Telephone: —
Mailing Name: Not reported
Mailing Address: 1125 CENTRAL AVE
Mailing City,St,Zip: DUARTE, CA 910102425
Gen County: Not reported
TSD EPA ID: CAD981696420
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 2.375
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000685966
Year: 2007
GEPAID: CAD983629320
Contact: SID GERSH-OWNER
Telephone: —
Mailing Name: Not reported
Mailing Address: 1125 CENTRAL AVE
Mailing City,St,Zip: DUARTE, CA 910102425
Gen County: Not reported
TSD EPA ID: CAD099452708
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DUARTE MITSUBISHI (Continued)

1000685966

Tons: 3.04
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000685966
Year: 1995
GEPAID: CAD983629320
Contact: SID GERSH
Telephone: 8183018000
Mailing Name: Not reported
Mailing Address: 1125 CENTRAL AVE
Mailing City,St,Zip: DUARTE, CA 910102425
Gen County: Not reported
TSD EPA ID: CAD093459485
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Transfer Station
Tons: .0332
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000685966
Year: 1994
GEPAID: CAD983629320
Contact: SID GERSH
Telephone: 8183018000
Mailing Name: Not reported
Mailing Address: 1125 CENTRAL AVE
Mailing City,St,Zip: DUARTE, CA 910102425
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Oil/water separation sludge
Disposal Method: Recycler
Tons: 6.2550
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000685966
Year: 1994
GEPAID: CAD983629320
Contact: SID GERSH
Telephone: 8183018000
Mailing Name: Not reported
Mailing Address: 1125 CENTRAL AVE
Mailing City,St,Zip: DUARTE, CA 910102425
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Not reported
Tons: 1.1467
Cat Decode: Not reported
Method Decode: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DUARTE MITSUBISHI (Continued)

1000685966

Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
1 additional CA_HAZNET: record(s) in the EDR Site Report.

L59
SE
1/8-1/4
0.217 mi.
1148 ft.

TOYOTA OF DUARTE
1001 CENTRAL AVE
DUARTE, CA 91010

RCRA-SQG
FINDS
ECHO

1000342890
CAD982346140

Site 2 of 3 in cluster L

Relative:
Lower

RCRA-SQG:

Date form received by agency: 09/01/1996

Facility name: TOYOTA OF DUARTE

Facility address: 1001 CENTRAL AVE
DUARTE, CA 91010

EPA ID: CAD982346140

Mailing address: CENTRAL AVE
DUARTE, CA 91010

Contact: Not reported

Contact address: Not reported

Not reported

Contact country: US

Contact telephone: Not reported

Contact email: Not reported

EPA Region: 09

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: 415-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: SID GERSH

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: 415-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOYOTA OF DUARTE (Continued)

1000342890

Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used 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: 110002797545

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000342890
Registry ID: 110002797545
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002797545>

L60
SE
1/8-1/4
0.217 mi.
1148 ft.
TOYOTA OF DUARTE
1001 CENTRAL AVE
DUARTE, CA 91010
Site 3 of 3 in cluster L

HIST UST **U001566490**
N/A

Relative:
Lower

Actual:
489 ft.

HIST UST:
File Number: 000285CB
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000285CB.pdf>
Region: STATE
Facility ID: 00000068233
Facility Type: Other
Other Type: AUTO DEALERSHIP
Contact Name: GEORGE WILLIAMS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TOYOTA OF DUARTE (Continued)

U001566490

Telephone: 8183598271
Owner Name: W & G REALTY
Owner Address: 1001 CENTRAL AVE.
Owner City,St,Zip: DUARTE, CA 91010
Total Tanks: 0001

Tank Num: 001
Container Num: 1
Year Installed: 1986
Tank Capacity: 00001000
Tank Used for: WASTE
Type of Fuel: 5
Container Construction Thickness: 1/4 2
Leak Detection: 10

[Click here for Geo Tracker PDF:](#)

K61
NNW
1/8-1/4
0.222 mi.
1174 ft.

SCRIPTO/TOKAI
910 S MOUNTAIN AVE
MONROVIA, CA 91016
Site 2 of 2 in cluster K

LOS ANGELES CO. HMS
WIP
S102057099
N/A

Relative:
Higher

LOS ANGELES CO, HMS:
Region: LA
Permit Category: Not reported
Facility Id: 014697-015368
Facility Type: Not reported
Facility Status: Removed
Area: 3G
Permit Number: Not reported
Permit Status: Not reported

Actual:
562 ft.

WIP:
Region: 4
File Number: 106.2071
File Status: Historical
Staff: CCHARMLE
Facility Suite: Not reported

62
NNW
1/8-1/4
0.232 mi.
1225 ft.

HI REL LABORATORIES INC
911 S MOUNTAIN AVE
MONROVIA, CA 91016

RCRA-SQG
FINDS
ECHO
1000355548
CAD052243854

Relative:
Higher

RCRA-SQG:
Date form received by agency: 08/11/1986
Facility name: HI REL LABORATORIES INC
Facility address: 911 S MOUNTAIN AVE
MONROVIA, CA 91016
EPA ID: CAD052243854
Mailing address: S MOUNTAIN AVE
MONROVIA, CA 91016
Contact: ENVIRONMENTAL MANAGER
Contact address: 911 S MOUNTAIN AVE

Actual:
563 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HI REL LABORATORIES INC (Continued)

1000355548

Contact country: MONROVIA, CA 91016
US
Contact telephone: 813-357-6083
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: JOHN DEVANEY
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: 415-555-1212
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HI REL LABORATORIES INC (Continued)

1000355548

Violation Status: No violations found

FINDS:

Registry ID: 110002648760

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000355548
Registry ID: 110002648760
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002648760>

63
WNW
1/8-1/4
0.242 mi.
1277 ft.

OIL STOP
746 E HUNTINGTON DR
MONROVIA, CA 91016

AST A100422945
N/A

Relative:
Higher

Actual:
528 ft.

AST:

Certified Unified Program Agencies: Not reported
Owner: LARRY DAHL
Total Gallons: Not reported
CERSID: 10305889
Facility ID: LACoFA0013990
Business Name: OIL STOP
Phone: (626) 357-6711
Fax: Not reported
Mailing Address: 5330 Old Redwood Hwy Suite C
Mailing Address City: Petaluma
Mailing Address State: CA
Mailing Address Zip Code: 94954
Operator Name: Oilstop
Operator Phone: (707) 585-3436
Owner Phone: 707-586-1377
Owner Mail Address: 5330 Old Redwood Hwy Suite C
Owner State: CA
Owner Zip Code: 94954
Owner Country: United States
Property Owner Name: Not reported
Property Owner Phone: Not reported
Property Owner Mailing Address: Not reported
Property Owner City: Not reported
Property Owner Stat : Not reported
Property Owner Zip Code: Not reported
Property Owner Country: Not reported
EPAID: CAL000079737

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

64
West
1/8-1/4
0.244 mi.
1286 ft.

XEROX MEDICAL SYSTEMS
735 E LOS ANGELES
MONROVIA, CA 91016

RCRA-SQG 1000344191
FINDS CAD981454309
ECHO

Relative:
Lower

RCRA-SQG:

Date form received by agency: 09/01/1996

Facility name: XEROX MEDICAL SYSTEMS

Facility address: 735 E LOS ANGELES
MONROVIA, CA 91016

EPA ID: CAD981454309

Mailing address: 125 N VINEDO AVE
PASADENA, CA 91107

Contact: Not reported

Contact address: Not reported

Contact country: US

Contact telephone: Not reported

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: PHILIPP GOEBELS

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: 415-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: 415-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

XEROX MEDICAL SYSTEMS (Continued)

1000344191

Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 02/11/1986
Site name: XEROX MEDICAL SYSTEMS
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002712869

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000344191
Registry ID: 110002712869
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002712869>

M65
NNE
1/8-1/4
0.246 mi.
1297 ft.
MILFIELD GROWINGS GROUNDS
1024 ROYAL OAKS DR
MONROVIA, CA
Site 1 of 2 in cluster M

SWEEPS UST
CA FID UST
S101618271
N/A

Relative:
Higher

Actual:
558 ft.

SWEEPS UST:
Status: Active
Comp Number: 11538
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MILFIELD GROWINGS GROUNDS (Continued)

S101618271

SWRCB Tank Id: Not reported
Tank Status: Not reported
Capacity: Not reported
Active Date: Not reported
Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:

Facility ID: 19004598
Regulated By: UTNKA
Regulated ID: 00041455
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: 1024 ROYAL OAKS DR
Mailing Address 2: Not reported
Mailing City,St,Zip: MONROVIA
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

M66 MILFELDS GROWNING GROUNDS
NNE 1024 ROYAL OAKS DRIVE
1/8-1/4 MONROVIA, CA 91016
0.246 mi.
1297 ft.

HIST UST S104159980
LOS ANGELES CO. HMS N/A

Site 2 of 2 in cluster M

Relative:
Higher

HIST UST:
File Number: 00027C3A
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027C3A.pdf>

Actual:
558 ft.

Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MILFELDS GROWING GROUNDS (Continued)

S104159980

Click here for Geo Tracker PDF:

LOS ANGELES CO. HMS:

Region: LA
Permit Category: T
Facility Id: 011493-011538
Facility Type: 0
Facility Status: Removed
Area: 3G
Permit Number: 00003094T
Permit Status: Removed

**67
SW
1/8-1/4
0.247 mi.
1304 ft.**

**METRO INFINITI INC
821 E CENTRAL AVE
MONROVIA, CA 91016**

**RCRA-SQG 1000819680
FINDS CAD983656778
ECHO
HAZNET**

**Relative:
Lower**

RCRA-SQG:

**Actual:
490 ft.**

Date form received by agency: 01/12/1993
Facility name: METRO INFINITI INC
Facility address: 821 E CENTRAL AVE
MONROVIA, CA 91016
EPA ID: CAD983656778
Mailing address: E CENTRAL AVE
MONROVIA, CA 91016
Contact: AUGIE CESPEDES
Contact address: 821 E CENTRAL AVE
MONROVIA, CA 91016
Contact country: US
Contact telephone: 909-626-6000
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: MONTCLAIR METRO DEALERSHIP GROUP
Owner/operator address: 9377 AUTOPLEX DR
MONTCLAIR, CA 91763
Owner/operator country: Not reported
Owner/operator telephone: 909-626-6000
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METRO INFINITI INC (Continued)

1000819680

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
Used 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: 110002890612

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.

STATE MASTER

UORS (California - Used Oil Recycling System). California Integrated Waste Management Board (CIWMB) helps communities establish and promote convenient collection opportunities for used oil and used oil filters.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000819680
Registry ID: 110002890612
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110002890612>

HAZNET:

envid: 1000819680
Year: 2016
GEPAID: CAD983656778
Contact: SERGIO MARTINEZ
Telephone: 6263031000
Mailing Name: Not reported
Mailing Address: 821 E CENTRAL AVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METRO INFINITI INC (Continued)

1000819680

Mailing City,St,Zip: MONROVIA, CA 910160000
Gen County: Los Angeles
TSD EPA ID: CAD097030993
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Tons: 0.15
Cat Decode: Other organic solids
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: 1000819680
Year: 2016
GEPAID: CAD983656778
Contact: SERGIO MARTINEZ
Telephone: 6263031000
Mailing Name: Not reported
Mailing Address: 821 E CENTRAL AVE
Mailing City,St,Zip: MONROVIA, CA 910160000
Gen County: Los Angeles
TSD EPA ID: AZR000515924
TSD County: 99
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Tons: 0.2
Cat Decode: Other organic solids
Method Decode: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Facility County: Los Angeles

envid: 1000819680
Year: 2015
GEPAID: CAD983656778
Contact: SERGIO MARTINEZ
Telephone: 6265997512
Mailing Name: Not reported
Mailing Address: 821 E CENTRAL AVE
Mailing City,St,Zip: MONROVIA, CA 910160000
Gen County: Los Angeles
TSD EPA ID: CAD097030993
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Tons: 0.11
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000819680
Year: 2014
GEPAID: CAD983656778
Contact: SERGIO MARTINEZ
Telephone: 6263031000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METRO INFINITI INC (Continued)

1000819680

Mailing Name: Not reported
Mailing Address: 821 E CENTRAL AVE
Mailing City,St,Zip: MONROVIA, CA 910160000
Gen County: Los Angeles
TSD EPA ID: CAD097030993
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Tons: 0.085
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Los Angeles

envid: 1000819680
Year: 2013
GEPAID: CAD983656778
Contact: SERGIO MARTINEZ
Telephone: 6263031000
Mailing Name: Not reported
Mailing Address: 821 E CENTRAL AVE
Mailing City,St,Zip: MONROVIA, CA 910160000
Gen County: Los Angeles
TSD EPA ID: CAD097030993
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Recovery
(H010-H129) Or (H131-H135)
Tons: 0.1625
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
37 additional CA_HAZNET: record(s) in the EDR Site Report.

68
North
1/4-1/2
0.258 mi.
1362 ft.

EUBANK'S ENGINEERING CO.
950 ROYAL OAKS DR.
MONROVIA, CA 91016

SLIC U001566555
HIST UST N/A

Relative:
Higher

Actual:
563 ft.

SLIC:
Region: STATE
Facility Status: **Open - Inactive** ← ↘
Status Date: 10/28/2014
Global Id: SL603798692
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.1454805737283
Longitude: -118.002087480361
Case Type: Cleanup Program Site
Case Worker: GJH
Local Agency: Not reported
RB Case Number: 106.2029
File Location: Not reported
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EUBANK'S ENGINEERING CO. (Continued)

U001566555

Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

HIST UST:

File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000047166
Facility Type: Other
Other Type: DENTAL EQUIP.
Contact Name: JOE VELASCO
Telephone: 8184457960
Owner Name: UNITEK CORPORATION
Owner Address: 2724 SO. PECK ROAD
Owner City,St,Zip: MONROVIA, CA 91016
Total Tanks: 0001

Tank Num: 001
Container Num: 600-1
Year Installed: 1970
Tank Capacity: 00000750
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: None

**N69
NW
1/4-1/2
0.317 mi.
1675 ft.**

**T R E/COMPOSITE STRUCTURES DIV
801 ROYAL OAK DR
MONROVIA, CA 90061**

Site 1 of 2 in cluster N

**Relative:
Higher**

**Actual:
563 ft.**

ENVIROSTOR:

Facility ID: 80001509
Status: * Inactive ←
Status Date: 01/01/2008
Site Code: Not reported
Site Type: Corrective Action
Site Type Detailed: Corrective Action
Acres: 0
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * Unknown
Division Branch: Cleanup Chatsworth
Assembly: 41
Senate: 25
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 33.91096
Longitude: -118.2738

**ENVIROSTOR S104915006
SLIC N/A
CHMIRS
ENF
HIST CORTESE
HWP
NPDES**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T R E/COMPOSITE STRUCTURES DIV (Continued)

S104915006

APN: 8517016015
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 8517016015
Alias Type: APN
Alias Name: CAD990670234
Alias Type: EPA Identification Number
Alias Name: 80001509
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Facility ID: 71002996
Status: Refer: Other Agency
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: LOS ANGELES COUNTY
Lead Agency: LOS ANGELES COUNTY
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Assembly: 41
Senate: 25
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.14391
Longitude: -117.9879
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD982324154
Alias Type: EPA Identification Number
Alias Name: 71002996

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T R E/COMPOSITE STRUCTURES DIV (Continued)

S104915006

Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/21/2016
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

SLIC:

Region: STATE
Facility Status: Open - Assessment & Interim Remedial Action

Status Date: 01/30/1984
Global Id: SL0002041N00
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.1440032568466
Longitude: -117.987885069836
Case Type: Cleanup Program Site
Case Worker: BA
Local Agency: Not reported
RB Case Number: 106.2010
File Location: Regional Board

Potential Media Affected: Aquifer used for drinking water supply, Soil, Soil Vapor
Potential Contaminants of Concern: 1,1,1-Trichloroethane (TCA), Other Chlorinated Hydrocarbons,

Site History: Tetrachloroethylene (PCE), Trichloroethylene (TCE), Chromium, Gasoline
The site has been an active industrial facility since approximately 1942. United Technologies Corporations (UTCs) subsidiary, Carrier Corporation, and Carriers related entities, operated the facility from approximately 1942 to 1959 for the production of heaters and air conditioners and later for the manufacture of aerospace components including helicopter blades, jet spoilers and aircraft winglets. The facility were also operated by such companies as Whittaker Corporation and Alcoa, Inc., between 1959 and 2001 for the manufacture of aerospace components. Ducommun, Inc. has been operating the facility since approximately 2001. Site investigations have been conducted at the site since 1985 to assess and delineate the soil and groundwater contamination. Volatile organic compounds (VOCs), such as trichloroethene (TCE), and perchloroethyle (PCE), heavy metals such as hexavalent chromium, and emergent chemicals such as 1,4-dioxane have been detected in the soil and groundwater beneath the site. A soil vapor extraction (SVE) system has been operating at the site since August 2003 to remove VOCs from the vadose zone. Groundwater monitoring has also been conducted at the site since 1997. Site assessment and remediation are still being conducted under Regional Board's oversight.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T R E/COMPOSITE STRUCTURES DIV (Continued)

S104915006

[Click here to access the California GeoTracker records for this facility:](#)

CHMIRS:

OES Incident Number:	12-3231
OES notification:	06/01/2012
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	Not reported
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agency Personnel # Of Decontaminated:	Not reported
Responding Agency Personnel # Of Injuries:	Not reported
Responding Agency Personnel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Other
Cleanup By:	Unrecoverable
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Lbs.
Other:	Not reported
Date/Time:	930
Year:	2012
Agency:	NRC
Incident Date:	6/1/2012
Admin Agency:	Monrovia Fire Department
Amount:	Not reported
Contained:	Unknown
Site Type:	Not reported
E Date:	Not reported
Substance:	Nitrogen Oxide
Quantity Released:	28
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	10

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T R E/COMPOSITE STRUCTURES DIV (Continued)

S104915006

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
Fatals:	Not reported
Comments:	Not reported
Description:	Per the NRC Report: Caller is reporting a release of nitrogen oxide from a chemical reaction in a 300 gallon tote (transportable storage tank). The material dissipated into the air and the release has been secured.

ENF:

Region:	4
Facility Id:	218177
Agency Name:	Composite Structures LLC
Place Type:	Manufacturing
Place Subtype:	Manufacturing NEC
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.143227
Place Longitude:	-117.987774
SIC Code 1:	3471
SIC Desc 1:	Electroplating, Plating, Polishing, Anodizing, and Coloring
SIC Code 2:	3728
SIC Desc 2:	Aircraft Parts and Auxiliary Equipment, NEC
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	WIP
Program Category1:	MONITORING
Program Category2:	MONITORING
# Of Programs:	1
WDID:	4WIP1062010
Reg Measure Id:	153946

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T R E/COMPOSITE STRUCTURES DIV (Continued)

S104915006

Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	242118
Region:	4
Order / Resolution Number:	R4-2003-0039
Enforcement Action Type:	Clean-up and Abatement Order
Effective Date:	03/12/2003
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	03/12/2003
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	CAO R4-2003-0039 issued 3/12/03 contains a time schedule.
Description:	CAO R4-2003-0039 issued 3/12/03 contains a time schedule for the investigation of the soil conatimination beneath the facility & submittal of a soil RAP.
Program:	WIP
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability \$ Amount:	0
Project \$ Amount:	0
Liability \$ Paid:	0
Project \$ Completed:	0
Total \$ Paid/Completed Amount:	0
Region:	4
Facility Id:	218177
Agency Name:	Composite Structures LLC
Place Type:	Manufacturing
Place Subtype:	Manufacturing NEC
Facility Type:	All other facilities

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T R E/COMPOSITE STRUCTURES DIV (Continued)

S104915006

Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.143227
Place Longitude:	-117.987774
SIC Code 1:	3471
SIC Desc 1:	Electroplating, Plating, Polishing, Anodizing, and Coloring
SIC Code 2:	3728
SIC Desc 2:	Aircraft Parts and Auxiliary Equipment, NEC
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	WIP
Program Category1:	MONITORING
Program Category2:	MONITORING
# Of Programs:	1
WDID:	4WIP1062010
Reg Measure Id:	153946
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T R E/COMPOSITE STRUCTURES DIV (Continued)

S104915006

Enforcement Id(EID): 226152
Region: 4
Order / Resolution Number: LT910131
Enforcement Action Type: 13267 Letter
Effective Date: 01/31/1991
Adoption/Issuance Date: Not reported
Achieve Date: Not reported
Termination Date: Not reported
ACL Issuance Date: Not reported
EPL Issuance Date: Not reported
Status: Historical
Title: Enforcement - 4WIP1062010
Description: Not reported
Program: WIP
Latest Milestone Completion Date: Not reported
Of Programs1: 1
Total Assessment Amount: 0
Initial Assessed Amount: 0
Liability \$ Amount: 0
Project \$ Amount: 0
Liability \$ Paid: 0
Project \$ Completed: 0
Total \$ Paid/Completed Amount: 0

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 3086

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 106.2010

HWP:

EPA Id: CAD990670234
Cleanup Status: PROTECTIVE FILER
Latitude: 33.91096
Longitude: -118.2738
Facility Type: Historical - Non-Operating
Facility Size: Not reported
Team: Not reported
Supervisor: Not reported
Site Code: Not reported
Assembly District: 64
Senate District: 35
Public Information Officer: Not reported
Public Information Officer: Not reported

Activities:

EPA Id: CAD990670234
Facility Type: Historical - Non-Operating
Unit Names: Unit1
Event Description: Protective Filer Status - PROTECTIVE FILER (APPROVED)
Actual Date: 06/30/1988

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T R E/COMPOSITE STRUCTURES DIV (Continued)

S104915006

NPDES:

Npdes Number:	CAS000001
Facility Status:	Active
Agency Id:	0
Region:	4
Regulatory Measure Id:	191811
Order No:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	4 191019056
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	09/28/2004
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Ducommun AeroStructures Inc
Discharge Address:	801 Royal Oaks Dr
Discharge City:	Monrovia
Discharge State:	California
Discharge Zip:	91016
RECEIVED DATE:	Not reported
PROCESSED DATE:	Not reported
STATUS CODE NAME:	Not reported
STATUS DATE:	Not reported
PLACE SIZE:	Not reported
PLACE SIZE UNIT:	Not reported
FACILITY CONTACT NAME:	Not reported
FACILITY CONTACT TITLE:	Not reported
FACILITY CONTACT PHONE:	Not reported
FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	Not reported
OPERATOR NAME:	Not reported
OPERATOR ADDRESS:	Not reported
OPERATOR CITY:	Not reported
OPERATOR STATE:	Not reported
OPERATOR ZIP:	Not reported
OPERATOR CONTACT NAME:	Not reported
OPERATOR CONTACT TITLE:	Not reported
OPERATOR CONTACT PHONE:	Not reported
OPERATOR CONTACT PHONE EXT:	Not reported
OPERATOR CONTACT EMAIL:	Not reported
OPERATOR TYPE:	Not reported
DEVELOPER NAME:	Not reported
DEVELOPER ADDRESS:	Not reported
DEVELOPER CITY:	Not reported
DEVELOPER STATE:	Not reported
DEVELOPER ZIP:	Not reported
DEVELOPER CONTACT NAME:	Not reported
DEVELOPER CONTACT TITLE:	Not reported
CONSTYPE LINEAR UTILITY IND:	Not reported
EMERGENCY PHONE NO:	Not reported
EMERGENCY PHONE EXT:	Not reported
CONSTYPE ABOVE GROUND IND:	Not reported
CONSTYPE BELOW GROUND IND:	Not reported
CONSTYPE CABLE LINE IND:	Not reported
CONSTYPE COMM LINE IND:	Not reported
CONSTYPE COMMERTIAL IND:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T R E/COMPOSITE STRUCTURES DIV (Continued)

S104915006

CONSTYPE ELECTRICAL LINE IND:	Not reported
CONSTYPE GAS LINE IND:	Not reported
CONSTYPE INDUSTRIAL IND:	Not reported
CONSTYPE OTHER DESCRIPTION:	Not reported
CONSTYPE OTHER IND:	Not reported
CONSTYPE RECONS IND:	Not reported
CONSTYPE RESIDENTIAL IND:	Not reported
CONSTYPE TRANSPORT IND:	Not reported
CONSTYPE UTILITY DESCRIPTION:	Not reported
CONSTYPE UTILITY IND:	Not reported
CONSTYPE WATER SEWER IND:	Not reported
DIR DISCHARGE USWATER IND:	Not reported
RECEIVING WATER NAME:	Not reported
CERTIFIER NAME:	Not reported
CERTIFIER TITLE:	Not reported
CERTIFICATION DATE:	Not reported
PRIMARY SIC:	Not reported
SECONDARY SIC:	Not reported
TERTIARY SIC:	Not reported
Npdes Number:	Not reported
Facility Status:	Not reported
Agency Id:	Not reported
Region:	4
Regulatory Measure Id:	191811
Order No:	Not reported
Regulatory Measure Type:	Industrial
Place Id:	Not reported
WDID:	4 191019056
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
RECEIVED DATE:	05/09/2008
PROCESSED DATE:	09/28/2004
STATUS CODE NAME:	Active
STATUS DATE:	09/28/2004
PLACE SIZE:	300000
PLACE SIZE UNIT:	SqFt
FACILITY CONTACT NAME:	Amanuel Araya
FACILITY CONTACT TITLE:	EHS Specialist
FACILITY CONTACT PHONE:	626-305-3250
FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	aaraya@ducommun.com
OPERATOR NAME:	Ducommun AeroStructures Inc
OPERATOR ADDRESS:	801 Royal Oaks Dr
OPERATOR CITY:	Monrovia
OPERATOR STATE:	California
OPERATOR ZIP:	91016
OPERATOR CONTACT NAME:	Amanuel Araya
OPERATOR CONTACT TITLE:	EHS Specialist

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

T R E/COMPOSITE STRUCTURES DIV (Continued)

S104915006

OPERATOR CONTACT PHONE: 626-305-3250
OPERATOR CONTACT PHONE EXT: Not reported
OPERATOR CONTACT EMAIL: aaraya@ducommun.com
OPERATOR TYPE: Private Business
DEVELOPER NAME: Not reported
DEVELOPER ADDRESS: Not reported
DEVELOPER CITY: Not reported
DEVELOPER STATE: California
DEVELOPER ZIP: Not reported
DEVELOPER CONTACT NAME: Not reported
DEVELOPER CONTACT TITLE: Not reported
CONSTYPE LINEAR UTILITY IND: Not reported
EMERGENCY PHONE NO: 626-305-3200
EMERGENCY PHONE EXT: Not reported
CONSTYPE ABOVE GROUND IND: Not reported
CONSTYPE BELOW GROUND IND: Not reported
CONSTYPE CABLE LINE IND: Not reported
CONSTYPE COMM LINE IND: Not reported
CONSTYPE COMMERTIAL IND: Not reported
CONSTYPE ELECTRICAL LINE IND: Not reported
CONSTYPE GAS LINE IND: Not reported
CONSTYPE INDUSTRIAL IND: Not reported
CONSTYPE OTHER DESRIPTION: Not reported
CONSTYPE OTHER IND: Not reported
CONSTYPE RECONS IND: Not reported
CONSTYPE RESIDENTIAL IND: Not reported
CONSTYPE TRANSPORT IND: Not reported
CONSTYPE UTILITY DESCRIPTION: Not reported
CONSTYPE UTILITY IND: Not reported
CONSTYPE WATER SEWER IND: Not reported
DIR DISCHARGE USWATER IND: N
RECEIVING WATER NAME: Sawpit Wash
CERTIFIER NAME: Del Hebert
CERTIFIER TITLE: General Manager
CERTIFICATION DATE: 18-JUN-15
PRIMARY SIC: 3728-Aircraft Parts and Auxiliary Equipment, NEC
SECONDARY SIC: Not reported
TERTIARY SIC: Not reported

O70 UNOCAL #3756
East 1250 HUNTINGTON DR
1/4-1/2 DUARTE, CA 91010
0.323 mi.
1704 ft. Site 1 of 3 in cluster O

LUST S101296111
HIST CORTESE N/A

Relative:
Lower

LUST:

Actual:
515 ft.

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603702009
Global Id: T0603702009
Latitude: 34.139315
Longitude: -117.978077
Status: Completed - Case Closed ← &
Status Date: 07/19/1996
Case Worker: YR
RB Case Number: 910100016
Local Agency: LOS ANGELES COUNTY
File Location: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNOCAL #3756 (Continued)

S101296111

Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603702009
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

Global Id: T0603702009
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

LUST:

Global Id: T0603702009
Action Type: Other
Date: 02/20/1985
Action: Leak Stopped

Global Id: T0603702009
Action Type: Other
Date: 02/20/1985
Action: Leak Discovery

Global Id: T0603702009
Action Type: Other
Date: 02/20/1985
Action: Leak Reported

LUST:

Global Id: T0603702009
Status: Open - Case Begin Date
Status Date: 02/20/1985

Global Id: T0603702009
Status: Open - Verification Monitoring
Status Date: 04/02/1996

Global Id: T0603702009
Status: Completed - Case Closed
Status Date: 07/19/1996

← y

LUST REG 4:

Region: 4

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNOCAL #3756 (Continued)

S101296111

Regional Board: 04
County: Los Angeles
Facility Id: 910100016
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: T0603702009
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: BUENA VISTA
Enforcement Type: Not reported
Date Leak Discovered: 2/20/1985
Date Leak First Reported: 2/20/1985
Date Leak Record Entered: 12/31/1986
Date Confirmation Began: Not reported
Date Leak Stopped: 2/20/1985
Date Case Last Changed on Database: 9/19/1996
Date the Case was Closed: 7/19/1996
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: Tank
Operator: NASSIR MAZAIREI
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 2583.4632730743708174558556685
Source of Cleanup Funding: Tank
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: 4/2/1996
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: Yes
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: UNOCAL CORPORATION
RP Address: 17700 CASTLETON ST, INDUSTRY CA 91748
Program: LUST
Lat/Long: 34.1391889 / -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: NEW LEAK (GASOLINE) AS OF 10/26/95.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNOCAL #3756 (Continued)

S101296111

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 910100016

N71
NNW
1/4-1/2
0.331 mi.
1750 ft.

COMPOSITE STRUCTURES
13800 LIVE OAK AVE
BALDWIN PARK, CA 91706

Site 2 of 2 in cluster N

LUST S102439218
WIP N/A

Relative:
Higher

LUST REG 4:

Actual:
564 ft.

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 106.2010
Status: Pollution Characterization ← Y
Substance: Methyl Alcohol
Substance Quantity: Not reported
Local Case No: 2041N00
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603700156
W Global ID: Not reported
Staff: CMC
Local Agency: 19000
Cross Street: SHAMROCK
Enforcement Type: Not reported
Date Leak Discovered: 2/12/1985
Date Leak First Reported: 1/30/1984
Date Leak Record Entered: 12/31/1986
Date Confirmation Began: Not reported
Date Leak Stopped: 4/30/1986
Date Case Last Changed on Database: 11/2/1998
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: EMANUALSON, GREG
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 3909.3822002959865342821291723
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 7/14/1988
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: Yes
GW Qualifier: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COMPOSITE STRUCTURES (Continued)

S102439218

Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: TRE COMPOSITE STRUCTURES
RP Address: 801 ROYAL OAKS DR., MONROVIA, CA 91016
Program: SLIC
Lat/Long: 34.1431597 / -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: CASE INITIATED BY LARWQCB IN 1984. A FOUR COMPARTMENT TANK WAS TAKEN OUT OF SERVICE IN 1985. NO CONTAMINATION FOUND DURING DEC. 1985 SITE ASSESSMENT. CASE #106.2010

WIP:

Region: 4
File Number: 108.1585
File Status: Historical
Staff: TB
Facility Suite: F

P72 SHELL #204-5076-0606
WNW 702 HUNTINGTON DR E
1/4-1/2 MONROVIA, CA 91016
0.349 mi.
1844 ft. Site 1 of 2 in cluster P

LUST S102437043
HIST CORTESE N/A

Relative:
Higher

Actual:
531 ft.

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703745
Global Id: T0603703745
Latitude: 34.140211
Longitude: -117.990277
Status: Completed - Case Closed ← 8
Status Date: 10/30/1996
Case Worker: YR
RB Case Number: I-11120
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603703745
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL #204-5076-0606 (Continued)

S102437043

Global Id: T0603703745
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

LUST:

Global Id: T0603703745
Action Type: Other
Date: 10/03/1990
Action: Leak Discovery

Global Id: T0603703745
Action Type: Other
Date: 10/03/1990
Action: Leak Stopped

Global Id: T0603703745
Action Type: Other
Date: 11/01/1990
Action: Leak Reported

LUST:

Global Id: T0603703745
Status: Open - Case Begin Date
Status Date: 02/19/1987

Global Id: T0603703745
Status: Open - Site Assessment
Status Date: 02/19/1987

Global Id: T0603703745
Status: Open - Site Assessment
Status Date: 02/19/1991

Global Id: T0603703745
Status: Open - Remediation
Status Date: 06/29/1994

Global Id: T0603703745
Status: Open - Remediation
Status Date: 09/16/1994

Global Id: T0603703745
Status: Completed - Case Closed
Status Date: 10/30/1996

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-11120

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL #204-5076-0606 (Continued)

S102437043

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: T0603703745
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: SHAMROCK AVE
Enforcement Type: Not reported
Date Leak Discovered: 10/3/1990
Date Leak First Reported: 11/1/1990
Date Leak Record Entered: 12/5/1990
Date Confirmation Began: Not reported
Date Leak Stopped: 10/3/1990
Date Case Last Changed on Database: 2/26/1997
Date the Case was Closed: 10/30/1996
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: CHOWDHURY, HAYET
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 3336.4304465441996336400615628
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 2/19/1987
Pollution Characterization Began: 2/19/1991
Remediation Plan Submitted: 6/29/1994
Remedial Action Underway: 9/16/1994
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
Organization: Not reported
Owner Contact: Not reported
Responsible Party: SHELL OIL PRODUCTS CO
RP Address: P.O. BOX 25370, SANTA ANA CA 92799
Program: LUST
Lat/Long: 34.1402808 / -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: 02/26/97 - WELL ABANDONMENT REPORT

HIST CORTESE:

Region: CORTESE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL #204-5076-0606 (Continued)

S102437043

Facility County Code: 19
Reg By: LTNKA
Reg Id: I-11120

P73
WNW
1/4-1/2
0.349 mi.
1844 ft.

SHELL SERVICE STATION
702 HUNTINGTON AVENUE, EAST
MONROVIA, CA 91016

LUST S108245080
N/A

Site 2 of 2 in cluster P

Relative:
Higher

Actual:
531 ft.

LUST:

Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603763935
Global Id: T0603763935
Latitude: 34.14022
Longitude: -117.990277
Status: Completed - Case Closed ← J
Status Date: 05/20/2009
Case Worker: PKL
RB Case Number: Not reported
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: 11120-26400
Potential Media Affect: Under Investigation
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603763935
Contact Type: Local Agency Caseworker
Contact Name: PATRICK K. LEI
Organization Name: LOS ANGELES COUNTY
Address: 900 S. FREMONT AVE.
City: ALHAMBRA
Email: plei@ladpw.org
Phone Number: Not reported

Global Id: T0603763935
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

LUST:

Global Id: T0603763935
Action Type: Other
Date: 10/07/2003
Action: Leak Reported

Global Id: T0603763935
Action Type: Other
Date: 07/18/2003
Action: Leak Discovery

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SHELL SERVICE STATION (Continued)

S108245080

Global Id: T0603763935
Action Type: ENFORCEMENT
Date: 05/13/2009
Action: Closure/No Further Action Letter - #C608116

LUST:

Global Id: T0603763935
Status: Open - Case Begin Date
Status Date: 07/18/2003

Global Id: T0603763935
Status: Open - Site Assessment
Status Date: 10/23/2006

Global Id: T0603763935
Status: Completed - Case Closed
Status Date: 05/13/2009

Global Id: T0603763935
Status: Completed - Case Closed ← ✓
Status Date: 05/20/2009

074
ENE
1/4-1/2
0.359 mi.
1897 ft.
TEXACO
1263 HUNTINGTON DR
DUARTE, CA 91010
Site 2 of 3 in cluster O

LUST **1000144801**
HIST CORTESE **N/A**
LOS ANGELES CO. HMS

Relative:
Lower

Actual:
517 ft.

LUST:

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703060
Global Id: T0603703060
Latitude: 34.140128
Longitude: -117.977903
Status: Completed - Case Closed ← ✓
Status Date: 10/09/1996
Case Worker: YR
RB Case Number: I-05300
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

LUST:

Global Id: T0603703060
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

Global Id: T0603703060

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO (Continued)

1000144801

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

LUST:

Global Id: T0603703060
Action Type: Other
Date: 06/06/1992
Action: Leak Stopped

Global Id: T0603703060
Action Type: Other
Date: 06/06/1992
Action: Leak Discovery

Global Id: T0603703060
Action Type: Other
Date: 06/30/1992
Action: Leak Reported

LUST:

Global Id: T0603703060
Status: Open - Case Begin Date
Status Date: 06/06/1992

Global Id: T0603703060
Status: Open - Site Assessment
Status Date: 06/30/1992

Global Id: T0603703060
Status: Completed - Case Closed
Status Date: 10/09/1996

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-05300
Status: Case Closed
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603703060
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: BUENA VISTA
Enforcement Type: Not reported
Date Leak Discovered: 6/6/1992

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO (Continued)

1000144801

Date Leak First Reported: 6/30/1992
Date Leak Record Entered: 7/12/1992
Date Confirmation Began: Not reported
Date Leak Stopped: 6/6/1992
Date Case Last Changed on Database: 2/6/1997
Date the Case was Closed: 10/9/1996
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Not reported
Cause of Leak: Corrosion
Leak Source: Piping
Operator: PAN, PETER
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 2733.1528833526307240096830412
Source of Cleanup Funding: Piping
Preliminary Site Assessment Workplan Submitted: 6/30/1992
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
Organization: Not reported
Owner Contact: Not reported
Responsible Party: TEXACO R & M INC.
RP Address: 10 UNIVERSAL CITY PLAZA, UNIVERSAL CITY, 91608
Program: LUST
Lat/Long: 34.1393919 / -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: SUMMARY OF SITE ASSESSMENT REMEDIATION ACTIVITIES AND
ENVIRONMENTAL SITE CLOSURE EVALUATION 9/20/96 SUMMARY OF
WELL ABANDONMENT & SITE RESTORATION 2/06/97

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-05300

LOS ANGELES CO. HMS:

Region: LA
Permit Category: T
Facility Id: 005108-005300
Facility Type: 0
Facility Status: Closed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO (Continued)

1000144801

Area: 3R
Permit Number: 00000089T
Permit Status: Closed

O75
ENE
1/4-1/2
0.359 mi.
1897 ft.

TEXACO -BRANDED STATION (FORMER)
1263 HUNTINGTON DR. E.
DUARTE, CA 91010

LUST S106116177
SLIC N/A

Site 3 of 3 in cluster O

Relative:
Lower

LUST REG 4:

Actual:
517 ft.

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-05300A
Status: Preliminary site assessment underway ←
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: 05108-26090
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603728889
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: BUENA VISTA
Enforcement Type: Not reported
Date Leak Discovered: 8/27/2002
Date Leak First Reported: 10/24/2002
Date Leak Record Entered: Not reported
Date Confirmation Began: 7/25/2003
Date Leak Stopped: 8/27/2002
Date Case Last Changed on Database: Not reported
Date the Case was Closed: Not reported
How Leak Discovered: OM
How Leak Stopped: CT,
Cause of Leak: UNK
Leak Source: Tank
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): Not reported
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 7/25/2003
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: 25
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: =
Organization: Not reported
Owner Contact: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TEXACO -BRANDED STATION (FORMER) (Continued)

S106116177

Responsible Party: DEBORAH PRYOR
RP Address: P.O. BOX 7869
Program: Not reported
Lat/Long: 0 / 0
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: Not reported

SLIC:

Region: STATE
Facility Status: Completed - Case Closed ←
Status Date: 04/15/2004
Global Id: T0603728889
Lead Agency: LOS ANGELES COUNTY
Lead Agency Case Number: 05108-26090
Latitude: 34.139682
Longitude: -117.977966
Case Type: Cleanup Program Site
Case Worker: TS
Local Agency: LOS ANGELES COUNTY
RB Case Number: I-05300A
File Location: Not reported
Potential Media Affected: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

76
WSW
1/4-1/2
0.386 mi.
2039 ft.

CIRCLE MACHINE CO
1323 S SHAMROCK AVE
MONROVIA, CA 91016

LUST U002288879
HIST CORTESE N/A
LOS ANGELES CO. HMS
WIP

Relative:
Lower

LUST:
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700158
Global Id: T0603700158
Latitude: 34.137034
Longitude: -117.991583
Status: Completed - Case Closed ←
Status Date: 03/10/1997
Case Worker: WIP
RB Case Number: 106.2032
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603700158

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE MACHINE CO (Continued)

U002288879

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

Global Id: T0603700158
Contact Type: Regional Board Caseworker
Contact Name: WELL INVESTIGATION PROGRAM
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: Not reported
Phone Number: Not reported

LUST:
Global Id: T0603700158
Action Type: Other
Date: 01/06/1994
Action: Leak Reported

LUST:
Global Id: T0603700158
Status: Open - Case Begin Date
Status Date: 01/06/1994

Global Id: T0603700158
Status: Open - Site Assessment
Status Date: 01/06/1994

Global Id: T0603700158
Status: Completed - Case Closed
Status Date: 03/10/1997

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 106.2032
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: T0603700158
W Global ID: Not reported
Staff: wip
Local Agency: 19000
Cross Street: DUARTE RD
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 1/6/1994

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE MACHINE CO (Continued)

U002288879

Date Leak Record Entered: 3/22/1994
Date Confirmation Began: 1/6/1994
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 3/22/1994
Date the Case was Closed: 3/10/1997
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: OLD CASE #910160034
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 2728.3994731966629849712301136
Source of Cleanup Funding: Not reported
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
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CIRCLE MACHINE CO
RP Address: 1323 S SHAMROCK, MONROVIA, CA 91016
Program: LUST
Lat/Long: 34.1374489 / -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: Not reported

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 106.2032

LOS ANGELES CO. HMS:

Region: LA
Permit Category: T
Facility Id: 016051-020921
Facility Type: 1
Facility Status: Removed
Area: 3G
Permit Number: 000064031
Permit Status: Removed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE MACHINE CO (Continued)

U002288879

WIP:

Region: 4
File Number: 106.2032
File Status: Historical
Staff: DRASMUSS
Facility Suite: Not reported

77
SSW
1/4-1/2
0.393 mi.
2077 ft.

CONRAC CORP-ALSTON DIV
1724 MOUNTAIN AVE
DUARTE, CA 91010

SLIC
HIST UST
LOS ANGELES CO. HMS
WIP

S105033065
N/A

Relative:
Lower

Actual:
465 ft.

SLIC:

Region: STATE
Facility Status: Open - Inactive ← &
Status Date: 10/29/2014
Global Id: SL603798694
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.133252
Longitude: -117.985466
Case Type: Cleanup Program Site
Case Worker: GJH
Local Agency: Not reported
RB Case Number: 106.2075
File Location: Not reported
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

HIST UST:

File Number: 0002736D
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002736D.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CONRAC CORP-ALSTON DIV (Continued)

S105033065

Click here for Geo Tracker PDF:

LOS ANGELES CO. HMS:

Region: LA
Permit Category: T
Facility Id: 003853-003984
Facility Type: 0
Facility Status: Closed
Area: 3R
Permit Number: 000117923
Permit Status: Closed

Region: LA
Permit Category: I
Facility Id: 003853-I03984
Facility Type: 01
Facility Status: Closed
Area: 3R
Permit Number: 000001916
Permit Status: Closed

WIP:

Region: 4
File Number: 106.2075
File Status: Backlog
Staff: UNIDENTIFIED
Facility Suite: Not reported

78
ESE
1/4-1/2
0.395 mi.
2084 ft.

CITY OF DUARTE
1427 BUENA VISTA ST
DUARTE, CA 91010

LUST S100720633
HIST CORTESE N/A
LOS ANGELES CO. HMS

Relative:
Lower

Actual:
487 ft.

LUST:

Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704232
Global Id: T0603704232
Latitude: 34.136386
Longitude: -117.9775801
Status: Completed - Case Closed  
Status Date: 01/26/1990
Case Worker: JOA
RB Case Number: I-14948
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Aviation
Site History: Not reported

LUST:

Global Id: T0603704232
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF DUARTE (Continued)

S100720633

Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Global Id: T0603704232
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

LUST:
Global Id: T0603704232
Action Type: Other
Date: 01/26/1990
Action: Leak Reported

LUST:
Global Id: T0603704232
Status: Completed - Case Closed
Status Date: 01/26/1990

Global Id: T0603704232
Status: Open - Case Begin Date
Status Date: 01/26/1990

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-14948
Status: Case Closed
Substance: 1
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603704232
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 1/26/1990
Date Leak Record Entered: 2/5/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 2/16/1990
Date the Case was Closed: 1/26/1990
How Leak Discovered: Not reported
How Leak Stopped: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF DUARTE (Continued)

S100720633

Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 2068.5932191959891359356210011
Source of Cleanup Funding: Not reported
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
Organization: Not reported
Owner Contact: Not reported
Responsible Party: CITY OF DUARTE
RP Address: 1600 HUNTINGTON DRIVE, DUARTE, 91010
Program: LUST
Lat/Long: 34.136566 / -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: Not reported

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-14948

LOS ANGELES CO. HMS:

Region: LA
Permit Category: Not reported
Facility Id: 008538-014948
Facility Type: Not reported
Facility Status: Removed
Area: 3R
Permit Number: Not reported
Permit Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

79
NNW
1/4-1/2
0.413 mi.
2179 ft.

CITY OF MONROVIA CITY YARD
600 S MOUNTAIN AVE
MONROVIA, CA 91016

LUST
SWEEPS UST
LOS ANGELES CO. HMS
U003776875
N/A

Relative:
Higher

Actual:
581 ft.

LUST:

Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603741900
Global Id: T0603741900
Latitude: 34.145635
Longitude: -117.986286
Status: Completed - Case Closed
Status Date: 12/21/2004
Case Worker: IEO
RB Case Number: R-11606
Local Agency: LOS ANGELES COUNTY
File Location: Local Agency
Local Case Number: 011558-011606
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:

Global Id: T0603741900
Contact Type: Local Agency Caseworker
Contact Name: CARL SJOBERG
Organization Name: LOS ANGELES COUNTY
Address: 900 SOUTH FREMONT AVENUE
City: ALHAMBRA
Email: Not reported
Phone Number: 6264585100

Global Id: T0603741900
Contact Type: Regional Board Caseworker
Contact Name: CURT M. CHARMLEY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: ccharmley@waterboards.ca.gov
Phone Number: Not reported

LUST:

Global Id: T0603741900
Action Type: Other
Date: 09/21/1988
Action: Leak Discovery

Global Id: T0603741900
Action Type: Other
Date: 06/29/1998
Action: Leak Stopped

Global Id: T0603741900
Action Type: Other
Date: 01/30/2003
Action: Leak Reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF MONROVIA CITY YARD (Continued)

U003776875

LUST:

Global Id: T0603741900
Status: Open - Case Begin Date
Status Date: 09/21/1988

Global Id: T0603741900
Status: Open - Site Assessment
Status Date: 01/30/2003

Global Id: T0603741900
Status: Open - Site Assessment
Status Date: 08/26/2003

Global Id: T0603741900
Status: Completed - Case Closed
Status Date: 12/21/2004

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-11606
Status: Leak being confirmed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: 011558-011606
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603741900
W Global ID: Not reported
Staff: Not reported
Local Agency: 19000
Cross Street: LEMON ST.
Enforcement Type: Not reported
Date Leak Discovered: 9/21/1988
Date Leak First Reported: 1/30/2003
Date Leak Record Entered: Not reported
Date Confirmation Began: 1/30/2003
Date Leak Stopped: 6/29/1998
Date Case Last Changed on Database: Not reported
Date the Case was Closed: Not reported
How Leak Discovered: OM
How Leak Stopped: CT,
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): Not reported
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF MONROVIA CITY YARD (Continued)

U003776875

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
Organization: Not reported
Owner Contact: Not reported
Responsible Party: DENNIS SHIFLETT
RP Address: 415 S. IVY AVE.
Program: LUST
Lat/Long: 0 / 0
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: Not reported

SWEEPS UST:

Status: Active
Comp Number: 11606
Number: 9
Board Of Equalization: 44-009386
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011606-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 4

Status: Active
Comp Number: 11606
Number: 9
Board Of Equalization: 44-009386
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011606-000002
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

CITY OF MONROVIA CITY YARD (Continued)

U003776875

Status: Active
Comp Number: 11606
Number: 9
Board Of Equalization: 44-009386
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011606-000003
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: 11606
Number: 9
Board Of Equalization: 44-009386
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011606-000004
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

LOS ANGELES CO. HMS:

Region: LA
Permit Category: T
Facility Id: 011558-011606
Facility Type: 0
Facility Status: Permit
Area: 3G
Permit Number: 00003164T
Permit Status: Permit

Q80
NW
1/4-1/2
0.419 mi.
2213 ft.

MCDONNELL DOUGLAS ELECTRONICS
700 ROYAL OAKS DR.
MONROVIA, CA 91017

ENVIROSTOR 1000100474
SLIC N/A

Site 1 of 2 in cluster Q

Relative:
Higher

Actual:
562 ft.

ENVIROSTOR:
Facility ID: 19360518
Status: Refer: RWQCB
Status Date: 03/09/1995
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical



Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MCDONNELL DOUGLAS ELECTRONICS (Continued)

1000100474

Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * Mmonroy
Division Branch: Cleanup Chatsworth
Assembly: 41
Senate: 25
Special Program: * RCRA 3012 - Past Haz Waste Disp Inven Site
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 34.14305
Longitude: -117.9902
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: * Sludge - Paint * UNSPECIFIED SOLVENT MIXTURES * WASTE OIL & MIXED OIL * PHOSPHATE SLUDGE
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: ADVANCED STRUCTURE
Alias Type: Alternate Name
Alias Name: COMPOSITE STRUCTURE CORPORATION
Alias Type: Alternate Name
Alias Name: MCDONNELL DOUGLAS (1961-PRESENT)
Alias Type: Alternate Name
Alias Name: CAD980636559
Alias Type: EPA Identification Number
Alias Name: 19360518
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 09/29/1994
Comments: Because of the surface impoundment, the site is referred to RWQCB.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 05/01/1984
Comments: OWNED BY BDP CORP; SOURCE ACT: T/C W/ W/ A.ALFONSO,BDP CO 818-964-1211,4/26/84 MFG AIR CONDITIONERS & HEATERS. (MCDONNELL)FMG OF ELECT OPTICAL COMPONEN FOR AIRCRAFT. 55GAL DRUMS USED. WASTE: FLAMMABLES,SULFURIC ACID,CR ACIDE. HAULD BY J B TRANSPROTAION TO BKK LDFL (T/C W/ B.CAMPBELL,4/26/84,818-359-8216,MCDONELL (COMPOSITE)MFG HELICOPTER BLADE AT N END OF SITE. WASTE: ACID,BASES-NEUTRALIZED & TO SEWER. SOLVENT & PAINT SLUDGE-IN 55 GAL DRUMS,HAULED BY CHANCELLOR & OGDEN TO BKK LDFL. PRELIM ASSESS DONE RCRA 3012

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 09/26/1983
Comments: FACILITY IDENTIFIED ID FROM ERRIS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MCDONNELL DOUGLAS ELECTRONICS (Continued)

1000100474

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

SLIC:

Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 12/19/2014
Global Id: SL603798688
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.1454805737283
Longitude: -118.002087480361
Case Type: Cleanup Program Site
Case Worker: GJH
Local Agency: Not reported
RB Case Number: 106.2011
File Location: Not reported
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Q81
NW
1/4-1/2
0.419 mi.
2213 ft.

DAY & NIGHT MFG CO
700 ROYAL OAKS AVE
MONROVIA, CA 91016

SEMS-ARCHIVE 1003878485
CAD980636559

Site 2 of 2 in cluster Q

Relative:
Higher

SEMS Archive:
Site ID: 901820
EPA ID: CAD980636559
Cong District: 26
FIPS Code: 6037
FF: N
NPL: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Actual:
562 ft.

SEMS Archive Detail:

Region: 9
Site ID: 901820
EPA ID: CAD980636559
Site Name: DAY & NIGHT MFG CO
NPL: N
FF: N
OU: 0
Action Code: VS
Action Name: ARCH SITE
SEQ: 1
Start Date: Not reported
Finish Date: 1990-09-19 00:00:00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DAY & NIGHT MFG CO (Continued)

1003878485

Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse
Region:	9
Site ID:	901820
EPA ID:	CAD980636559
Site Name:	DAY & NIGHT MFG CO
NPL:	N
FF:	N
OU:	0
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	Not reported
Finish Date:	1990-09-19 00:00:00
Qual:	N
Current Action Lead:	EPA Perf
Region:	9
Site ID:	901820
EPA ID:	CAD980636559
Site Name:	DAY & NIGHT MFG CO
NPL:	N
FF:	N
OU:	0
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1981-05-01 00:00:00
Finish Date:	1981-05-01 00:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	9
Site ID:	901820
EPA ID:	CAD980636559
Site Name:	DAY & NIGHT MFG CO
NPL:	N
FF:	N
OU:	0
Action Code:	PA
Action Name:	PA
SEQ:	2
Start Date:	1984-08-01 00:00:00
Finish Date:	1985-01-01 00:00:00
Qual:	L
Current Action Lead:	St Perf

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

82
SSW
1/4-1/2
0.436 mi.
2301 ft.

MON VAN MOVING SERVICE
1705 MOUNTAIN AVE S
MONROVIA, CA 91016

LUST S104406621
HIST CORTESE N/A

Relative:
Lower

LUST:

Actual:
466 ft.

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704447
Global Id: T0603704447
Latitude: 34.1333541
Longitude: -117.9864957
Status: Completed - Case Closed ← y
Status Date: 11/30/1999
Case Worker: AJL
RB Case Number: I-20284
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

LUST:

Global Id: T0603704447
Contact Type: Regional Board Caseworker
Contact Name: AHMAD J. LAMAA
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 West 4th Street Suite 200
City: Los Angeles
Email: alamaa@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603704447
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

LUST:

Global Id: T0603704447
Action Type: ENFORCEMENT
Date: 11/04/1997
Action: * Historical Enforcement

Global Id: T0603704447
Action Type: Other
Date: 06/24/1993
Action: Leak Discovery

Global Id: T0603704447
Action Type: Other
Date: 08/05/1993
Action: Leak Reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MON VAN MOVING SERVICE (Continued)

S104406621

LUST:

Global Id: T0603704447
Status: Open - Case Begin Date
Status Date: 06/24/1993

Global Id: T0603704447
Status: Open - Site Assessment
Status Date: 08/05/1993

Global Id: T0603704447
Status: Open - Site Assessment
Status Date: 10/11/1994

Global Id: T0603704447
Status: Completed - Case Closed ← ✓
Status Date: 11/30/1999

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-20284
Status: Case Closed ← ✓
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil

Abatement Method Used at the Site: Not reported

Global ID: T0603704447
W Global ID: Not reported
Staff: A.J.L.
Local Agency: 19000
Cross Street: LEWISTON ST
Enforcement Type: EF

Date Leak Discovered: 6/24/1993
Date Leak First Reported: 8/5/1993
Date Leak Record Entered: 11/3/1995
Date Confirmation Began: 8/5/1993
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 1/20/2000
Date the Case was Closed: 11/30/1999

How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: Other Cause
Leak Source: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported

Approx. Dist To Production Well (ft): 954.0755135877014352336187138
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 10/11/1994
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MON VAN MOVING SERVICE (Continued)

S104406621

Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: 11/4/1997
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
Organization: Not reported
Owner Contact: Not reported
Responsible Party: MON VAN MOVING SERVICES
RP Address: 1705 S. MOUNTAIN AVE., MONROVIA, CA 91016
Program: LUST
Lat/Long: 34.1333541 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: LOP/HIGH - ADMINISTRATIVE (CLOSURE/SB2004/ENFORCEMENT)
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: DIESEL TANK WAS REMOVED IN 1993.; 1/20/00 ABANDONMENT OF THREE VADOSE WELLS

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-20284

83
SW
1/4-1/2
0.448 mi.
2365 ft.

DISCOUNT EQUIPMENT CO.
624 E EVERGREEN AVE
MONROVIA, CA 91016

SLIC S106484516
WIP N/A

Relative:
Lower

Actual:
479 ft.

SLIC:

Region: STATE
Facility Status: **Completed - Case Closed** ← y
Status Date: 03/11/2015
Global Id: SL603798695
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.13497
Longitude: -117.994157
Case Type: Cleanup Program Site
Case Worker: GJH
Local Agency: Not reported
RB Case Number: 106.2080
File Location: Not reported
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

WIP:

Region: 4

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DISCOUNT EQUIPMENT CO. (Continued)

S106484516

File Number: 106.2080
File Status: **Backlog**
Staff: UNIDENTIFIED
Facility Suite: Not reported

R84
SW
1/4-1/2
0.459 mi.
2424 ft.
KENNEDY CO
1600 SHAMROCK AVE
MONROVIA, CA 91016

Relative:
Lower

Actual:
472 ft.

Site 1 of 2 in cluster R

RCRA-TSDF **1000312230**
LUST **CAD000062729**
HIST UST
RCRA NonGen / NLR
FINDS
ECHO
EMI
HIST CORTESE

RCRA-TSDF:

Date form received by agency: 09/13/1993
Facility name: KENNEDY CO
Facility address: 1600 SHAMROCK AVE
MONROVIA, CA 91016
EPA ID: CAD000062729
Contact: Not reported
Contact address: Not reported
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
Classification: TSDF
Description: Handler is engaged in the treatment, storage or disposal of hazardous waste
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: MONROVIA-CROW ASSOCIATES
Owner/operator address: 5757 PEACHTREE STREET
CITY OF COMMERCE, CA 90040
Owner/operator country: Not reported
Owner/operator telephone: 213-724-2246
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: KENNEDY CO
Owner/operator address: 1600 S SHAMROCK
CITY NOT REPORTED, CA 99999
Owner/operator country: Not reported
Owner/operator telephone: 213-357-8831
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KENNEDY CO (Continued)

1000312230

Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 08/15/1980
Site name: KENNEDY CO
Classification: Large Quantity Generator

Facility Has Received Notices of Violations:

Regulation violated: F - FEA
Area of violation: Formal Enforcement Agreement or Order
Date violation determined: 01/22/1987
Date achieved compliance: 01/22/1987
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: F - 262.10-12.A
Area of violation: Generators - General
Date violation determined: 08/14/1986
Date achieved compliance: 01/22/1987
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 10/27/1986
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: F - 262.10-12.A

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KENNEDY CO (Continued)

1000312230

Area of violation: Generators - General
Date violation determined: 08/14/1986
Date achieved compliance: 01/22/1987
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 08/14/1986
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: F - 262.10-12.A
Area of violation: Generators - General
Date violation determined: 10/11/1984
Date achieved compliance: 01/22/1987
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 10/15/1984
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 09/29/1987
Evaluation: COMPLIANCE SCHEDULE EVALUATION
Area of violation: Formal Enforcement Agreement or Order
Date achieved compliance: 01/22/1987
Evaluation lead agency: State

Evaluation date: 08/14/1986
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 08/14/1986
Evaluation: NON-FINANCIAL RECORD REVIEW
Area of violation: Generators - General
Date achieved compliance: 01/22/1987
Evaluation lead agency: State

Evaluation date: 10/11/1984
Evaluation: NON-FINANCIAL RECORD REVIEW
Area of violation: Generators - General
Date achieved compliance: 01/22/1987
Evaluation lead agency: State

Evaluation date: 10/11/1984
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KENNEDY CO (Continued)

1000312230

LUST:

Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704075
Global Id: T0603704075
Latitude: 34.1342058
Longitude: -117.9907569
Status: Completed - Case Closed ← ✓
Status Date: 01/10/1990
Case Worker: JOA
RB Case Number: I-13524
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Aviation
Site History: Not reported

LUST:

Global Id: T0603704075
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

Global Id: T0603704075
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

LUST:

Global Id: T0603704075
Action Type: Other
Date: 01/10/1990
Action: Leak Reported

LUST:

Global Id: T0603704075
Status: Completed - Case Closed ← ✓
Status Date: 01/10/1990

Global Id: T0603704075
Status: Open - Case Begin Date
Status Date: 01/10/1990

LUST REG 4:

Region: 4
Regional Board: 04

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KENNEDY CO (Continued)

1000312230

County: Los Angeles
Facility Id: I-13524
Status: Case Closed
Substance: 1
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603704075
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 1/10/1990
Date Leak Record Entered: 1/22/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 1/29/1990
Date the Case was Closed: 1/10/1990
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 2192.2424283408307774594183983
Source of Cleanup Funding: Not reported
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
Organization: Not reported
Owner Contact: Not reported
Responsible Party: KENNEDY INCORPORATED
RP Address: 1600 SHAMROCK AVENUE, S., MONROVIA, 91016
Program: LUST
Lat/Long: 34.1339641 / -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: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KENNEDY CO (Continued)

1000312230

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000020992
Facility Type:	Other
Other Type:	ELECTRONICS ASSEMBLE
Contact Name:	LARRY BACHER
Telephone:	8183578831
Owner Name:	KENNEDY
Owner Address:	1600 SHAMROCK AVE.
Owner City,St,Zip:	MONROVIA, CA 91016
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	1979
Tank Capacity:	00001500
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	None

FINDS:

Registry ID: 110002626310

Environmental Interest/Information System

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

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.

STATE MASTER

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000312230
Registry ID:	110002626310
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002626310

EMI:

Year:	1987
County Code:	19

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KENNEDY CO (Continued)

1000312230

Air Basin: SC
Facility ID: 13928
Air District Name: SC
SIC Code: 3679
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 5
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-13524

**R85
SW
1/4-1/2
0.459 mi.
2424 ft.**

**KENNEDY CO
1600 SOUTH SHAMROCK AVE.
MONROVIA, CA 91016**

**HWP S109467255
N/A**

Site 2 of 2 in cluster R

**Relative:
Lower**

HWP:

EPA Id: CAD000062729
Cleanup Status: CLOSED
Latitude: 34.13412
Longitude: -117.9905
Facility Type: Historical - Non-Operating
Facility Size: Not reported
Team: Not reported
Supervisor: Not reported
Site Code: Not reported
Assembly District: 41
Senate District: 25
Public Information Officer: Not reported
Public Information Officer: Not reported

**Actual:
472 ft.**

Activities:

EPA Id: CAD000062729
Facility Type: Historical - Non-Operating
Unit Names: OTHRTRT1, TANKSTR1
Event Description: New Operating Permit - APPLICATION PART A RECEIVED
Actual Date: 11/19/1980

EPA Id: CAD000062729
Facility Type: Historical - Non-Operating
Unit Names: OTHRTRT1, TANKSTR1
Event Description: New Operating Permit - FINAL PERMIT - WITHDRAWAL REQUEST RECEIVED
Actual Date: 10/21/1982

EPA Id: CAD000062729
Facility Type: Historical - Non-Operating
Unit Names: OTHRTRT1, TANKSTR1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KENNEDY CO (Continued)

S109467255

Event Description: New Operating Permit - FINAL PERMIT - WITHDRAWAL REQUEST ACKNOWLEDGED
Actual Date: 10/29/1982

Closure:

EPA Id: CAD000062729
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, CONTAIN2, OTHRTRT1, TANKSTR1
Event Description: Closure Final - RECEIVE CLOSURE CERTIFICATION
Actual Date: 09/29/1995

EPA Id: CAD000062729
Facility Type: Historical - Non-Operating
Unit Names: CONTAIN1, CONTAIN2, OTHRTRT1, TANKSTR1
Event Description: Closure Final - ISSUE CLOSURE VERIFICATION
Actual Date: 09/29/1995

86
NW
1/4-1/2
0.480 mi.
2533 ft.

DALE'S AUTO SERVICE
721 SHAMROCK AVE S
MONROVIA, CA 91016

LUST S101297536
HIST CORTESE N/A

Relative:
Higher

LUST:

Actual:
568 ft.

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703992
Global Id: T0603703992
Latitude: 34.143983
Longitude: -117.990968
Status: Completed - Case Closed ← y
Status Date: 07/23/1996
Case Worker: YR
RB Case Number: I-12660
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0603703992
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

Global Id: T0603703992
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALE'S AUTO SERVICE (Continued)

S101297536

Phone Number: Not reported

LUST:

Global Id: T0603703992
Action Type: Other
Date: 09/20/1991
Action: Leak Stopped

Global Id: T0603703992
Action Type: Other
Date: 09/20/1991
Action: Leak Discovery

Global Id: T0603703992
Action Type: Other
Date: 01/13/1992
Action: Leak Reported

LUST:

Global Id: T0603703992
Status: Open - Case Begin Date
Status Date: 09/20/1991

Global Id: T0603703992
Status: Open - Site Assessment
Status Date: 07/21/1994

Global Id: T0603703992
Status: Open - Remediation
Status Date: 03/01/1996

Global Id: T0603703992
Status: Open - Remediation
Status Date: 03/26/1996

Global Id: T0603703992
Status: Completed - Case Closed
Status Date: 07/23/1996

← J

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-12660
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: T0603703992
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: WALNUT AVE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DALE'S AUTO SERVICE (Continued)

S101297536

Enforcement Type: Not reported
Date Leak Discovered: 9/20/1991
Date Leak First Reported: 1/13/1992
Date Leak Record Entered: 3/9/1992
Date Confirmation Began: Not reported
Date Leak Stopped: 9/20/1991
Date Case Last Changed on Database: 6/1/1996
Date the Case was Closed: 7/23/1996
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: SMITH, DALE
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 4691.2559020817757785677366162
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 7/21/1994
Pollution Characterization Began: Not reported
Remediation Plan Submitted: 3/1/1996
Remedial Action Underway: 3/26/1996
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
Organization: Not reported
Owner Contact: Not reported
Responsible Party: DALE'S AUTO SERVICE
RP Address: 721 SHAMROCK AVE., S., MONROVIA, 91016
Program: LUST
Lat/Long: 34.1445547 / -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: Not reported

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-12660

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

87
West
1/2-1
0.580 mi.
3062 ft.

**METRO GOLD LINE FOOTHILL EXTENSION
AT SIERRA MADRE VILLA AVE AND 210-FRWY TO FOOTHILL BLVD AND
PASADENA TO AZUSA, CA 91016**

**ENVIROSTOR S112165833
VCP N/A**

**Relative:
Lower**

ENVIROSTOR:
Facility ID: 60001799
Status: Inactive - Needs Evaluation
Status Date: 09/08/2014
Site Code: 301580
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 100
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Jessy Fierro
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Assembly: 44
Senate: 25
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.14039
Longitude: -117.9947
APN: NONE SPECIFIED
Past Use: RAILROAD RIGHT OF WAY
Potential COC: Arsenic Lead
Confirmed COC: Arsenic Lead
Potential Description: SOIL
Alias Name: 301580
Alias Type: Project Code (Site Code)
Alias Name: 60001799
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 10/01/2012
Comments: VCA executed by DTSC and MTA to provide oversight on sampling and removal proposals and field activities.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 10/01/2012
Comments: MTA proposes to conduct sampling at the bridge areas to delineate the impacted soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 10/02/2012
Comments: The Sampling Report presents sampling data the Gold Line extension area.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METRO GOLD LINE FOOTHILL EXTENSION (Continued)

S112165833

Completed Area Name: Irwindale Stockpile
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 06/18/2015
Comments: Sampling Workplan prepared to identify potential contaminants in stockpile.

Completed Area Name: Irwindale Stockpile
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 08/25/2015
Comments: Sampling for Irwindale stockpile identified no significant concentrations of chemicals. The soil can be reused for the project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 01/28/2014
Comments: Updated Cost Estimate sent to Proponent.

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

VCP:

Facility ID: 60001799
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 100
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Jessy Fierro
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Site Code: 301580
Assembly: 44
Senate: 25
Special Programs Code: Voluntary Cleanup Program
Status: Inactive - Needs Evaluation
Status Date: 09/08/2014
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.14039 / -117.9947
APN: NONE SPECIFIED
Past Use: RAILROAD RIGHT OF WAY
Potential COC: 30001, 30013
Confirmed COC: 30001,30013
Potential Description: SOIL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METRO GOLD LINE FOOTHILL EXTENSION (Continued)

S112165833

Alias Name: 301580
Alias Type: Project Code (Site Code)
Alias Name: 60001799
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 10/01/2012
Comments: VCA executed by DTSC and MTA to provide oversight on sampling and removal proposals and field activities.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 10/01/2012
Comments: MTA proposes to conduct sampling at the bridge areas to delineate the impacted soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 10/02/2012
Comments: The Sampling Report presents sampling data the Gold Line extension area.

Completed Area Name: Irwindale Stockpile
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 06/18/2015
Comments: Sampling Workplan prepared to identify potential contaminants in stockpile.

Completed Area Name: Irwindale Stockpile
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 08/25/2015
Comments: Sampling for Irwindale stockpile identified no significant concentrations of chemicals. The soil can be reused for the project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 01/28/2014
Comments: Updated Cost Estimate sent to Proponent.

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

S88
WSW
1/2-1
0.669 mi.
3531 ft.
AVERY DENNISON
1620 CALIFORNIA AVE
MONROVIA, CA 91016
Site 1 of 2 in cluster S

Relative:
Lower

Actual:
461 ft.

RCRA-SQG
LUST
SWEEPS UST
HIST UST
CA FID UST
CHMIRS
EMI
ENF
HIST CORTESE
LOS ANGELES CO. HMS
Notify 65
WIP
1000372430
CAD057339640

RCRA-SQG:

Date form received by agency: 03/04/1999
Facility name: AVERY DENNISON
Facility address: 1620 CALIFORNIA AVE
MONROVIA, CA 91016
EPA ID: CAD057339640
Contact: KELLI KIMBERLY
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: 909-948-3250
Contact email: Not reported
EPA Region: 09
Land type: Private
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

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
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 09/01/1996
Site name: AVERY DENNISON
Classification: Large Quantity Generator

Date form received by agency: 09/01/1996
Site name: AVERY DENNISON

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Classification: Small Quantity Generator

Date form received by agency: 03/22/1996

Site name: AVERY DENNISON

Classification: Large Quantity Generator

Date form received by agency: 03/01/1996

Site name: AVERY DENNISON CORP., FASSON ROLL DIV

Classification: Large Quantity Generator

Date form received by agency: 03/31/1994

Site name: AVERY DENNISON CORP., FASSON ROLL DIV

Classification: Large Quantity Generator

Date form received by agency: 02/29/1992

Site name: AVERY-DENNISON

Classification: Large Quantity Generator

Date form received by agency: 04/12/1990

Site name: AVERY LABEL

Classification: Large Quantity Generator

Facility Has Received Notices of Violations:

Regulation violated: FR - 262.30-34.C

Area of violation: Generators - General

Date violation determined: 02/22/1994

Date achieved compliance: 04/14/1994

Violation lead agency: EPA

Enforcement action: WRITTEN INFORMAL

Enforcement action date: 02/28/1994

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 268.7

Area of violation: LDR - General

Date violation determined: 02/22/1994

Date achieved compliance: 04/14/1994

Violation lead agency: EPA

Enforcement action: WRITTEN INFORMAL

Enforcement action date: 02/28/1994

Enf. disposition status: Not reported

Enf. disp. status date: Not reported

Enforcement lead agency: EPA

Proposed penalty amount: Not reported

Final penalty amount: Not reported

Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60

Area of violation: Generators - General

Date violation determined: 02/22/1994

Date achieved compliance: 04/14/1994

Violation lead agency: EPA

Enforcement action: WRITTEN INFORMAL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Enforcement action date: 02/28/1994
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 262.10-12.A
Area of violation: Generators - General
Date violation determined: 01/10/1994
Date achieved compliance: 01/10/1999
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 01/10/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 01/10/1999
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 01/10/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 04/14/1994
Evaluation lead agency: EPA

Evaluation date: 01/10/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: LDR - General
Date achieved compliance: 04/14/1994
Evaluation lead agency: EPA

LUST:

Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700157
Global Id: T0603700157
Latitude: 34.133961
Longitude: -117.994914
Status: Completed - Case Closed ← #
Status Date: 11/25/1996
Case Worker: WIP
RB Case Number: 106.2012
Local Agency: LOS ANGELES COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: * Solvents

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Site History: Not reported

LUST:

Global Id: T0603700157
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

Global Id: T0603700157
Contact Type: Regional Board Caseworker
Contact Name: WELL INVESTIGATION PROGRAM
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: LOS ANGELES
Email: Not reported
Phone Number: Not reported

LUST:

Global Id: T0603700157
Action Type: Other
Date: 10/04/1989
Action: Leak Discovery

Global Id: T0603700157
Action Type: Other
Date: 10/30/1990
Action: Leak Reported

LUST:

Global Id: T0603700157
Status: Open - Case Begin Date
Status Date: 10/04/1989

Global Id: T0603700157
Status: Open - Site Assessment
Status Date: 10/30/1990

Global Id: T0603700157
Status: Completed - Case Closed
Status Date: 11/25/1996



LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: 106.2012
Status: Case Closed
Substance: Solvents
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Specific tank leak that has contaminated an aquifer used for drinking water

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Abatement Method Used at the Site: Not reported
Global ID: T0603700157
W Global ID: Not reported
Staff: WIP
Local Agency: 19000
Cross Street: DUARTE RD.
Enforcement Type: Not reported
Date Leak Discovered: 10/4/1989
Date Leak First Reported: 10/30/1990
Date Leak Record Entered: 12/5/1990
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 11/25/1996
Date the Case was Closed: 11/25/1996
How Leak Discovered: OM
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: VERSHEL, RICHARD B.
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 1551.335714865533452250328642
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 10/30/1990
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
Organization: Not reported
Owner Contact: Not reported
Responsible Party: AVERY DENNISON/FASSON
RP Address: 1620 S. CALIFORNIA AVE., MONROVIA, CA 91016-4622
Program: LUST
Lat/Long: 34.133961 / -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: REMEDIATION AT THE SITE IS ONGOING.

SWEEPS UST:

Status: Active
Comp Number: 10025
Number: 9
Board Of Equalization: 44-008686
Referral Date: 06-30-89
Action Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010025-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 11

Status: Active
Comp Number: 10025
Number: 9
Board Of Equalization: 44-008686
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010025-000002
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 10025
Number: 9
Board Of Equalization: 44-008686
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010025-000003
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: 10025
Number: 9
Board Of Equalization: 44-008686
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010025-000004
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 10025
Number: 9
Board Of Equalization: 44-008686
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010025-000005
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 10025
Number: 9
Board Of Equalization: 44-008686
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010025-000006
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: 10025
Number: 9
Board Of Equalization: 44-008686
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010025-000007
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

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Comp Number: 10025
Number: 9
Board Of Equalization: 44-008686
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010025-000008
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: 10025
Number: 9
Board Of Equalization: 44-008686
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010025-000009
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: 10025
Number: 9
Board Of Equalization: 44-008686
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010025-000010
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: 10025
Number: 9
Board Of Equalization: 44-008686
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-010025-000011
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

HIST UST:

File Number: 00026620
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026620.pdf>
Region: STATE
Facility ID: 00000029259
Facility Type: Other
Other Type: MFG. FACILITY
Contact Name: Not reported
Telephone: 8183577031
Owner Name: AVERY LABEL
Owner Address: 1616 SOUTH CALIFORNIA AVE.
Owner City,St,Zip: MONROVIA, CA 91016
Total Tanks: 0012

Tank Num: 001
Container Num: TANK #2
Year Installed: Not reported
Tank Capacity: 00030000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: TANK #1
Year Installed: Not reported
Tank Capacity: 00030000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: TANK #4
Year Installed: Not reported
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: TANK #6
Year Installed: Not reported
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 005
Container Num: TANK #3
Year Installed: Not reported
Tank Capacity: 00030000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 006
Container Num: TANK #5
Year Installed: Not reported
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

Tank Num: 007
Container Num: 7
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Not reported

Tank Num: 008
Container Num: 8
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 009
Container Num: T-9
Year Installed: Not reported
Tank Capacity: 00010850
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: X
Leak Detection: Visual, Stock Inventor

Tank Num: 010
Container Num: T-10
Year Installed: Not reported
Tank Capacity: 00010850
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Tank Num: 011
Container Num: T-11
Year Installed: Not reported
Tank Capacity: 00010850
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor

Tank Num: 012
Container Num: T-7
Year Installed: Not reported
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor

[Click here for Geo Tracker PDF:](#)

CA FID UST:

Facility ID: 19002860
Regulated By: UTNKA
Regulated ID: 00029259
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: 1616 S CALIFORNIA AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: MONROVIA
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CHMIRS:

OES Incident Number: 7682
OES notification: Not reported
OES Date: 4/20/1993
OES Time: 08:00:00 AM
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
More Than Two Substances Involved?: Not reported
Resp Agency Personnel # Of Decontaminated: Not reported
Responding Agency Personnel # Of Injuries: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Responding Agency Personnel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA DOT PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Facility Telephone: Not reported
Waterway Involved: NO
Waterway: Not reported
Spill Site: Not reported
Cleanup By: NO EXTERNAL CLEAN UP
Containment: Not reported
What Happened: Not reported
Type: CHEMICAL
Measure: Not reported
Other: Not reported
Date/Time: Not reported
Year: 1993
Agency: AVERY LABE CO.
Incident Date: 1324
Admin Agency: Not reported
Amount: 40 GAL
Contained: NO
Site Type: S/S
E Date: Not reported
Substance: NAPHA / SOLVENT
Unknown: Not reported
Substance #2: Not reported
Substance #3: Not reported
Evacuations: UNKNOWN
Number of Injuries: UNKNOWN
Number of Fatalities: UNKNOWN
#1 Pipeline: Not reported
#2 Pipeline: Not reported
#3 Pipeline: Not reported
#1 Vessel >= 300 Tons: Not reported
#2 Vessel >= 300 Tons: Not reported
#3 Vessel >= 300 Tons: Not reported
Evacs: Not reported
Injuries: Not reported
Fatals: Not reported
Comments: Not reported
Description: SPILLES IN PLANT, ALL CONTAINED IN PLANT

EMI:

Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 19532
Air District Name: SC
SIC Code: 2671

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 428
Reactive Organic Gases Tons/Yr: 423
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 16
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smllr Tons/Yr:1

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 19532
Air District Name: SC
SIC Code: 2671
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 360
Reactive Organic Gases Tons/Yr: 355
Carbon Monoxide Emissions Tons/Yr: 4
NOX - Oxides of Nitrogen Tons/Yr: 11
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers and Smllr Tons/Yr:1

Year: 1993
County Code: 19
Air Basin: SC
Facility ID: 19532
Air District Name: SC
SIC Code: 2671
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 23
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 1995
County Code: 19
Air Basin: SC
Facility ID: 19532
Air District Name: SC
SIC Code: 2671
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 23
Reactive Organic Gases Tons/Yr: 4
Carbon Monoxide Emissions Tons/Yr: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 1996
County Code: 19
Air Basin: SC
Facility ID: 107522
Air District Name: SC
SIC Code: 2891
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 1997
County Code: 19
Air Basin: SC
Facility ID: 107522
Air District Name: SC
SIC Code: 2759
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 1998
County Code: 19
Air Basin: SC
Facility ID: 107522
Air District Name: SC
SIC Code: 2759
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 1999

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

County Code: 19
Air Basin: SC
Facility ID: 107522
Air District Name: SC
SIC Code: 2759
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 2000
County Code: 19
Air Basin: SC
Facility ID: 107522
Air District Name: SC
SIC Code: 2759
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Year: 2001
County Code: 19
Air Basin: SC
Facility ID: 107522
Air District Name: SC
SIC Code: 2759
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

ENF:

Region: 4
Facility Id: 206869
Agency Name: Avery Dennison
Place Type: Facility
Place Subtype: Not reported
Facility Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	34.13402
Place Longitude:	-117.995035
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	WIP
Program Category1:	MONITORING
Program Category2:	MONITORING
# Of Programs:	1
WDID:	4WIP1062012
Reg Measure Id:	155113
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	06/17/2005
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	Not reported
Fee Code:	Not reported
Direction/Voice:	Passive

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Enforcement Id(EID): 225980
Region: 4
Order / Resolution Number: LT910613
Enforcement Action Type: 13267 Letter
Effective Date: 06/13/1991
Adoption/Issuance Date: Not reported
Achieve Date: Not reported
Termination Date: Not reported
ACL Issuance Date: Not reported
EPL Issuance Date: Not reported
Status: Historical
Title: Enforcement - 4WIP1062012
Description: Not reported
Program: WIP
Latest Milestone Completion Date: Not reported
Of Programs1: 1
Total Assessment Amount: 0
Initial Assessed Amount: 0
Liability \$ Amount: 0
Project \$ Amount: 0
Liability \$ Paid: 0
Project \$ Completed: 0
Total \$ Paid/Completed Amount: 0

HIST CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: 106.2012

LOS ANGELES CO. HMS:

Region: LA
Permit Category: T
Facility Id: 010156-010025
Facility Type: 0
Facility Status: Closed
Area: 3G
Permit Number: 00001462T
Permit Status: Closed

NOTIFY 65:

Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AVERY DENNISON (Continued)

1000372430

WIP:

Region: 4
File Number: 106.2012
File Status: Historical
Staff: ESOLOMON
Facility Suite: Not reported

S89
WSW
1/2-1
0.669 mi.
3531 ft.

AVERY
1616 S.CALIF. AVE.
MONROVIA, CA

Notify 65 **S100178073**
N/A

Site 2 of 2 In cluster S

Relative:
Lower

NOTIFY 65:

Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

Actual:
461 ft.

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: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: N/A
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 02/06/2018
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/16/2018
	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: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: N/A
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 02/06/2018
Number of Days to Update: 14	Next Scheduled EDR Contact: 05/21/2018
	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: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: N/A
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 02/06/2018
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/16/2018
	Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/05/2017	Telephone: 703-603-8704
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 01/05/2018
Number of Days to Update: 92	Next Scheduled EDR Contact: 04/16/2018
	Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: 800-424-9346
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 02/06/2018
Number of Days to Update: 21	Next Scheduled EDR Contact: 04/30/2018
	Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 21

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/06/2018
Next Scheduled EDR Contact: 04/30/2018
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 04/09/2018
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: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 04/09/2018
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: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 04/09/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 12/11/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 45	Next Scheduled EDR Contact: 04/09/2018
	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: 12/11/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 45	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/22/2017	Source: Department of the Navy
Date Data Arrived at EDR: 06/13/2017	Telephone: 843-820-7326
Date Made Active in Reports: 09/15/2018	Last EDR Contact: 02/09/2018
Number of Days to Update: 94	Next Scheduled EDR Contact: 05/28/2018
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/27/2017	Telephone: 703-603-0695
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 74	Next Scheduled EDR Contact: 03/12/2018
	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: 11/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/27/2017	Telephone: 703-603-0695
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 74	Next Scheduled EDR Contact: 03/12/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 09/18/2017
Date Data Arrived at EDR: 09/21/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 22

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 04/09/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/30/2017
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 45

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database 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: 10/30/2017
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 45

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/14/2018
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: 11/13/2017
Date Data Arrived at EDR: 11/14/2017
Date Made Active in Reports: 12/07/2017
Number of Days to Update: 23

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/14/2018
Next Scheduled EDR Contact: 05/28/2018
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/09/2012
	Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/11/2017	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/12/2017	Telephone: see region list
Date Made Active in Reports: 01/11/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 03/26/2018
	Data Release Frequency: Quarterly

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 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	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: Varies

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/14/2017
Date Data Arrived at EDR: 07/27/2017
Date Made Active in Reports: 10/06/2017
Number of Days to Update: 71

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/14/2017
Date Data Arrived at EDR: 07/27/2017
Date Made Active in Reports: 10/06/2017
Number of Days to Update: 71

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/23/2018
Next Scheduled EDR Contact: 05/07/2018
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: 05/01/2017	Source: EPA Region 8
Date Data Arrived at EDR: 07/27/2017	Telephone: 303-312-6271
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/27/2017	Telephone: 415-972-3372
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/25/2017	Source: EPA Region 10
Date Data Arrived at EDR: 11/07/2017	Telephone: 206-553-2857
Date Made Active in Reports: 12/08/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 31	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/26/2017	Source: EPA, Region 5
Date Data Arrived at EDR: 07/27/2017	Telephone: 312-886-7439
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/07/2018
	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: 10/14/2016	Source: EPA Region 4
Date Data Arrived at EDR: 01/27/2017	Telephone: 404-562-8677
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 98	Next Scheduled EDR Contact: 05/07/2018
	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: 04/24/2017	Source: EPA Region 6
Date Data Arrived at EDR: 07/27/2017	Telephone: 214-665-6597
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 71	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/11/2017	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/12/2017	Telephone: 866-480-1028
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/26/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/09/2018
Next Scheduled EDR Contact: 04/23/2018
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/12/2017
Date Made Active in Reports: 01/17/2018
Number of Days to Update: 36

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/12/2017
Next Scheduled EDR Contact: 03/26/2018
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-5092
Date Made Active in Reports: 09/19/2016	Last EDR Contact: 12/26/2017
Number of Days to Update: 69	Next Scheduled EDR Contact: 04/09/2018
	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: 04/14/2017	Source: EPA, Region 1
Date Data Arrived at EDR: 07/27/2017	Telephone: 617-918-1313
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 71	Next Scheduled EDR Contact: 05/07/2018
	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: 04/24/2017	Source: EPA Region 6
Date Data Arrived at EDR: 07/27/2017	Telephone: 214-665-7591
Date Made Active in Reports: 12/08/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 134	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/02/2017	Source: EPA Region 7
Date Data Arrived at EDR: 07/27/2017	Telephone: 913-551-7003
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 71	Next Scheduled EDR Contact: 05/07/2018
	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: 10/14/2016	Source: EPA Region 4
Date Data Arrived at EDR: 01/27/2017	Telephone: 404-562-9424
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 98	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/26/2017	Source: EPA Region 5
Date Data Arrived at EDR: 07/27/2017	Telephone: 312-886-6136
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 71	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/13/2017	Source: EPA Region 9
Date Data Arrived at EDR: 07/27/2017	Telephone: 415-972-3368
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/25/2017	Source: EPA Region 10
Date Data Arrived at EDR: 07/27/2017	Telephone: 206-553-2857
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/01/2017	Source: EPA Region 8
Date Data Arrived at EDR: 07/27/2017	Telephone: 303-312-6137
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/07/2018
	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: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 12/20/2017
Number of Days to Update: 142	Next Scheduled EDR Contact: 04/09/2018
	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: 10/30/2017	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/31/2017	Telephone: 916-323-3400
Date Made Active in Reports: 12/15/2017	Last EDR Contact: 01/31/2018
Number of Days to Update: 45	Next Scheduled EDR Contact: 05/14/2018
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfields Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 12/22/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 01/31/2018
Number of Days to Update: 36

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/26/2017
Next Scheduled EDR Contact: 04/09/2018
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: 01/19/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 04/02/2018
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/12/2017
Date Made Active in Reports: 01/17/2018
Number of Days to Update: 36

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/12/2017
Next Scheduled EDR Contact: 03/26/2018
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/30/2017
Date Data Arrived at EDR: 05/31/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 76

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/09/2018
Next Scheduled EDR Contact: 02/26/2018
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: 01/30/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

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: 01/22/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 02/02/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 01/19/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 16

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 03/12/2018
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 10/30/2017
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 45

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2017
Date Data Arrived at EDR: 08/18/2017
Date Made Active in Reports: 09/21/2017
Number of Days to Update: 34

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 02/22/2018
Next Scheduled EDR Contact: 04/23/2018
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

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: 01/09/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 16

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 03/12/2018
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 11/27/2017
Date Data Arrived at EDR: 11/29/2017
Date Made Active in Reports: 12/18/2017
Number of Days to Update: 19

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/22/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 11/30/2017
Date Data Arrived at EDR: 12/01/2017
Date Made Active in Reports: 01/11/2018
Number of Days to Update: 41

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/30/2017
Next Scheduled EDR Contact: 03/19/2018
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 02/06/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 02/08/2018	Source: DTSC and SWRCB
Date Data Arrived at EDR: 02/08/2018	Telephone: 916-323-3400
Date Made Active in Reports: 02/08/2018	Last EDR Contact: 02/08/2018
Number of Days to Update: 0	Next Scheduled EDR Contact: 03/19/2018
	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: 09/21/2017	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 09/21/2017	Telephone: 202-366-4555
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 22	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 05/09/2017	Source: Office of Emergency Services
Date Data Arrived at EDR: 07/26/2017	Telephone: 916-845-8400
Date Made Active in Reports: 09/21/2017	Last EDR Contact: 02/20/2018
Number of Days to Update: 57	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/11/2017	Source: State Water Quality Control Board
Date Data Arrived at EDR: 12/12/2017	Telephone: 866-480-1028
Date Made Active in Reports: 01/11/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 03/26/2018
	Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/11/2017	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/12/2017	Telephone: 866-480-1028
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 12/12/2018
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/26/2018
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/11/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 45	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 07/08/2015	Telephone: 202-528-4285
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 02/21/2018
Number of Days to Update: 97	Next Scheduled EDR Contact: 06/04/2018
	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: 10/13/2017
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/22/2018
	Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 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: 10/11/2017
Number of Days to Update: 339	Next Scheduled EDR Contact: 01/22/2018
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/16/2018
Next Scheduled EDR Contact: 05/28/2018
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 10/17/2017
Date Data Arrived at EDR: 11/01/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 04/09/2018
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/08/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/22/2017
Next Scheduled EDR Contact: 04/02/2018
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/23/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 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: 01/25/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Annually

ROD: Records Of Decision

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

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 21

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 02/06/2018
Next Scheduled EDR Contact: 03/19/2018
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 02/06/2018
Number of Days to Update: 3	Next Scheduled EDR Contact: 05/21/2018
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017	Source: EPA
Date Data Arrived at EDR: 06/09/2017	Telephone: 202-566-0500
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/12/2018
Number of Days to Update: 126	Next Scheduled EDR Contact: 04/23/2018
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 01/09/2018
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/23/2018
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	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	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: Quarterly

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: 08/30/2016	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 09/08/2016	Telephone: 301-415-7169
Date Made Active in Reports: 10/21/2016	Last EDR Contact: 01/19/2018
Number of Days to Update: 43	Next Scheduled EDR Contact: 05/21/2018
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	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: 12/05/2017
Number of Days to Update: 76	Next Scheduled EDR Contact: 03/19/2018
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 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: 12/08/2017
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/19/2018
	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: 05/24/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/30/2017	Telephone: 202-566-0517
Date Made Active in Reports: 12/15/2017	Last EDR Contact: 01/26/2018
Number of Days to Update: 15	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/02/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/05/2017	Telephone: 202-343-9775
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/04/2018
Number of Days to Update: 8	Next Scheduled EDR Contact: 04/16/2018
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 05/14/2018
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: 09/30/2017
Date Data Arrived at EDR: 11/10/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 63

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/04/2018
Next Scheduled EDR Contact: 04/02/2018
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: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/23/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/09/2018
Next Scheduled EDR Contact: 04/23/2018
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/23/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/10/2017
Date Data Arrived at EDR: 11/03/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 02/06/2018
Next Scheduled EDR Contact: 05/21/2018
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
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

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: 10/29/2017
Date Data Arrived at EDR: 11/28/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 45

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/28/2017
Next Scheduled EDR Contact: 03/12/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/01/2017
Next Scheduled EDR Contact: 03/12/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/01/2017
Next Scheduled EDR Contact: 03/12/2018
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/25/2017
Date Data Arrived at EDR: 09/26/2017
Date Made Active in Reports: 10/20/2017
Number of Days to Update: 24

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/19/2017
Next Scheduled EDR Contact: 03/26/2018
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: 07/23/2017
Date Data Arrived at EDR: 09/06/2017
Date Made Active in Reports: 09/15/2017
Number of Days to Update: 9

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 02/23/2018
Next Scheduled EDR Contact: 03/19/2018
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2017
Date Data Arrived at EDR: 09/06/2017
Date Made Active in Reports: 10/20/2017
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 01/19/2018
Next Scheduled EDR Contact: 03/19/2018
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 73

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/02/2018
Next Scheduled EDR Contact: 04/30/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 06/27/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/21/2017	Telephone: 202-564-0527
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 52	Next Scheduled EDR Contact: 03/12/2018
	Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/20/2017	Source: EPA
Date Data Arrived at EDR: 11/20/2017	Telephone: 800-385-6164
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 02/21/2018
Number of Days to Update: 53	Next Scheduled EDR Contact: 06/04/2018
	Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	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

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: 02/08/2018	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 02/08/2018	Telephone: 916-323-3400
Date Made Active in Reports: 02/08/2018	Last EDR Contact: 02/08/2018
Number of Days to Update: 0	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

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: 08/02/2017	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/08/2017	Telephone: 916-327-4498
Date Made Active in Reports: 10/16/2017	Last EDR Contact: 11/30/2017
Number of Days to Update: 69	Next Scheduled EDR Contact: 03/19/2018
	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: 12/31/2015	Source: California Air Resources Board
Date Data Arrived at EDR: 03/21/2017	Telephone: 916-322-2990
Date Made Active in Reports: 08/15/2017	Last EDR Contact: 12/22/2017
Number of Days to Update: 147	Next Scheduled EDR Contact: 04/02/2018
	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: 11/01/2017	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/03/2017	Telephone: 916-445-9379
Date Made Active in Reports: 12/07/2017	Last EDR Contact: 01/22/2018
Number of Days to Update: 34	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 10/23/2017	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/24/2017	Telephone: 916-255-3628
Date Made Active in Reports: 12/15/2017	Last EDR Contact: 01/22/2018
Number of Days to Update: 52	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/14/2017	Source: California Integrated Waste Management Board
Date Data Arrived at EDR: 11/17/2017	Telephone: 916-341-6066
Date Made Active in Reports: 12/18/2017	Last EDR Contact: 02/08/2018
Number of Days to Update: 31	Next Scheduled EDR Contact: 05/28/2018
	Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2017	Telephone: 916-255-1136
Date Made Active in Reports: 10/17/2017	Last EDR Contact: 01/08/2018
Number of Days to Update: 97	Next Scheduled EDR Contact: 04/23/2018
	Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/20/2017	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/20/2017	Telephone: 877-786-9427
Date Made Active in Reports: 12/27/2017	Last EDR Contact: 02/21/2018
Number of Days to Update: 37	Next Scheduled EDR Contact: 06/04/2018
	Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

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

Date of Government Version: 04/01/2001	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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/20/2017	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/20/2017	Telephone: 916-323-3400
Date Made Active in Reports: 12/27/2017	Last EDR Contact: 02/21/2018
Number of Days to Update: 37	Next Scheduled EDR Contact: 06/04/2018
	Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/08/2018	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/09/2018	Telephone: 916-440-7145
Date Made Active in Reports: 02/06/2018	Last EDR Contact: 01/09/2018
Number of Days to Update: 28	Next Scheduled EDR Contact: 04/23/2018
	Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/11/2017	Source: Department of Conservation
Date Data Arrived at EDR: 12/12/2017	Telephone: 916-322-1080
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 12/12/2017
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/26/2018
	Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/29/2017	Source: Department of Public Health
Date Data Arrived at EDR: 12/05/2017	Telephone: 916-558-1784
Date Made Active in Reports: 01/16/2018	Last EDR Contact: 12/05/2017
Number of Days to Update: 42	Next Scheduled EDR Contact: 03/19/2018
	Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/13/2017	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/14/2017	Telephone: 916-445-9379
Date Made Active in Reports: 12/07/2017	Last EDR Contact: 02/14/2018
Number of Days to Update: 23	Next Scheduled EDR Contact: 05/28/2018
	Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 12/04/2017	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 12/05/2017	Telephone: 916-445-4038
Date Made Active in Reports: 01/16/2018	Last EDR Contact: 12/05/2017
Number of Days to Update: 42	Next Scheduled EDR Contact: 03/19/2018
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/12/2017
Date Made Active in Reports: 01/16/2018
Number of Days to Update: 35

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/12/2017
Next Scheduled EDR Contact: 03/26/2018
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/14/2017
Date Data Arrived at EDR: 12/15/2017
Date Made Active in Reports: 01/16/2018
Number of Days to Update: 32

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/13/2017
Next Scheduled EDR Contact: 04/02/2018
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/12/2017
Date Made Active in Reports: 01/17/2018
Number of Days to Update: 36

Source: Department of Conservation
Telephone: 916-445-2408
Last EDR Contact: 12/12/2017
Next Scheduled EDR Contact: 03/26/2018
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board's review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/12/2018
Next Scheduled EDR Contact: 04/23/2018
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 12/19/2017
Next Scheduled EDR Contact: 04/09/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 (oilly waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGALUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 01/11/2018
Date Made Active in Reports: 02/22/2018
Number of Days to Update: 42

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/04/2018
Next Scheduled EDR Contact: 04/23/2018
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/11/2017
Date Data Arrived at EDR: 10/12/2017
Date Made Active in Reports: 11/08/2017
Number of Days to Update: 27

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/22/2018
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

Date of Government Version: 12/08/2017
Date Data Arrived at EDR: 12/12/2017
Date Made Active in Reports: 12/27/2017
Number of Days to Update: 15

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 11/30/2017
Next Scheduled EDR Contact: 03/19/2018
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 01/04/2018
Next Scheduled EDR Contact: 04/23/2018
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing Cupa Facility Listing

Date of Government Version: 08/31/2017
Date Data Arrived at EDR: 09/05/2017
Date Made Active in Reports: 11/08/2017
Number of Days to Update: 64

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/20/2017
Next Scheduled EDR Contact: 10/09/2017
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List Cupa facility list.

Date of Government Version: 08/07/2017
Date Data Arrived at EDR: 08/08/2017
Date Made Active in Reports: 10/16/2017
Number of Days to Update: 69

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 02/14/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 11/20/2017
Date Data Arrived at EDR: 11/29/2017
Date Made Active in Reports: 01/19/2018
Number of Days to Update: 51

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/29/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List Cupa Facility list

Date of Government Version: 10/31/2017
Date Data Arrived at EDR: 11/01/2017
Date Made Active in Reports: 11/14/2017
Number of Days to Update: 13

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 01/29/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List CUPA facility list.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/04/2017
Date Data Arrived at EDR: 12/06/2017
Date Made Active in Reports: 12/27/2017
Number of Days to Update: 21

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 01/29/2018
Next Scheduled EDR Contact: 05/14/2018
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: 10/03/2017
Date Data Arrived at EDR: 10/06/2017
Date Made Active in Reports: 11/15/2017
Number of Days to Update: 40

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 02/22/2018
Next Scheduled EDR Contact: 04/16/2018
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 10/25/2017
Date Data Arrived at EDR: 10/27/2017
Date Made Active in Reports: 11/15/2017
Number of Days to Update: 19

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 01/22/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 08/03/2017
Date Data Arrived at EDR: 08/08/2017
Date Made Active in Reports: 10/16/2017
Number of Days to Update: 69

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/05/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 10/23/2017
Date Data Arrived at EDR: 10/24/2017
Date Made Active in Reports: 11/15/2017
Number of Days to Update: 22

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/22/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

INYO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa facility list.

Date of Government Version: 06/08/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 08/04/2017
Number of Days to Update: 56

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/14/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/07/2017
Date Made Active in Reports: 12/20/2017
Number of Days to Update: 43

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 02/01/2018
Next Scheduled EDR Contact: 05/21/2018
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: 11/14/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 28

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/14/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 11/09/2017
Date Data Arrived at EDR: 11/10/2017
Date Made Active in Reports: 11/15/2017
Number of Days to Update: 5

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/16/2018
Next Scheduled EDR Contact: 04/30/2018
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 07/24/2017
Date Data Arrived at EDR: 07/26/2017
Date Made Active in Reports: 10/16/2017
Number of Days to Update: 82

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 01/22/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

LOS ANGELES COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: EPA Region 9
Date Data Arrived at EDR: 03/31/2009	Telephone: 415-972-3178
Date Made Active in Reports: 10/23/2009	Last EDR Contact: 12/13/2017
Number of Days to Update: 206	Next Scheduled EDR Contact: 04/02/2018
	Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/11/2017	Source: Department of Public Works
Date Data Arrived at EDR: 10/12/2017	Telephone: 626-458-3517
Date Made Active in Reports: 10/17/2017	Last EDR Contact: 01/04/2018
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/23/2018
	Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/16/2018	Source: La County Department of Public Works
Date Data Arrived at EDR: 01/16/2018	Telephone: 818-458-5185
Date Made Active in Reports: 02/14/2018	Last EDR Contact: 01/16/2018
Number of Days to Update: 29	Next Scheduled EDR Contact: 04/30/2018
	Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2017	Source: Engineering & Construction Division
Date Data Arrived at EDR: 04/21/2017	Telephone: 213-473-7869
Date Made Active in Reports: 10/09/2017	Last EDR Contact: 01/10/2018
Number of Days to Update: 171	Next Scheduled EDR Contact: 04/30/2018
	Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/01/2018	Source: Community Health Services
Date Data Arrived at EDR: 01/17/2018	Telephone: 323-890-7806
Date Made Active in Reports: 02/14/2018	Last EDR Contact: 01/17/2018
Number of Days to Update: 28	Next Scheduled EDR Contact: 04/30/2018
	Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 04/19/2017	Telephone: 310-524-2236
Date Made Active in Reports: 05/10/2017	Last EDR Contact: 01/10/2018
Number of Days to Update: 21	Next Scheduled EDR Contact: 04/30/2018
	Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 03/10/2017	Telephone: 562-570-2563
Date Made Active in Reports: 05/03/2017	Last EDR Contact: 01/22/2018
Number of Days to Update: 54	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/05/2018
Date Made Active in Reports: 01/18/2018
Number of Days to Update: 13

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/04/2018
Next Scheduled EDR Contact: 04/23/2018
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 10/26/2017
Date Data Arrived at EDR: 10/27/2017
Date Made Active in Reports: 11/06/2017
Number of Days to Update: 10

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/14/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 01/02/2018
Date Data Arrived at EDR: 01/05/2018
Date Made Active in Reports: 01/17/2018
Number of Days to Update: 12

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 01/02/2018
Next Scheduled EDR Contact: 04/16/2018
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 01/11/2018
Date Data Arrived at EDR: 01/12/2018
Date Made Active in Reports: 02/08/2018
Number of Days to Update: 27

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/14/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List

CUPA Facility List

Date of Government Version: 11/21/2017
Date Data Arrived at EDR: 11/27/2017
Date Made Active in Reports: 12/27/2017
Number of Days to Update: 30

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/22/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Varies

MONTEREY COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 01/09/2018	Source: Monterey County Health Department
Date Data Arrived at EDR: 01/11/2018	Telephone: 831-796-1297
Date Made Active in Reports: 01/31/2018	Last EDR Contact: 02/20/2018
Number of Days to Update: 20	Next Scheduled EDR Contact: 06/04/2018
	Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017	Source: Napa County Department of Environmental Management
Date Data Arrived at EDR: 01/11/2017	Telephone: 707-253-4269
Date Made Active in Reports: 03/02/2017	Last EDR Contact: 02/22/2018
Number of Days to Update: 50	Next Scheduled EDR Contact: 06/11/2018
	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: 11/22/2017	Source: Napa County Department of Environmental Management
Date Data Arrived at EDR: 11/27/2017	Telephone: 707-253-4269
Date Made Active in Reports: 12/19/2017	Last EDR Contact: 02/22/2018
Number of Days to Update: 22	Next Scheduled EDR Contact: 06/11/2018
	Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 11/02/2017	Source: Community Development Agency
Date Data Arrived at EDR: 11/07/2017	Telephone: 530-265-1467
Date Made Active in Reports: 11/15/2017	Last EDR Contact: 01/29/2018
Number of Days to Update: 8	Next Scheduled EDR Contact: 05/14/2018
	Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 11/02/2017	Source: Health Care Agency
Date Data Arrived at EDR: 11/09/2017	Telephone: 714-834-3446
Date Made Active in Reports: 12/07/2017	Last EDR Contact: 02/05/2018
Number of Days to Update: 28	Next Scheduled EDR Contact: 05/21/2018
	Data Release Frequency: Annually

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/02/2017	Source: Health Care Agency
Date Data Arrived at EDR: 11/09/2017	Telephone: 714-834-3446
Date Made Active in Reports: 12/15/2017	Last EDR Contact: 02/05/2018
Number of Days to Update: 36	Next Scheduled EDR Contact: 05/21/2018
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/02/2017	Source: Health Care Agency
Date Data Arrived at EDR: 11/07/2017	Telephone: 714-834-3446
Date Made Active in Reports: 12/19/2017	Last EDR Contact: 02/07/2018
Number of Days to Update: 42	Next Scheduled EDR Contact: 05/21/2018
	Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 12/08/2017	Source: Placer County Health and Human Services
Date Data Arrived at EDR: 12/12/2017	Telephone: 530-745-2363
Date Made Active in Reports: 01/31/2018	Last EDR Contact: 11/30/2017
Number of Days to Update: 50	Next Scheduled EDR Contact: 03/19/2018
	Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA Facility List

Plumas County CUPA Program facilities.

Date of Government Version: 10/23/2017	Source: Plumas County Environmental Health
Date Data Arrived at EDR: 11/03/2017	Telephone: 530-283-6355
Date Made Active in Reports: 11/15/2017	Last EDR Contact: 01/22/2018
Number of Days to Update: 12	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/11/2017	Source: Department of Environmental Health
Date Data Arrived at EDR: 10/12/2017	Telephone: 951-358-5055
Date Made Active in Reports: 11/09/2017	Last EDR Contact: 12/15/2017
Number of Days to Update: 28	Next Scheduled EDR Contact: 04/02/2018
	Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 10/12/2017	Source: Department of Environmental Health
Date Data Arrived at EDR: 10/12/2017	Telephone: 951-358-5055
Date Made Active in Reports: 11/08/2017	Last EDR Contact: 12/15/2017
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/02/2018
	Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 01/03/2018
Date Made Active in Reports: 02/05/2018
Number of Days to Update: 33

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/03/2018
Next Scheduled EDR Contact: 04/16/2018
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: 11/02/2017
Date Data Arrived at EDR: 01/03/2018
Date Made Active in Reports: 02/14/2018
Number of Days to Update: 42

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/03/2018
Next Scheduled EDR Contact: 04/16/2018
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 11/01/2017
Date Data Arrived at EDR: 11/03/2017
Date Made Active in Reports: 11/17/2017
Number of Days to Update: 14

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/30/2017
Date Data Arrived at EDR: 12/01/2017
Date Made Active in Reports: 01/16/2018
Number of Days to Update: 46

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 02/05/2018
Next Scheduled EDR Contact: 05/21/2018
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: 12/04/2017
Date Data Arrived at EDR: 12/05/2017
Date Made Active in Reports: 01/11/2018
Number of Days to Update: 37

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/05/2017
Next Scheduled EDR Contact: 03/19/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 01/04/2016
Number of Days to Update: 58

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 02/01/2018
Next Scheduled EDR Contact: 05/07/2018
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: 11/29/2017
Next Scheduled EDR Contact: 03/19/2018
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: 02/01/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/07/2017
Date Made Active in Reports: 12/19/2017
Number of Days to Update: 42

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 12/20/2017
Date Data Arrived at EDR: 12/21/2017
Date Made Active in Reports: 02/01/2018
Number of Days to Update: 42

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/13/2017
Next Scheduled EDR Contact: 04/02/2018
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 11/16/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/18/2017
Number of Days to Update: 31

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

SAN MATEO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 12/12/2017
Date Data Arrived at EDR: 12/14/2017
Date Made Active in Reports: 01/11/2018
Number of Days to Update: 28

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/06/2017
Next Scheduled EDR Contact: 03/26/2018
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 12/12/2017
Date Data Arrived at EDR: 12/14/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 29

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 01/22/2018
Next Scheduled EDR Contact: 03/26/2018
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: 02/15/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List

Cupa facility list

Date of Government Version: 11/14/2017
Date Data Arrived at EDR: 11/16/2017
Date Made Active in Reports: 01/04/2018
Number of Days to Update: 49

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 06/04/2018
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: 02/22/2018
Next Scheduled EDR Contact: 06/11/2018
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/01/2017
Date Data Arrived at EDR: 11/03/2017
Date Made Active in Reports: 12/07/2017
Number of Days to Update: 34

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 02/01/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List

CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 12/14/2017
Date Data Arrived at EDR: 12/15/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 28

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/08/2017
Next Scheduled EDR Contact: 03/19/2018
Data Release Frequency: Quarterly

Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 12/14/2017
Date Data Arrived at EDR: 12/15/2017
Date Made Active in Reports: 01/18/2018
Number of Days to Update: 34

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/08/2017
Next Scheduled EDR Contact: 03/19/2018
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List

Cupa Facility list

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/20/2017
Date Data Arrived at EDR: 12/21/2017
Date Made Active in Reports: 01/31/2018
Number of Days to Update: 41

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 12/19/2017
Next Scheduled EDR Contact: 04/09/2018
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: 01/04/2018
Date Data Arrived at EDR: 01/09/2018
Date Made Active in Reports: 02/06/2018
Number of Days to Update: 28

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 01/04/2018
Next Scheduled EDR Contact: 04/09/2018
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 11/01/2017
Date Data Arrived at EDR: 11/10/2017
Date Made Active in Reports: 11/16/2017
Number of Days to Update: 6

Source: Stanislaus County Department of Environmental Protection
Telephone: 209-525-6751
Last EDR Contact: 01/16/2018
Next Scheduled EDR Contact: 04/30/2018
Data Release Frequency: Varies

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 12/01/2017
Date Data Arrived at EDR: 12/04/2017
Date Made Active in Reports: 12/19/2017
Number of Days to Update: 15

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 12/01/2017
Next Scheduled EDR Contact: 03/19/2018
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA Facility List

Cupa facilities

Date of Government Version: 11/16/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/18/2017
Number of Days to Update: 31

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 02/01/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 10/23/2017
Date Data Arrived at EDR: 10/24/2017
Date Made Active in Reports: 11/16/2017
Number of Days to Update: 23

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 01/22/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

TULARE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa program facilities

Date of Government Version: 09/27/2017
Date Data Arrived at EDR: 09/28/2017
Date Made Active in Reports: 10/16/2017
Number of Days to Update: 18

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 02/15/2018
Next Scheduled EDR Contact: 05/21/2018
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 10/24/2017
Date Data Arrived at EDR: 10/25/2017
Date Made Active in Reports: 11/16/2017
Number of Days to Update: 22

Source: Division of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 01/22/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/26/2017
Date Data Arrived at EDR: 10/25/2017
Date Made Active in Reports: 12/07/2017
Number of Days to Update: 43

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/22/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/26/2017
Next Scheduled EDR Contact: 04/16/2018
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/08/2018
Next Scheduled EDR Contact: 05/28/2018
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: 09/26/2017
Date Data Arrived at EDR: 10/25/2017
Date Made Active in Reports: 12/07/2017
Number of Days to Update: 43

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/22/2018
Next Scheduled EDR Contact: 05/07/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/27/2017
Date Data Arrived at EDR: 12/13/2017
Date Made Active in Reports: 01/19/2018
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/11/2017
Next Scheduled EDR Contact: 03/26/2018
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 01/02/2018
Date Data Arrived at EDR: 01/09/2018
Date Made Active in Reports: 01/19/2018
Number of Days to Update: 10

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 01/02/2018
Next Scheduled EDR Contact: 04/16/2018
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 11/08/2017
Date Data Arrived at EDR: 11/10/2017
Date Made Active in Reports: 11/16/2017
Number of Days to Update: 6

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 01/29/2018
Next Scheduled EDR Contact: 05/14/2018
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: 11/11/2017
Date Data Arrived at EDR: 11/14/2017
Date Made Active in Reports: 12/18/2017
Number of Days to Update: 34

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/14/2018
Next Scheduled EDR Contact: 05/28/2018
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 04/11/2017
Date Made Active in Reports: 07/27/2017
Number of Days to Update: 107

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/05/2018
Next Scheduled EDR Contact: 04/23/2018
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/01/2017
Date Data Arrived at EDR: 11/01/2017
Date Made Active in Reports: 11/13/2017
Number of Days to Update: 12

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/31/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/25/2017
Date Made Active in Reports: 09/25/2017
Number of Days to Update: 62

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/16/2018
Next Scheduled EDR Contact: 04/30/2018
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/21/2018
Next Scheduled EDR Contact: 06/04/2018
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 04/13/2017
Date Made Active in Reports: 07/14/2017
Number of Days to Update: 92

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/11/2017
Next Scheduled EDR Contact: 03/26/2018
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

962 HUNTINGTON DR
962 HUNTINGTON DR
DUARTE, CA 91010

TARGET PROPERTY COORDINATES

Latitude (North):	34.138831 - 34° 8' 19.79"
Longitude (West):	117.984263 - 117° 59' 3.35"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	409249.9
UTM Y (Meters):	3777792.0
Elevation:	521 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5630601 AZUSA, CA
Version Date:	2012
Southeast Map:	5619056 BALDWIN PARK, CA
Version Date:	2012
Southwest Map:	5630799 EL MONTE, CA
Version Date:	2012
Northwest Map:	5636853 MOUNT WILSON, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two 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).

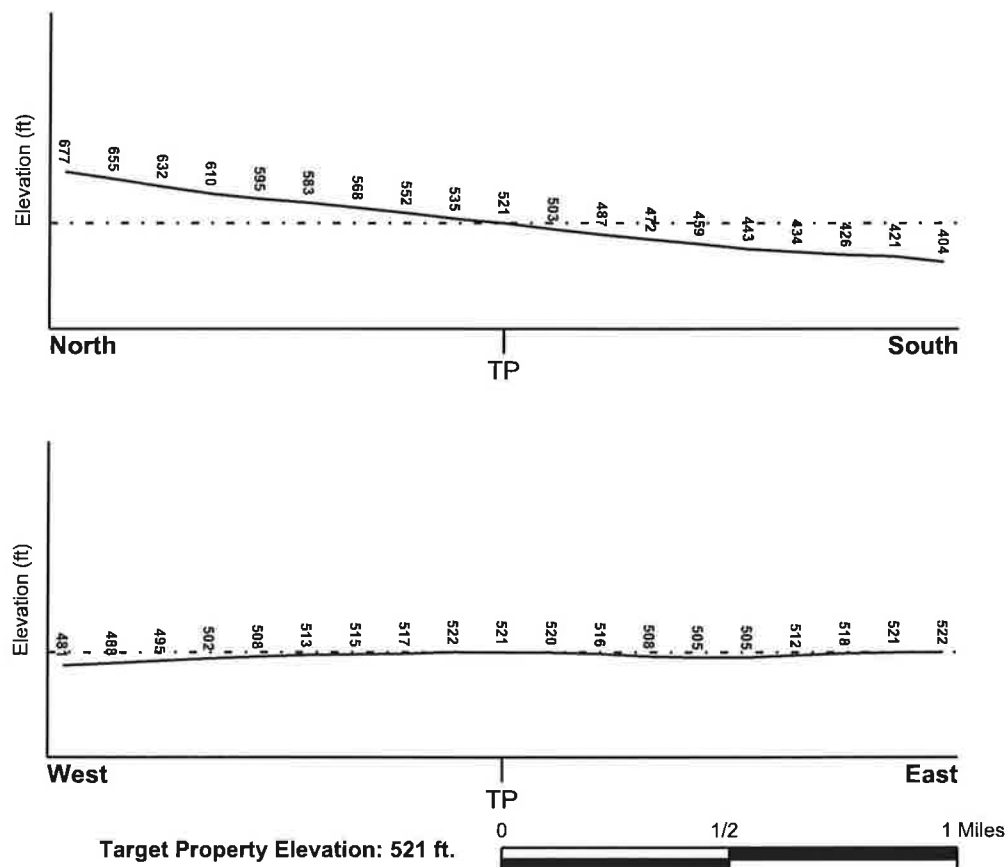
TOPOGRAPHIC INFORMATION

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 South

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>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06037C1415F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06037C1400F	FEMA FIRM Flood data
06037C1700F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
AZUSA	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: sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Surficial Soil Types: sandy loam
gravelly - sandy loam
silt loam
clay
fine sand
gravelly - sand
sand
fine sandy loam

Shallow Soil Types: fine sandy loam
gravelly - loam
sandy clay
sandy clay loam
clay
silty clay
sand

Deeper Soil Types: gravelly - sandy loam
sandy loam
very gravelly - sandy loam
stratified
very fine sandy loam
weathered bedrock
sand
gravelly - fine sandy loam
silty clay loam
clay 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 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	USGS40000141696	1/2 - 1 Mile SSE
3	USGS40000141639	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

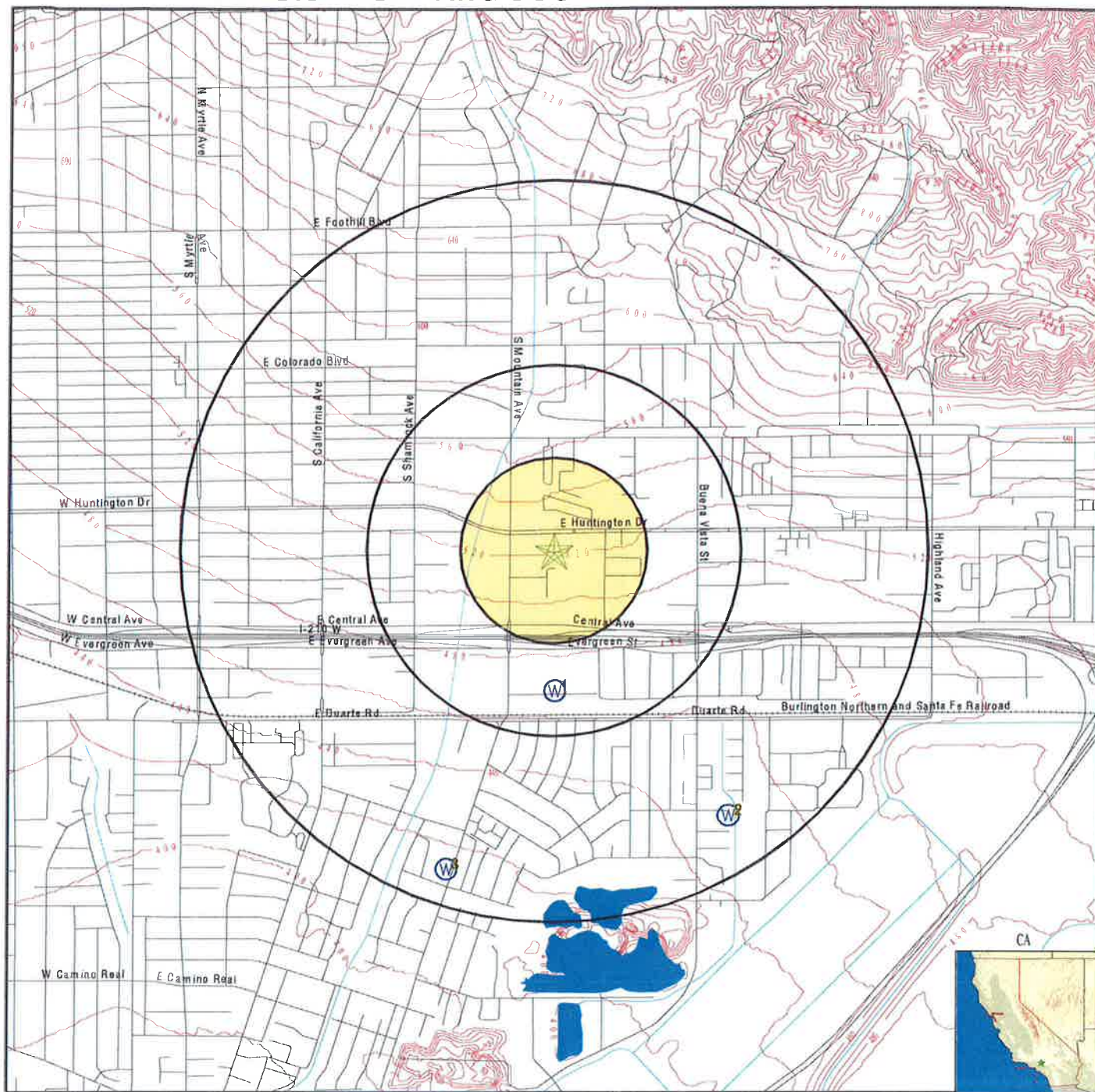
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

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	437	1/4 - 1/2 Mile South

PHYSICAL SETTING SOURCE MAP - 5199392.2s



- 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: 962 HUNTINGTON DR
 ADDRESS: 962 HUNTINGTON DR
 DUARTE CA 91010
 LAT/LONG: 34.138831 / 117.984263

CLIENT: PIC Environmental Services
 CONTACT: Tim Hersch
 INQUIRY #: 5199392.2s
 DATE: February 26, 2018 11:46 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
South
1/4 - 1/2 Mile
Lower

CA WELLS 437

Water System Information:

Prime Station Code:	01N/11W-36L01 S	User ID:	4TH
FRDS Number:	1910186006	County:	Los Angeles
District Number:	07	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Inactive Untreated
Source Lat/Long:	340800.0 1175900.0	Precision:	Undefined
Source Name:	MOUNTAIN AVENUE		
System Number:	1910186		
System Name:	CAL. AMERICAN WATER CO.-DUARTE		
Organization That Operates System:	2020 HUNTINGTON DRIVE SAN MARINO, CA 91108		
Pop Served:	24666	Connections:	7029
Area Served:	DUARTE		

2
SSE
1/2 - 1 Mile
Lower

FED USGS USGS40000141696

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-340743117583201		
Monloc name:	001N010W31M001S		
Monloc type:	Well		
Monloc desc:	GAMA ULAB FAST		
Huc code:	18070106	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	34.1285
Longitude:	-117.9760833	Sourcemap scale:	24000
Horiz Acc measure:	.5	Horiz Acc measure units:	seconds
Horiz Collection method:	Global positioning system (GPS), uncorrected		
Horiz coord refs:	NAD83	Vert measure val:	448
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refs:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19520109	Welldepth:	600
Welldepth units:	ft	Wellholedepth:	600
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

3
SSW
1/2 - 1 Mile
Lower

FED USGS USGS40000141639

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-340735117591801		
Monloc name:	001N011W36L001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18070106	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	34.1263962
Longitude:	-117.9892322	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:	352
Welldepth units:	ft	Wellholedepth:	352
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91010	13	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 Zip Code: 91010

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	-0.500 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish & Game

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

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 IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX D2

PHASE II ENVIRONMENTAL SITE ASSESSMENT

**PHASE II ENVIRONMENTAL SITE
ASSESSMENT REPORT**

946-962 East Huntington Drive
Duarte, CA 91010

Stantec Project No: 185804162



Prepared for:
Brandywine Homes
16580 Aston Street
Irvine, CA 92606

Prepared by:
Stantec Consulting Services
Inc.
25864-F Business Center Drive
Redlands, California

May 18, 2018

Sign-off Sheet

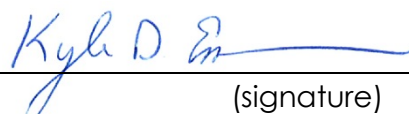
This PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT was prepared by Stantec Consulting Services Inc. for Brandywine Homes. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any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

Prepared by 
(signature)

Brian Viggiano, Senior Geologist, PG

Reviewer 
(signature)

**Alicia Jansen,
Associate Scientist**

Approved by 
(signature)

Kyle Emerson, Managing Principal Geologist, CEG

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Executive Summary

A Phase I Environmental Site Assessment conducted by PIC Environmental Services (PIC; March 7, 2018), reported that the property historically operated with various residential and commercial occupants including: a tavern/bar, a motel (inn), a shoe repair business, a liquor store, a doll shop, a waterproofing/ painting contractor, a telephone answering service, a restaurant, and a grocery market. PIC identified no recognized environmental conditions (RECs) associated with the Site based on the historical Site usage. However, upon review of the Phase I ESA, Stantec identified the following environmental conditions that warranted additional investigation:

- 1) The PIC Phase I ESA report referenced that agricultural usage (citrus trees) was observed on the property from prior to 1928 until sometime after 1949. Due to this agricultural, usage potential exists that residual pesticides and metals associated with herbicide application (arsenic and lead) could exist in the site soils at levels of concern to residential use. Stantec identified this potential as a REC to the Property and recommended evaluation of shallow Site soil.
- 2) Jasmine Cleaners is located within the commercial center on the adjacent property to the east. Stantec identified this facility as a REC to the Property due to its close proximity, and the potential that solvents used in the cleaning process could have been released to the soil and affected the Property by soil vapor migration.

As a result of these identified RECs, Stantec recommended that a Phase II ESA be conducted to evaluate sub-surface conditions.

Between May 4th and May 9th, 2018, Stantec conducted a Phase II ESA to evaluate the shallow soil for chemicals of potential concern (COPCs) including organochlorine pesticides (OCPs), lead and arsenic, and soil vapor for volatile organic compounds (VOCs) including the dry-cleaning solvent tetrachloroethene (PCE) and associated degradation products.

The results of the Phase II ESA are summarized below. The attached report provides a detailed discussion of the investigation methods and results. Soil boring locations are depicted on attached Figure 1. Analytical results are tabulated on attached Figure 2.

- Soils encountered during drilling consisted of fine to coarse grains sand-silty mixtures to the total explored depth of 15 feet bgs. Groundwater was not encountered in any of the soil borings.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

Soil Analytical Results:

- The organochlorine pesticide (OCP) 4,4'-DDE was reported in sample HA-2-1 at a concentration of 2.8 micrograms per kilogram (ug/Kg). Other OCPs were not reported above laboratory reporting limits in any other analyzed sample. The reported concentration of 4,4'-DDE in sample HA-2-1, is well below the US EPA Region 9 Regional Screening Levels (RSLs) for residential receptors published at 2,000 ug/Kg.
- Lead was reported at concentrations up to 36 milligrams per kilogram (mg/Kg). Reported lead concentrations are well below the California Department of Substance Control (DTSC) Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3 residential screening level of 80 mg/Kg.
- Arsenic was reported at concentrations up to 9.7 mg/Kg. The reported arsenic concentrations are consistent with typical Southern California background concentrations which range up to 12 mg/Kg (DTSC, 2012).

Therefore, the metals, lead and arsenic and organochlorine pesticides are not a concern to the Site and no further assessment is recommended.

Soil Vapor Analytical Results:

- The volatile organic compound (VOC) tetrachloroethene (PCE) was reported in all analyzed vapor samples at concentrations ranging from 122 micrograms per cubic meter (ug/m³) up to 1,100 ug/m³, with the highest concentration reported in sample SV-1-15. The soil vapor sample results indicated that in five of the six analyzed samples reported concentrations of PCE that exceed the DTSC HERO Note 3 residential screening level for indoor air. The value of 230 ug/m³ was calculated based on a default attenuation factor of 0.002 under the residential future construction scenario.
- Very low concentrations of styrene were reported in five of the six vapor samples analyzed. The collected vapor samples reported concentrations ranging from non-detect up to 44 ug/m³. All reported concentrations are well below the DTSC HERO Note 3 residential screening level for indoor air, based on a default attenuation factor of 0.002 from the contaminant source to indoor air under the residential future construction scenario calculated to be 470,000 ug/m³.
- No other VOCs were reported above laboratory reporting limits.

Based on the results of the completed investigation, soil vapor beneath western portions of the property is impacted with concentrations of PCE that exceed preliminary risk-based screening levels. The concentrations appear to increase with depth and the limits

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

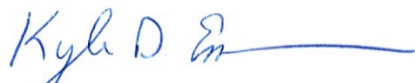
of impact are not defined in any direction. The source of impact appears to be the Jasmin Dry-Cleaners located on the adjacent eastern property. Additional assessment and risk analysis is recommended to define the limits of impact and determine whether vapor mitigation systems (e.g., vapor barriers, sub-slab ventilation, etc.) will be required for redevelopment of the property for residential purposes. In the absence of additional data to determine the severity of impact, vapor barriers should be anticipated to be required for future residential construction for the four buildings along the eastern property line. However, pending the results on the recommended human health risk assessment (HHRA) a determination can be made if vapor barriers are required for the site structures referenced above.

Should there be any questions please feel free to contact the undersigned.

Respectfully submitted,
STANTEC CONSULTING SERVICES INC.



Brian Viggiano, PG
Senior Geologist



Kyle Emerson, CEG
Managing Principal Geologist

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

INTRODUCTION
May 22, 2018

1.0 INTRODUCTION

This report documents the methodology and results of a Phase II Environmental Site Assessment (ESA) investigation completed by Stantec Consulting Services Inc. (Stantec) at 946-962 Huntington Drive, Duarte, California (the "Property" or the "Site"), on behalf of Brandywine Homes (the "Client").

The work was conducted in accordance with Stantec's *for Phase II Environmental Site Assessment*, dated March 29, 2018. The scope of work and the results of the investigation are described in subsequent sections. The following subsections provide the site description and a summary of past operations.

1.1 SITE DESCRIPTION AND OPERATIONS

The property consists of approximately 1.26 acres of land that is partially developed for residential purposes. Currently, the Site is improved with two residential buildings and asphalt-paved parking and drive areas. The remainder of the site consists of minor landscaped areas, and exposed dirt with variable weed and brush growth. The Site is currently unoccupied and not being used for any purposes.

A Phase I Environmental Site Assessment conducted by PIC Environmental Services (PIC; March 7, 2018), reported that historically the property had operated with various residential and commercial occupants including: a tavern/bar, a motel (inn), a shoe repair business, a liquor store, a doll shop, a waterproofing/ painting contractor, a telephone answering service a restaurant, and a grocery market. Based on this historical Site usage, PIC identified no recognized environmental conditions (RECs). However, upon review of the Phase I ESA, Stantec identified the following environmental conditions that warranted additional investigation:

- The PIC Phase I ESA report referenced that agricultural usage (citrus trees) was observed on the property from prior to 1928 until sometime after 1949. Due to this agricultural usage potential exists that residual pesticides and metals associated with herbicide application (arsenic and lead) may exist in the site soils at levels of concern to residential use. Stantec identified this potential as a REC to the Property.
- Jasmine Cleaners is located within the commercial center on the adjacent property to the east. Stantec identified this facility as a REC to the Property due to the close proximity and the potential that solvents used in the cleaning process may have been released to the soil and affected the Property by soil vapor migration.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

INTRODUCTION

May 22, 2018

As a result of these identified RECs, Stantec recommended that a Phase II ESA be conducted to evaluate sub-surface conditions.

1.2 SITE GEOLOGY AND HYDROGEOLOGY

The Property is located in Los Angeles County. The area is located within the northern most portion of the Peninsular Ranges Geomorphic Province, which includes northwest-southeast trending mountain ranges and valleys that have been developed by the San Andreas Fault system (California Geological Survey [CGS], 2002). The stratigraphy underlying the Site is expected to consist primarily of alluvial deposits derived primarily from the San Gabriel Mountains located to the north. Soils underlying the Site are expected to consist primarily of unconsolidated silt, sand, and gravel mixtures.

The Site is located within the Los Angeles River Hydrologic Unit, the Raymond Hydrologic Area, and the Hydrologic Sub-Area (HAS) 405.41. Groundwater data for nearby facilities identified on Geotracker indicate that groundwater is present approximately 210 feet below ground surface (bgs). Groundwater is expected to follow the topographic gradient and flow in a southerly direction.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

BACKGROUND INFORMATION

May 22, 2018

2.0 BACKGROUND INFORMATION

A Phase I Environmental Site Assessment conducted by PIC Environmental Services (PIC; March 7, 2018), reported that the property historically operated with various residential and commercial occupants including: a tavern/bar, a motel (inn), a shoe repair business, a liquor store, a doll shop, a waterproofing/ painting contractor, a telephone answering service a restaurant, and a grocery market. Based on this historical Site usage, PIC identified no recognized environmental conditions (RECs) associated with the Site.

However, Stantec reviewed the above referenced Phase I ESA, and identified the following RECs that warranted additional investigation:

- The PIC Phase I ESA report referenced that agricultural usage (citrus trees) was observed on the property from prior to 1928 until sometime after 1949. Due to this agricultural usage potential exists that residual pesticides and metals associated with herbicide application (arsenic and lead) may exist in the site soils at levels of concern to residential use. Stantec identified this potential as a REC to the Property.
- Jasmine Cleaners is located within the commercial center on the adjacent property to the east. Stantec identified this facility as a REC to the Property due to the close proximity and the potential that solvents used in the cleaning process may have been released to the soil and affected the Property by soil vapor migration.

As a result of these identified RECs, Stantec recommended that a Phase II ESA be conducted to evaluate sub-surface conditions.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

FIELD INVESTIGATION PROGRAM
May 22, 2018

3.0 FIELD INVESTIGATION PROGRAM

3.1 SCOPE OF WORK

Stantec performed a Phase II ESA to determine whether residual organochlorine pesticides or lead and arsenic are present at concentrations exceeding regulatory thresholds. In addition, a soil vapor survey was conducted at three locations to evaluate whether impacts related to the nearby dry-cleaning facility are present at the Site. This scope of work included the following tasks.

Task 1: Pre-Field Activities

In accordance with federal OSHA regulations (29 CFR, Section 1910.120), Stantec developed a Site-specific Health and Safety Plan (HASP) for the subject property. All Stantec personnel associated with the project were required to be familiar with, and comply with, all provisions of the HASP.

Prior to drilling at the Site, Stantec marked the Site and proposed drilling locations with white paint and notified Underground Service Alert (USA) to clear any public utility lines that maybe present at the Site.

Task 2: Field Investigation

Stantec provided the services of a field geologist or engineer to supervise and direct all onsite activities. The subsurface investigation consisted of drilling five shallow hand auger borings (HA-1 through HA-5) to 3 feet bgs to collect soil samples for potential analysis of organochlorine pesticides (OCPs) and three direct push technology (DPT) borings to 15-feet bgs for the purposes of installing soil vapor probes at depths of five and fifteen feet bgs to facilitate subsequent soil gas sampling and analysis. Drilling locations are depicted on Figure 2. The following sections describe field investigation methodologies.

3.2 DRILLING AND SAMPLING PROCEDURES

3.2.1 Hand Auger Drilling and Sampling Procedures

Soil borings HA-1 through HA-5 (Figure 2) were drilled using a hand auger to excavate soils to the desired sampling depth. Upon advancement of the auger to the desired depth, the auger was withdrawn from the boring, and the contents of the auger bucket were discharged into a clean, laboratory provided, 8-ounce glass jar provided, and sealed with a threaded Teflon lined lid.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

FIELD INVESTIGATION PROGRAM
May 22, 2018

The containers were sealed tightly and labeled with appropriate identification information (boring number, sample depth, sample collection date, and sample collection time). The samples were then logged on a chain-of-custody form and placed in a cooler for transport to the laboratory. Copies of the chain-of-custody forms are included as Appendix B.

3.2.2 DPT Drilling and Sampling Procedures

Three (3), dual-nested, soil vapor probes (SV-1 through SV-3) were installed at the approximate locations depicted on **Figure 2**. The probes were installed utilizing a direct push technology (DPT) drilling rig and the installation and sampling activities was conducted in accordance with the DTSC's July 2015 *Advisory – Active Soil Gas Investigations*. The following sections describe the drilling and sampling methodologies.

3.2.2.1 Soil Sampling and Soil Vapor Probe Installation

Three (3) soil borings were advanced for collection of soil samples for potential laboratory analysis. After completion of these soil borings ten (10) dual-nested soil vapor monitoring probes were installed in each boring at the approximate locations depicted on Figure 2, utilizing a truck-mounted Geoprobe 6610 DT drill rig. Prior to drilling, a hand auger was used to excavate soils to a depth of five-feet bgs to clear for utilities lines. Once a depth of five feet bgs was reached, the remainder of the boring was drilled with the DPT rig. Soil sampling commenced at a depth of five feet bgs, and subsequent samples were collected at five-foot intervals for lithologic description field screening with a photoionization device (PID) calibrated to 100 parts per million by volume (ppmV) isobutylene.

Soil samples were collected using a 24-inch long by one-inch diameter stainless steel sampler lined with a clear acetate sample liner advanced into undisturbed soils using a hydraulic ram on the drilling rig until 24 inches of penetration is achieved. Upon advancement of the sampler to the full 24-inches, the steel sampling rods were extracted from the boring and the sampler was removed. The drilling and sampling procedures were repeated to the total depth of the boring.

Upon extraction of the sampler at each sampling depth interval, the acetate liner was split into two sections. The soils in the uppermost section were visually examined by Stantec field personnel and logged in accordance with the unified soil classification system (USCS). A photoionization detector (PID) calibrated to 100 ppmV isobutylene span gas, was used to monitor headspace for VOC vapors in soil samples.

Soil samples collected from the lowermost portion of the sleeve were covered with Teflon sheeting and capped with a tight-fitting endcap that was secured with a non-VOC

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

FIELD INVESTIGATION PROGRAM
May 22, 2018

containing tape. Samples were labeled, annotated on chain of custody sheets, stored in an ice-filled cooler and delivered to the laboratory for potential chemical analysis.

Following the completion of sampling, the boreholes were converted to dual-nested soil vapor monitoring probes with probes set at depths of approximately 5 and 15 feet bgs.

The monitoring points were constructed by first placing approximately 4 to 6 inches of Monterey No. 3 wash sand, or equivalent, in the bottom of the borehole. A permeable Penn-Plax vapor tip connected to 1/4 -inch diameter Nylaflow tubing was then lowered to the bottom of the borehole and backfilled with filter sand, until approximately 12-inches of filter pack was placed. A transition seal consisting of approximately 12-inches of dry bentonite was then placed above the filter pack, followed by an annular seal consisting of hydrated bentonite until the next sampling interval was reached. The sequence was then repeated to install the second monitoring point, and completely backfilling the borehole.

Boring logs depicting the encountered lithology and vapor probe construction are included in Appendix A.

3.2.2.2 Soil Vapor Sampling Procedures

Soil vapor samples were collected on May 9, 2018, in accordance with the methods and procedures outlined by the DTSC and the California Regional Water Quality Control Board (CRWQCB) Advisory – Active Soil Gas Investigations, dated July 2015, a minimum of 48-hours after installation - in order to allow for equilibration.

Prior to sampling, a shut-in test was conducted on the sampling train to insure all connections and fittings were airtight. The shut-in test was performed on the sampling train by applying a vacuum of 100 inches of water to the sampling train and monitoring magnahelic gauges for a pressure drop for one minute. If loss of vacuum was observed, the fittings were adjusted as needed until no vacuum loss was observed during subsequent shut-in tests.

After the sampling equipment passed the shut-in test, the probes were purged to remove internal air from the sample train (calculated from the internal volume of the tubing and probe tip); the void space of the sand pack around the probe tip; and the void space of the dry bentonite (in the annular space). Three internal volumes were purged from each sampling location at a rate less than 200 ml/min.

Immediately following purging the internal volumes, the soil vapor samples were collected by connecting a 400 ml Summa Canister to the sampling port with Teflon® or Nylaflow® tubing. A tracer compound containing n-pentane, n-hexane, and n-pentane was placed above the surface seal and along the sampling train to evaluate the integrity

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

FIELD INVESTIGATION PROGRAM

May 22, 2018

of the seal. The samples were collected into laboratory-grade glass-syringes at a rate less than 200 ml/min

Soil vapor samples were analyzed at an on-Site mobile laboratory under chain-of-custody by Jones Environmental, Inc for VOCs by EPA Method 8260B. The chain-of-custody included the sample identification, date and time of collection, the sampler's name.

3.3 BORING ABANDONMENT PROCEDURES

Following the completion of drilling and soil sampling, borings were abandoned by removing the sampling equipment from the borehole and subsequently backfilling with unused soil cuttings.

3.4 DECONTAMINATION PROCEDURES

Prior to sampling at each location, the sampling equipment was decontaminated in an Alconox scrub solution and double-rinsed, first with tap water followed by a final rinse using distilled water.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

LABORATORY TESTING PROGRAM

May 22, 2018

4.0 LABORATORY TESTING PROGRAM

Soil samples collected from soil borings HA-1 through HA-5 at a depth of one-foot bgs were analyzed for organochlorine pesticides by EPA test method 8081A, and for total arsenic and lead by EPA test method 6010B, while samples collected from three-feet bgs were placed on hold pending the results of the one-foot samples. Analytical laboratory test results are attached as Appendix B and summarized in Table 1.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

INVESTIGATION RESULTS

May 22, 2018

5.0 INVESTIGATION RESULTS

5.1 FIELD OBSERVATIONS

Stantec personnel conducted the field investigation between May 4 and May 9, 2018. Soils encountered during the investigation consisted of variable fine to coarse grained silt-sand mixtures to the total explored depth of 15 feet bgs. No staining or odors were observed in any of the boreholes. Boring logs depicting the encountered lithology are included as Appendix A.

5.2 ANALYTICAL RESULTS

Laboratory test results are summarized in attached Table 1. The complete laboratory analytical test results are presented on the laboratory data sheets attached as Appendix B. The following summarizes the analytical results:

Soil Analytical Results:

- The organochlorine pesticide (OCP) 4,4'-DDE was reported in sample HA-2-1 at a concentration of 2.8 micrograms per kilogram (ug/Kg). no other OCPs were reported above laboratory reporting limits in any other analyzed sample. The reported concentration of 4,4'-DDE in sample HA-2-1, is well below the US EPA Region 9 Regional Screening Levels (RSLs) screening level for residential receptors published at a concentration of 2,000 ug/Kg.
- Lead was reported at concentrations up to 36 milligrams per kilogram (mg/Kg). Reported lead concentrations are well below the California Department Substance Control (DTSC) Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3 residential screening level of 80 mg/Kg.
- Arsenic was reported at concentrations up to 9.7 mg/Kg. The reported arsenic concentrations are consistent with typical Southern California background concentrations which range up to 12 mg/Kg (DTSC, 2012).

Soil Vapor Analytical Results:

- The chlorinated solvent tetrachloroethene (PCE) was reported in all analyzed samples at concentrations ranging from 122 micrograms per cubic meter (ug/m3) up to 1,100 ug/m3, with the highest concentration reported in sample SV-1-15. The sample results indicate exceedances in five of the six samples of the DTSC HERO Note 3 residential screening level for indoor air, based on a default attenuation factor of 0.002 from the contaminant source to indoor air under the residential future construction scenario (calculated to be 230 ug/m3).

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

INVESTIGATION RESULTS

May 22, 2018

- Very low concentrations of styrene were reported in five of the six analyzed samples at concentrations ranging from non-detect up to 44 ug/m³. All reported concentrations are well below the DTSC HERO Note 3 residential screening level for indoor air, based on a default attenuation factor of 0.002 from the contaminant source to indoor air under the residential future construction scenario of 470,000 ug/m³.
- No other VOCs were reported above laboratory reporting limits.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

CONCLUSIONS AND RECOMMENDATIONS

May 22, 2018

6.0 CONCLUSIONS AND RECOMMENDATIONS

A Phase I Environmental Site Assessment conducted by PIC Environmental Services (PIC; March 7, 2018), reported that the property historically operated with various residential and commercial occupants including: a tavern/bar, a motel (inn), a shoe repair business, a liquor store, a doll shop, a waterproofing/ painting contractor, a telephone answering service, a restaurant, and a grocery market. PIC identified no recognized environmental conditions (RECs) associated with the Site based on the historical Site usage. However, upon review of the Phase I ESA, Stantec identified the following environmental conditions that warranted additional investigation:

- The PIC Phase I ESA report referenced that agricultural usage (citrus trees) was observed on the property from prior to 1928 until sometime after 1949. Due to this agricultural, usage potential exists that residual pesticides and metals associated with herbicide application (arsenic and lead) could exist in the site soils at levels of concern to residential use. Stantec identified this potential as a REC to the Property and recommended evaluation of shallow Site soil.
- Jasmine Cleaners is located within the commercial center on the adjacent property to the east. Stantec identified this facility as a REC to the Property due to its close proximity, and the potential that solvents used in the cleaning process could have been released to the soil and affected the Property by soil vapor migration.

As a result of these identified RECs, Stantec recommended that a Phase II ESA be conducted to evaluate sub-surface conditions.

Between May 4th and May 9th, 2018, Stantec conducted a Phase II ESA to evaluate the shallow soil for chemicals of potential concern (COPCs) including organochlorine pesticides (OCPs), lead and arsenic, and soil vapor for volatile organic compounds (VOCs) including the dry-cleaning solvent tetrachloroethene (PCE) and associated degradation products.

The results of the Phase II ESA are summarized below. The attached report provides a detailed discussion of the investigation methods and results. Soil boring locations are depicted on attached Figure 1. Analytical results are tabulated on attached Figure 2.

- Soils encountered during drilling consisted of fine to coarse grains sand-silty mixtures to the total explored depth of 15 feet bgs. Groundwater was not encountered in any of the soil borings.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

CONCLUSIONS AND RECOMMENDATIONS

May 22, 2018

Soil Analytical Results:

- The organochlorine pesticide (OCP) 4,4'-DDE was reported in sample HA-2-1 at a concentration of 2.8 micrograms per kilogram (ug/Kg). Other OCPs were not reported above laboratory reporting limits in any other analyzed sample. The reported concentration of 4,4'-DDE in sample HA-2-1, is well below the US EPA Region 9 Regional Screening Levels (RSLs) for residential receptors published at 2,000 ug/Kg.
- Lead was reported at concentrations up to 36 milligrams per kilogram (mg/Kg). Reported lead concentrations are well below the California Department of Substance Control (DTSC) Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3 residential screening level of 80 mg/Kg.
- Arsenic was reported at concentrations up to 9.7 mg/Kg. The reported arsenic concentrations are consistent with typical Southern California background concentrations which range up to 12 mg/Kg (DTSC, 2012).

Therefore, the metals lead and arsenic and organochlorine pesticides are not a concern to the Site and no further assessment is recommended.

Soil Vapor Analytical Results:

- The volatile organic compound (VOC) tetrachloroethene (PCE) was reported in all analyzed vapor samples at concentrations ranging from 122 micrograms per cubic meter (ug/m³) up to 1,100 ug/m³, with the highest concentration reported in sample SV-1-15. The soil vapor sample results indicated that in five of the six analyzed samples reported concentrations of PCE that exceed the DTSC HERO Note 3 residential screening level for indoor air. The value of 230 ug/m³ was calculated based on a default attenuation factor of 0.002 under the residential future construction scenario.
- Very low concentrations of styrene were reported in five of the six vapor samples analyzed. The collected vapor samples reported concentrations ranging from non-detect up to 44 ug/m³. All reported concentrations are well below the DTSC HERO Note 3 residential screening level for indoor air, based on a default attenuation factor of 0.002 from the contaminant source to indoor air under the residential future construction scenario calculated to be 470,000 ug/m³.
- No other VOCs were reported above laboratory reporting limits.

Based on the results of the completed investigation, soil vapor beneath western portions of the property is impacted with concentrations of PCE that exceed preliminary risk-based screening levels. The concentrations appear to increase

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

CONCLUSIONS AND RECOMMENDATIONS

May 22, 2018

with depth and the limits of impact are not defined in any direction. The source of impact appears to be the Jasmin Dry-Cleaners located on the adjacent eastern property. Additional assessment and risk analysis is recommended to define the limits of impact and determine whether vapor mitigation systems (e.g., vapor barriers, sub-slab ventilation, etc.) will be required for redevelopment of the property for residential purposes. In the absence of additional data to determine the severity of impact, vapor barriers should be anticipated to be required for future residential construction for the four buildings along the eastern property line. However, pending the results on the recommended human health risk assessment (HHRA) a determination can be made if vapor barriers are required for the site structures referenced above.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

LIMITATIONS

May 22, 2018

7.0 LIMITATIONS

The conclusions presented in this report are professional opinions based on data described in this report. The opinions of this report have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and are subject to the following inherent limitations. Stantec makes no other warranty, either expressed or implied, concerning the conclusions and professional advice that is contained within the body of this report.

Inherent in most projects performed in a heterogeneous subsurface environment, continuing excavation and assessments may reveal findings that are different than those presented herein. This facet of the environmental profession should be considered when formulating professional opinions on the limited data collected on these projects.

The information presented in this report is valid as of the date our exploration was performed. Site conditions may degrade with time; consequently, the findings presented herein are subject to change.

TABLES

Table 1
Summary of Soil Analytical Results - Pesticides, Arsenic and Lead
Vacant Land
946-962 East Huntington Drive
Duarte, California

Sample ID	Sample Depth (ft)	Sample Date	EPA Method 6010B - Total Metals (mg/Kg)		EPA Method 8081A - Organochlorine Pesticides (OCP) Analysis (µg/Kg)	
			Arsenic	Lead	4,4´-DDE	Various
EPA Region 9 RSL (Residential Soil) ⁽¹⁾			0.68	NR	2.0	Various
HERO Note 3 (Residential Soil) ⁽²⁾			0.36	320	NR	Various
Background Metals Concentrations ⁽³⁾			0.6-11.0	12.4-97.1	NA	Various
HA-1-1	1	5/4/2018	7.7	20	<2.0	<various
HA-2-1	1	5/4/2018	9.7	15	2.8	<varoius
HA-3-1	1	5/4/2018	3.4	8.4	<2.0	<varoius
HA-4-1	1	5/4/2018	1.7	23	<2.0	<varoius
HA-5-1	1	5/4/2018	2.3	36	<2.0	<varoius

Notes:

- (1) - Environmental Protection Agency, Region 9, Regional Screening Levels (updated May, 2018)
- (2) - California Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office (HERO) Human Health Risk Assessment Note 3 – Modified Screening Levels (updated January, 2018)
- (3) - Kearney Foundation of Soil Science - Background Concentrations of Trace and Major Elements in California Soils (March, 1996)
- < - Analyte not reported above indicated Laboratory Practical Quantitation Limit

BOLD - Indicates analyte reported above Laboratory PQL

Abbreviations:

NR - Not Reported
NA - Not Applicable

Table 2
Summary of Soil Vapor Analytical Results
VOCs
Vacant Land
946-962 East Huntington Drive
Duarte, California

Sample ID	Sample Depth (ft)	Sample Date	Styrene	PCE	Various
EPA Region 9 RSL (Residential Air) - AF=0.002 ⁽¹⁾			550	5,500	Various
HERO Note 3 (Residential Air) - AF=0.002 ⁽²⁾			NR	230	Various
SV-1-5	5	5/9/2018	34	339	<various
SV-1-15	15	5/9/2018	30	1,100	<various
SV-2-5	5	5/9/2018	14	122	<various
SV-2-5 REP	5	5/9/2018	16	129	<various
SV-2-15	15	5/9/2018	<8	396	<various
SV-3-5	5	5/9/2018	38	351	<various
SV-3-15	15	5/9/2018	44	745	<various

Notes:

- (1) - Environmental Protection Agency, Region 9, Regional Screening Levels (updated May, 2018). Attenuation Factor of 0.002 utilized based on California Department of Toxic Substances Control (DTSC) Vapor Intrusion Guidance Document, Table 2, Existing-Residential-Contaminant Source
- (2) - DTSC Human and Ecological Risk Office (HERO) Human Health Risk Assessment Note 3 – Modified Screening Levels (updated January, 2018). Attenuation Factor of 0.002 based on California Department of Toxic Substances Control (DTSC) Vapor Intrusion Guidance Document, Table 2, Existing-Residential-Contaminant Source (October, 2011).
- < - Analyte not reported above indicated Laboratory Practical Quantitation Limit (PQL)

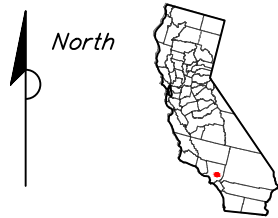
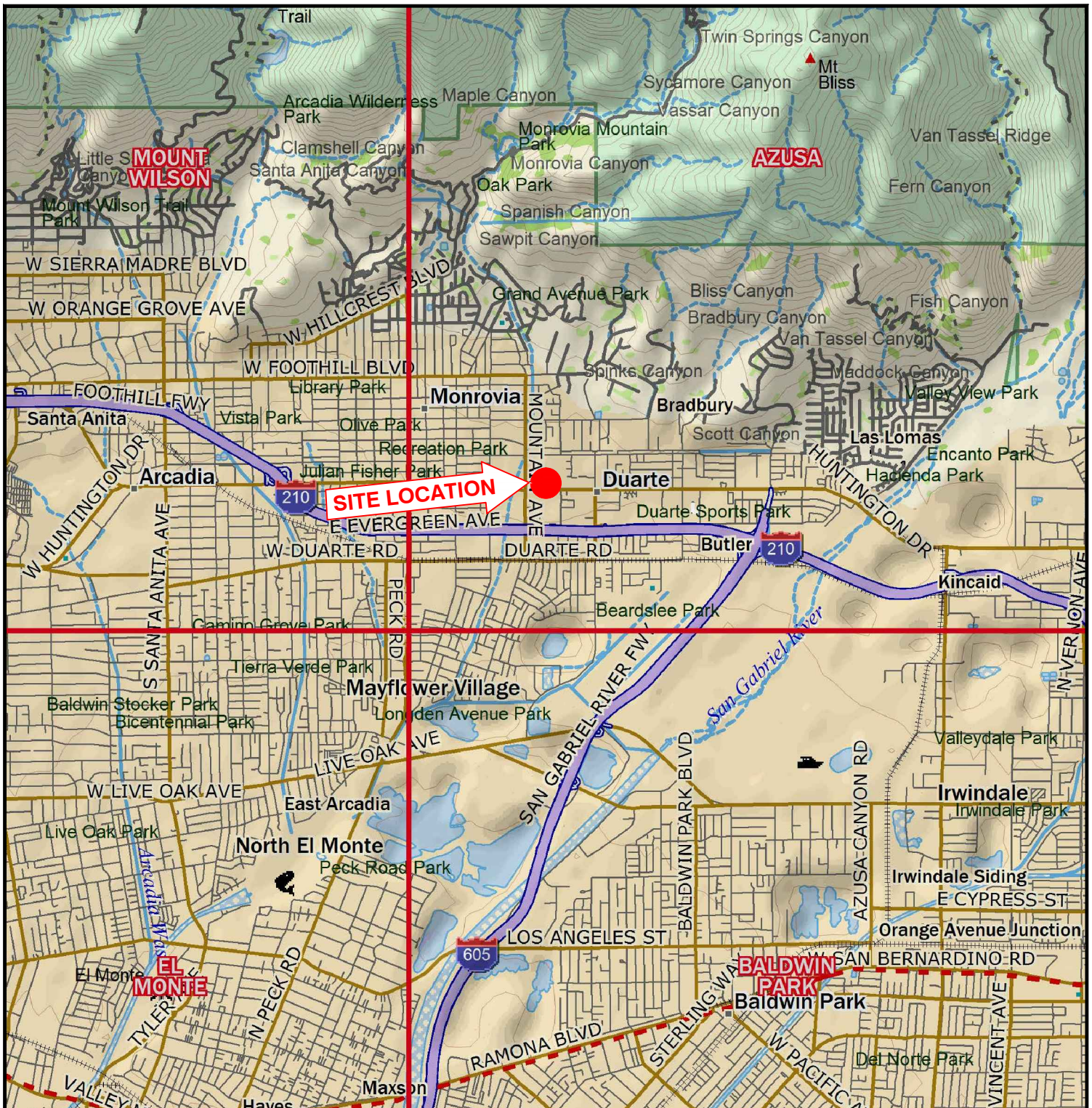
BOLD - Indicates analyte reported above Laboratory PQL

 - Indicates analyte reported above established Screening Levels

Abbreviations:

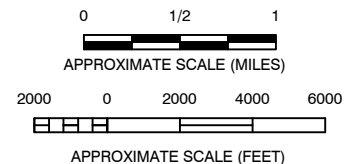
TPHg - Total Petroleum Hydrocarbon, gasoline range hydrocarbons
 NR - Not Reported
 PCE - Tetrachloroethene

FIGURES



CALIFORNIA

REFERENCE: DELORME TOPO MAP, AZUSA, CALIFORNIA



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BRANDYWINE HOMES
946-962 HUNTINGTON DRIVE
DUARTE, CALIFORNIA

SITE LOCATION MAP

FIGURE:

1

JOB NUMBER:
185804162

DRAWN BY:
STA

CHECKED BY:
BV

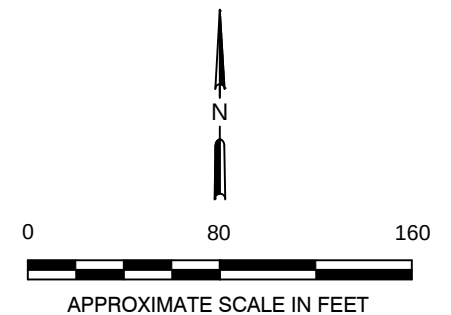
APPROVED BY:
KE

DATE:
05/18/18



LEGEND:

- **HA-1** HAND AUGER SOIL BORING LOCATION
- **SV-1** SOIL VAPOR BORING LOCATION
- PROPERTY BOUNDARY



No warranty is made by Stantec Consulting Services Inc. as to the accuracy, reliability, or completeness of these data. Original data were compiled from various sources. This information may not meet National Map Accuracy Standards. This product was developed electronically, and may be updated without notification. Any reproduction may result in a loss of scale and or information.



FOR:

**BRANDYWINE HOMES
946-962 HUNTINGTON DRIVE
DUARTE, CALIFORNIA**

SITE PLAN

FIGURE:

2

JOB NUMBER:
185804162

DRAWN BY:
STA

CHECKED BY:
BV

APPROVED BY:
KE

DATE:
05/18/18

APPENDIX A
BORING LOGS

PROJECT: **Brandywine - Duarte**
 LOCATION: **946 Huntington Dr. Duarte, CA**
 PROJECT NUMBER: **185804162**

WELL / PROBEHOLE / BOREHOLE NO:

SV-1 PAGE 1 OF 1



DRILLING: **STARTED 5/4/18** COMPLETED: **5/4/18**
 INSTALLATION: **STARTED** COMPLETED:
 DRILLING COMPANY: **Interphase**
 DRILLING EQUIPMENT: **6600PP**
 DRILLING METHOD: **DPT**
 SAMPLING EQUIPMENT: **Acetate**

NORTHING (ft):
 LATITUDE:
 GROUND ELEV (ft):
 INITIAL DTW (ft): **NE**
 STATIC DTW (ft): **NE**
 WELL CASING DIAMETER (in): **---**
 LOGGED BY: **MS**
 EASTING (ft):
 LONGITUDE:
 TOC ELEV (ft):
 BOREHOLE DEPTH (ft): **15.5**
 WELL DEPTH (ft): **---**
 BOREHOLE DIAMETER (in): **2.25**
 CHECKED BY: **BV**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Measured Recovery (ft.)	Blow Count	PID Reading (ppmv)	Depth (feet)	Borehole Backfill
			4" Top soil							
		SM	SILTY SAND ; SM; 10YR 3/3 dark brown; fine to coarse-grained; non plastic; dry; 20% fines; 10% gravel							1/4" Nylaflo Tubing in Hydrated Granular Bentonite
5			SAME AS ABOVE ; 80% fine to coarse sand; 20% fines	0745 SV-1-5	0.5	0.0			5	Dry Granular Bentonite 1" Airstone in #3 Sand
10			SAME AS ABOVE ; 85% fine to coarse sand; 15% fines	0749 SV-1-10	0.5	0.0			10	1/4" Nylaflo Tubing in Hydrated Granular Bentonite
15			SAME AS ABOVE ; 70% fine to coarse sand; 30% fines Hole terminated at 15.5 feet.	0753 SV-1-15	0.5	0.0			15	Dry Granular Bentonite 1" Airstone in #3 Sand

PROJECT: Brandywine - Duarte LOCATION: 946 Huntington Dr. Duarte, CA PROJECT NUMBER: 185804162		WELL / PROBEHOLE / BOREHOLE NO: SV-2 PAGE 1 OF 1	
DRILLING: STARTED 5/4/18 COMPLETED: 5/4/18		NORTHING (ft): LATITUDE: GROUND ELEV (ft): INITIAL DTW (ft): NE STATIC DTW (ft): NE WELL CASING DIAMETER (in): --- LOGGED BY: MS	
INSTALLATION: STARTED COMPLETED: DRILLING COMPANY: Interphase DRILLING EQUIPMENT: 6600PP DRILLING METHOD: DPT SAMPLING EQUIPMENT: Acetate		EASTING (ft): LONGITUDE: TOC ELEV (ft): BOREHOLE DEPTH (ft): 15.5 WELL DEPTH (ft): --- BOREHOLE DIAMETER (in): 2.25 CHECKED BY: BV	

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Measured Recovery (ft.)	Blow Count	PID Reading (ppmv)	Depth (feet)	Borehole Backfill
			2" Topsoil							
5		SM	SILTY SAND ; SM; 10YR 3/3 dark brown; fine to coarse-grained; non plastic; dry; 20% fines		0838 SV-2-5	0.5		0.0	5	1/4" Nylaflo Tubing in Hydrated Granular Bentonite Dry Granular Bentonite 1" Airstone in #3 Sand
10			SAME AS ABOVE		0840 SV-2-10	0.5		0.0	10	1/4" Nylaflo Tubing in Hydrated Granular Bentonite
15			SAME AS ABOVE ; 85% fine to coarse sand; 15% fines Hole terminated at 15.5 feet.		0843 SV-2-15	0.5		0.0	15	Dry Granular Bentonite 1" Airstone in #3 Sand

PROJECT: **Brandywine - Duarte**
 LOCATION: **946 Huntington Dr. Duarte, CA**
 PROJECT NUMBER: **185804162**

WELL / PROBEHOLE / BOREHOLE NO:

SV-3 PAGE 1 OF 1



DRILLING: STARTED **5/4/18** COMPLETED: **5/4/18**
 INSTALLATION: STARTED COMPLETED:
 DRILLING COMPANY: **Interphase**
 DRILLING EQUIPMENT: **6600PP**
 DRILLING METHOD: **DPT**
 SAMPLING EQUIPMENT: **Acetate**

NORTHING (ft): EASTING (ft):
 LATITUDE: LONGITUDE:
 GROUND ELEV (ft): TOC ELEV (ft):
 INITIAL DTW (ft): **NE** BOREHOLE DEPTH (ft): **15.5**
 STATIC DTW (ft): **NE** WELL DEPTH (ft): **---**
 WELL CASING DIAMETER (in): **---** BOREHOLE DIAMETER (in): **2.25**
 LOGGED BY: **MS** CHECKED BY: **BV**

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Time Sample ID	Measured Recovery (ft)	Blow Count	PID Reading (ppmv)	Depth (feet)	Borehole Backfill
			2" Topsoil							
5		SM	SILTY SAND ; SM; 10YR 3/3 dark brown; fine to coarse-grained; non plastic; dry; 20% fines		0907 SV-3-5	0.5		0.0	5	1/4" Nylaflo Tubing in Hydrated Granular Bentonite Dry Granular Bentonite 1" Airstone in #3 Sand
10			SAME AS ABOVE		0910 SV-3-10	0.5		0.0	10	1/4" Nylaflo Tubing in Hydrated Granular Bentonite
15			SAME AS ABOVE		0913 SV-3-15	0.5		0.0	15	Dry Granular Bentonite 1" Airstone in #3 Sand
			Hole terminated at 15.5 feet.							

APPENDIX B
LABORATORY DATA SHEETS AND QA/QC RESULTS



May 14, 2018

Brian Viggiano
Stantec
25864-F Business Center Drive
Redlands, CA 92374
Tel: (909) 255-8204
Fax: (909) 335-6120

ELAP No.: 1838
CSDLAC No.: 10196
ORELAP No.: CA300003

Re: ATL Work Order Number : 1801724

Client Reference : Brandywine-Huntington/Duarte, 185804162

Enclosed are the results for sample(s) received on May 07, 2018 by Advanced Technology Laboratories. The sample(s) are tested for the parameters as indicated on the enclosed chain of custody in accordance with applicable laboratory certifications. The laboratory results contained in this report specifically pertains to the sample(s) submitted.

Thank you for the opportunity to serve the needs of your company. If you have any questions, please feel free to contact me or your Project Manager.

Sincerely,

A handwritten signature in black ink, appearing to read "E Rodriguez", is placed above the printed name.

Eddie Rodriguez
Laboratory Director

The cover letter and the case narrative are an integral part of this analytical report and its absence renders the report invalid. Test results contained within this data package meet the requirements of applicable state-specific certification programs. The report cannot be reproduced without written permission from the client and Advanced Technology Laboratories.



Certificate of Analysis

Stantec

25864-F Business Center Drive

Redlands , CA 92374

Project Number : Brandywine-Huntington/Duarte, 1858041

Report To : Brian Viggiano

Reported : 05/14/2018

SUMMARY OF SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
HA-1-1	1801724-10	Soil	5/04/18 7:30	5/07/18 11:05
HA-2-1	1801724-12	Soil	5/04/18 6:46	5/07/18 11:05
HA-3-1	1801724-14	Soil	5/04/18 8:33	5/07/18 11:05
HA-4-1	1801724-16	Soil	5/04/18 9:40	5/07/18 11:05
HA-5-1	1801724-18	Soil	5/04/18 9:03	5/07/18 11:05



Certificate of Analysis

Stantec
25864-F Business Center Drive
Redlands, CA 92374

Project Number : Brandywine-Huntington/Duarte, 1858041
Report To : Brian Viggiano
Reported : 05/14/2018

Client Sample ID HA-1-1

Lab ID: 1801724-10

Total Metals by ICP-AES EPA 6010B

Analyst: GO

Analyte	Result (mg/kg)	PQL (mg/kg)	Dilution	Batch	Prepared	Date/Time Analyzed	Notes
Arsenic	7.7	2.0	2	B8E0351	05/11/2018	05/11/18 13:24	D5
Lead	20	2.0	2	B8E0351	05/11/2018	05/11/18 13:24	D5

Organochlorine Pesticides by EPA 8081

Analyst: CO/

Analyte	Result (ug/kg)	PQL (ug/kg)	Dilution	Batch	Prepared	Date/Time Analyzed	Notes
4,4'-DDD	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:06	
4,4'-DDE	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:06	
4,4'-DDT	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Aldrin	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:06	
alpha-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:06	
alpha-Chlordane	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:06	
beta-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Chlordane	ND	8.5	1	B8E0246	05/08/2018	05/09/18 09:06	
delta-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Dieldrin [2C]	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Endosulfan I	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Endosulfan II	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Endosulfan sulfate	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Endrin	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Endrin aldehyde	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Endrin ketone	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:06	
gamma-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:06	
gamma-Chlordane	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Heptachlor	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Heptachlor epoxide	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Methoxychlor	ND	5.0	1	B8E0246	05/08/2018	05/09/18 09:06	
Toxaphene	ND	50	1	B8E0246	05/08/2018	05/09/18 09:06	
Surrogate: Decachlorobiphenyl	51.0 %	15 - 100		B8E0246	05/08/2018	05/09/18 09:06	
Surrogate: Tetrachloro-m-xylene	53.4 %	16 - 100		B8E0246	05/08/2018	05/09/18 09:06	



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Project Number : Brandywine-Huntington/Duarte, 1858041
Report To : Brian Viggiano
Reported : 05/14/2018

Client Sample ID HA-2-1

Lab ID: 1801724-12

Total Metals by ICP-AES EPA 6010B

Analyst: GO

Analyte	Result (mg/kg)	PQL (mg/kg)	Dilution	Batch	Prepared	Date/Time Analyzed	Notes
Arsenic	9.7	1.0	1	B8E0351	05/11/2018	05/11/18 13:15	
Lead	15	1.0	1	B8E0351	05/11/2018	05/11/18 13:15	

Organochlorine Pesticides by EPA 8081

Analyst: CO/

Analyte	Result (ug/kg)	PQL (ug/kg)	Dilution	Batch	Prepared	Date/Time Analyzed	Notes
4,4'-DDD	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:17	
4,4'-DDE [2C]	2.8	2.0	1	B8E0246	05/08/2018	05/09/18 09:17	
4,4'-DDT [2C]	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Aldrin	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:17	
alpha-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:17	
alpha-Chlordane	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:17	
beta-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Chlordane [2C]	ND	8.5	1	B8E0246	05/08/2018	05/09/18 09:17	
delta-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Dieldrin	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Endosulfan I	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Endosulfan II	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Endosulfan sulfate	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Endrin	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Endrin aldehyde	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Endrin ketone	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:17	
gamma-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:17	
gamma-Chlordane	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Heptachlor	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Heptachlor epoxide	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Methoxychlor	ND	5.0	1	B8E0246	05/08/2018	05/09/18 09:17	
Toxaphene	ND	50	1	B8E0246	05/08/2018	05/09/18 09:17	
Surrogate: Decachlorobiphenyl	30.4 %	15 - 100		B8E0246	05/08/2018	05/09/18 09:17	
Surrogate: Tetrachloro-m-xylene	30.6 %	16 - 100		B8E0246	05/08/2018	05/09/18 09:17	



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Project Number : Brandywine-Huntington/Duarte, 1858041
Report To : Brian Viggiano
Reported : 05/14/2018

Client Sample ID HA-3-1

Lab ID: 1801724-14

Total Metals by ICP-AES EPA 6010B

Analyst: GO

Analyte	Result (mg/kg)	PQL (mg/kg)	Dilution	Batch	Prepared	Date/Time Analyzed	Notes
Arsenic	3.4	1.0	1	B8E0351	05/11/2018	05/11/18 13:16	
Lead	8.4	1.0	1	B8E0351	05/11/2018	05/11/18 13:16	

Organochlorine Pesticides by EPA 8081

Analyst: CO/

Analyte	Result (ug/kg)	PQL (ug/kg)	Dilution	Batch	Prepared	Date/Time Analyzed	Notes
4,4'-DDD	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:27	
4,4'-DDE	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:27	
4,4'-DDT [2C]	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Aldrin	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:27	
alpha-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:27	
alpha-Chlordane	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:27	
beta-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Chlordane	ND	8.5	1	B8E0246	05/08/2018	05/09/18 09:27	
delta-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Dieldrin	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Endosulfan I	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Endosulfan II	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Endosulfan sulfate	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Endrin	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Endrin aldehyde	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Endrin ketone	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:27	
gamma-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:27	
gamma-Chlordane	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Heptachlor	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Heptachlor epoxide	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Methoxychlor	ND	5.0	1	B8E0246	05/08/2018	05/09/18 09:27	
Toxaphene	ND	50	1	B8E0246	05/08/2018	05/09/18 09:27	
Surrogate: Decachlorobiphenyl	44.5 %	15 - 100		B8E0246	05/08/2018	05/09/18 09:27	
Surrogate: Tetrachloro-m-xylene	62.7 %	16 - 100		B8E0246	05/08/2018	05/09/18 09:27	



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Project Number : Brandywine-Huntington/Duarte, 1858041
Report To : Brian Viggiano
Reported : 05/14/2018

Client Sample ID HA-4-1

Lab ID: 1801724-16

Total Metals by ICP-AES EPA 6010B

Analyst: GO

Analyte	Result (mg/kg)	PQL (mg/kg)	Dilution	Batch	Prepared	Date/Time Analyzed	Notes
Arsenic	1.7	1.0	1	B8E0351	05/11/2018	05/11/18 13:17	
Lead	23	1.0	1	B8E0351	05/11/2018	05/11/18 13:17	

Organochlorine Pesticides by EPA 8081

Analyst: CO/

Analyte	Result (ug/kg)	PQL (ug/kg)	Dilution	Batch	Prepared	Date/Time Analyzed	Notes
4,4'-DDD	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:37	
4,4'-DDE [2C]	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:37	
4,4'-DDT [2C]	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Aldrin	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:37	
alpha-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:37	
alpha-Chlordane	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:37	
beta-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Chlordane	ND	8.5	1	B8E0246	05/08/2018	05/09/18 09:37	
delta-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Dieldrin	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Endosulfan I	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Endosulfan II	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Endosulfan sulfate	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Endrin	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Endrin aldehyde	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Endrin ketone	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:37	
gamma-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:37	
gamma-Chlordane	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Heptachlor	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Heptachlor epoxide	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Methoxychlor	ND	5.0	1	B8E0246	05/08/2018	05/09/18 09:37	
Toxaphene	ND	50	1	B8E0246	05/08/2018	05/09/18 09:37	
Surrogate: Decachlorobiphenyl	32.4 %	15 - 100		B8E0246	05/08/2018	05/09/18 09:37	
Surrogate: Tetrachloro-m-xylene	33.7 %	16 - 100		B8E0246	05/08/2018	05/09/18 09:37	



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Project Number : Brandywine-Huntington/Duarte, 1858041
Report To : Brian Viggiano
Reported : 05/14/2018

Client Sample ID HA-5-1

Lab ID: 1801724-18

Total Metals by ICP-AES EPA 6010B

Analyst: GO

Analyte	Result (mg/kg)	PQL (mg/kg)	Dilution	Batch	Prepared	Date/Time Analyzed	Notes
Arsenic	2.3	1.0	1	B8E0351	05/11/2018	05/11/18 13:21	
Lead	36	1.0	1	B8E0351	05/11/2018	05/11/18 13:21	

Organochlorine Pesticides by EPA 8081

Analyst: CO/

Analyte	Result (ug/kg)	PQL (ug/kg)	Dilution	Batch	Prepared	Date/Time Analyzed	Notes
4,4'-DDD	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:48	
4,4'-DDE [2C]	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:48	
4,4'-DDT [2C]	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Aldrin	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:48	
alpha-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:48	
alpha-Chlordane	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:48	
beta-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Chlordane [2C]	ND	8.5	1	B8E0246	05/08/2018	05/09/18 09:48	
delta-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Dieldrin [2C]	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Endosulfan I	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Endosulfan II	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Endosulfan sulfate	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Endrin	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Endrin aldehyde	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Endrin ketone	ND	2.0	1	B8E0246	05/08/2018	05/09/18 09:48	
gamma-BHC	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:48	
gamma-Chlordane	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Heptachlor	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Heptachlor epoxide	ND	1.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Methoxychlor	ND	5.0	1	B8E0246	05/08/2018	05/09/18 09:48	
Toxaphene	ND	50	1	B8E0246	05/08/2018	05/09/18 09:48	
Surrogate: Decachlorobiphenyl	31.8 %	15 - 100		B8E0246	05/08/2018	05/09/18 09:48	
Surrogate: Tetrachloro-m-xylene	32.6 %	16 - 100		B8E0246	05/08/2018	05/09/18 09:48	



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Report To : Brian Viggiano
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QUALITY CONTROL SECTION

Total Metals by ICP-AES EPA 6010B - Quality Control

Analyte	Result (mg/kg)	PQL (mg/kg)	MDL (mg/kg)	Spike Level	Source Result	% Rec	% Rec Limits	RPD	RPD Limit	Notes
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Batch B8E0351 - EPA 3050B_S

Blank (B8E0351-BLK1)

Prepared: 5/11/2018 Analyzed: 5/11/2018

Arsenic	ND	1.0	0.12							
Lead	ND	1.0	0.18							

LCS (B8E0351-BS1)

Prepared: 5/11/2018 Analyzed: 5/11/2018

Arsenic	43.8821	1.0	0.12	50.0000		87.8	80 - 120			
Lead	48.2633	1.0	0.18	50.0000		96.5	80 - 120			

Matrix Spike (B8E0351-MS1)

Source: 1801724-10

Prepared: 5/11/2018 Analyzed: 5/11/2018

Arsenic	80.4165	1.0	0.12	125.628	7.70369	57.9	49 - 99			
Lead	89.1538	1.0	0.18	125.628	20.3658	54.8	36 - 121			

Matrix Spike Dup (B8E0351-MSD1)

Source: 1801724-10

Prepared: 5/11/2018 Analyzed: 5/11/2018

Arsenic	80.2708	1.0	0.12	124.378	7.70369	58.3	49 - 99	0.181	20	
Lead	89.3629	1.0	0.18	124.378	20.3658	55.5	36 - 121	0.234	20	



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Reported : 05/14/2018

Organochlorine Pesticides by EPA 8081 - Quality Control

Analyte	Result (ug/kg)	PQL (ug/kg)	MDL (ug/kg)	Spike Level	Source Result	% Rec	% Rec Limits	RPD	RPD Limit	Notes
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Batch B8E0246 - GCSEMI_PCB/PEST_S

Blank (B8E0246-BLK1)

Prepared: 5/8/2018 Analyzed: 5/9/2018

4,4'-DDD	ND	2.0	0.10
4,4'-DDD [2C]	ND	2.0	0.10
4,4'-DDE	ND	2.0	0.07
4,4'-DDE [2C]	ND	2.0	0.07
4,4'-DDT	ND	2.0	0.14
4,4'-DDT [2C]	ND	2.0	0.14
Aldrin	ND	1.0	0.08
Aldrin [2C]	ND	1.0	0.08
alpha-BHC	ND	1.0	0.04
alpha-BHC [2C]	ND	1.0	0.04
alpha-Chlordane	ND	1.0	0.04
alpha-Chlordane [2C]	ND	1.0	0.04
beta-BHC	ND	1.0	0.04
beta-BHC [2C]	ND	1.0	0.04
Chlordane	ND	8.5	0.90
Chlordane [2C]	ND	8.5	0.90
delta-BHC	ND	1.0	0.04
delta-BHC [2C]	ND	1.0	0.04
Dieldrin	ND	2.0	0.05
Dieldrin [2C]	ND	2.0	0.05
Endosulfan I	ND	1.0	0.04
Endosulfan I [2C]	ND	1.0	0.04
Endosulfan II	ND	2.0	0.10
Endosulfan II [2C]	ND	2.0	0.10
Endosulfan sulfate	ND	2.0	0.06
Endosulfan Sulfate [2C]	ND	2.0	0.06
Endrin	ND	2.0	0.08
Endrin [2C]	ND	2.0	0.08
Endrin aldehyde	ND	2.0	0.09
Endrin aldehyde [2C]	ND	2.0	0.09
Endrin ketone	ND	2.0	0.07
Endrin ketone [2C]	ND	2.0	0.07
gamma-BHC	ND	1.0	0.05
gamma-BHC [2C]	ND	1.0	0.05
gamma-Chlordane	ND	1.0	0.04
gamma-Chlordane [2C]	ND	1.0	0.04
Heptachlor	ND	1.0	0.07
Heptachlor [2C]	ND	1.0	0.07
Heptachlor epoxide	ND	1.0	0.04
Heptachlor epoxide [2C]	ND	1.0	0.04
Methoxychlor	ND	5.0	0.10



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Organochlorine Pesticides by EPA 8081 - Quality Control (cont'd)

Analyte	Result (ug/kg)	PQL (ug/kg)	MDL (ug/kg)	Spike Level	Source Result	% Rec Limits	RPD	RPD Limit	Notes
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Batch B8E0246 - GCSEMI_PCB/PEST_S (continued)

Blank (B8E0246-BLK1) - Continued

Prepared: 5/8/2018 Analyzed: 5/9/2018

Methoxychlor [2C]	ND	5.0	0.10
Toxaphene	ND	50	8.2
Toxaphene [2C]	ND	50	8.2

<i>Surrogate: Decachlorobiphenyl</i>	<i>10.13</i>			<i>16.6667</i>	<i>60.8</i>	<i>15 - 100</i>
<i>Surrogate: Decachlorobiphenyl [</i>	<i>10.52</i>			<i>16.6667</i>	<i>63.1</i>	<i>15 - 100</i>
<i>Surrogate: Tetrachloro-m-xylene</i>	<i>12.21</i>			<i>16.6667</i>	<i>73.2</i>	<i>16 - 100</i>
<i>Surrogate: Tetrachloro-m-xylene</i>	<i>12.82</i>			<i>16.6667</i>	<i>76.9</i>	<i>16 - 100</i>

LCS (B8E0246-BS1)

Prepared: 5/8/2018 Analyzed: 5/9/2018

4,4'-DDD	12.6575	2.0	0.10	16.6667	75.9	62 - 129
4,4'-DDD [2C]	11.9927	2.0	0.10	16.6667	72.0	62 - 129
4,4'-DDE	13.3302	2.0	0.07	16.6667	80.0	65 - 117
4,4'-DDE [2C]	12.8148	2.0	0.07	16.6667	76.9	65 - 117
4,4'-DDT	11.0018	2.0	0.14	16.6667	66.0	35 - 136
4,4'-DDT [2C]	11.0022	2.0	0.14	16.6667	66.0	35 - 136
Aldrin	12.9222	1.0	0.08	16.6667	77.5	67 - 110
Aldrin [2C]	12.4333	1.0	0.08	16.6667	74.6	67 - 110
alpha-BHC	12.6313	1.0	0.04	16.6667	75.8	69 - 110
alpha-BHC [2C]	12.1772	1.0	0.04	16.6667	73.1	69 - 110
alpha-Chlordane	12.6617	1.0	0.04	16.6667	76.0	65 - 114
alpha-Chlordane [2C]	12.2887	1.0	0.04	16.6667	73.7	65 - 114
beta-BHC	12.2007	1.0	0.04	16.6667	73.2	64 - 108
beta-BHC [2C]	11.7870	1.0	0.04	16.6667	70.7	64 - 108
delta-BHC	9.01733	1.0	0.04	16.6667	54.1	44 - 110
delta-BHC [2C]	9.85950	1.0	0.04	16.6667	59.2	44 - 110
Dieldrin	11.8557	2.0	0.05	16.6667	71.1	63 - 107
Dieldrin [2C]	11.5907	2.0	0.05	16.6667	69.5	63 - 107
Endosulfan I	11.0065	1.0	0.04	16.6667	66.0	63 - 103
Endosulfan I [2C]	11.5812	1.0	0.04	16.6667	69.5	63 - 103
Endosulfan II	12.6832	2.0	0.10	16.6667	76.1	62 - 122
Endosulfan II [2C]	12.7397	2.0	0.10	16.6667	76.4	62 - 122
Endosulfan sulfate	12.0557	2.0	0.06	16.6667	72.3	53 - 127
Endosulfan Sulfate [2C]	11.2933	2.0	0.06	16.6667	67.8	53 - 127
Endrin	12.6195	2.0	0.08	16.6667	75.7	66 - 120
Endrin [2C]	12.4307	2.0	0.08	16.6667	74.6	66 - 120
Endrin aldehyde	13.5157	2.0	0.09	16.6667	81.1	67 - 121
Endrin aldehyde [2C]	11.6182	2.0	0.09	16.6667	69.7	67 - 121
Endrin ketone	11.9545	2.0	0.07	16.6667	71.7	41 - 146
Endrin ketone [2C]	11.7595	2.0	0.07	16.6667	70.6	41 - 146
gamma-BHC	12.2088	1.0	0.05	16.6667	73.3	67 - 109
gamma-BHC [2C]	11.5650	1.0	0.05	16.6667	69.4	67 - 109



Certificate of Analysis

Stantec
25864-F Business Center Drive
Redlands , CA 92374

Project Number : Brandywine-Huntington/Duarte, 1858041
Report To : Brian Viggiano
Reported : 05/14/2018

Organochlorine Pesticides by EPA 8081 - Quality Control (cont'd)

Analyte	Result (ug/kg)	PQL (ug/kg)	MDL (ug/kg)	Spike Level	Source Result	% Rec Limits	RPD	RPD Limit	Notes
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Batch B8E0246 - GCSEMI_PCB/PEST_S (continued)

LCS (B8E0246-BS1) - Continued

Prepared: 5/8/2018 Analyzed: 5/9/2018

gamma-Chlordane	12.3685	1.0	0.04	16.6667		74.2	63 - 110		
gamma-Chlordane [2C]	11.6115	1.0	0.04	16.6667		69.7	63 - 110		
Heptachlor	12.7775	1.0	0.07	16.6667		76.7	67 - 120		
Heptachlor [2C]	12.0203	1.0	0.07	16.6667		72.1	67 - 120		
Heptachlor epoxide	11.9888	1.0	0.04	16.6667		71.9	62 - 108		
Heptachlor epoxide [2C]	11.7510	1.0	0.04	16.6667		70.5	62 - 108		
Methoxychlor	11.2942	5.0	0.10	16.6667		67.8	47 - 152		
Methoxychlor [2C]	12.1283	5.0	0.10	16.6667		72.8	47 - 152		
Surrogate: Decachlorobiphenyl	10.27			16.6667		61.6	15 - 100		
Surrogate: Decachlorobiphenyl [	11.26			16.6667		67.6	15 - 100		
Surrogate: Tetrachloro-m-xylene	11.65			16.6667		69.9	16 - 100		
Surrogate: Tetrachloro-m-xylene	12.88			16.6667		77.3	16 - 100		

Matrix Spike (B8E0246-MS1)

Source: 1801724-18

Prepared: 5/8/2018 Analyzed: 5/9/2018

4,4'-DDD	5.03750	2.0	0.10	16.6667	ND	30.2	0 - 127		
4,4'-DDD [2C]	5.38100	2.0	0.10	16.6667	ND	32.3	0 - 127		
4,4'-DDE	8.77700	2.0	0.07	16.6667	0.907667	47.2	0 - 125		
4,4'-DDE [2C]	8.55083	2.0	0.07	16.6667	0.994167	45.3	0 - 125		
4,4'-DDT	8.37500	2.0	0.14	16.6667	1.13633	43.4	0 - 103		
4,4'-DDT [2C]	8.19300	2.0	0.14	16.6667	1.16733	42.2	0 - 103		
Aldrin	7.20267	1.0	0.08	16.6667	ND	43.2	6 - 104		
Aldrin [2C]	7.11417	1.0	0.08	16.6667	ND	42.7	6 - 104		
alpha-BHC	5.51917	1.0	0.04	16.6667	ND	33.1	0 - 114		
alpha-BHC [2C]	6.02600	1.0	0.04	16.6667	ND	36.2	0 - 114		
alpha-Chlordane	6.16000	1.0	0.04	16.6667	0.240833	35.5	0 - 110		
alpha-Chlordane [2C]	6.86867	1.0	0.04	16.6667	0.927000	35.6	0 - 110		
beta-BHC	3.05283	1.0	0.04	16.6667	ND	18.3	0 - 129		
beta-BHC [2C]	3.55600	1.0	0.04	16.6667	ND	21.3	0 - 129		
delta-BHC	1.29767	1.0	0.04	16.6667	ND	7.79	18 - 99		M2
delta-BHC [2C]	1.49267	1.0	0.04	16.6667	ND	8.96	18 - 99		M2
Dieldrin	2.75033	2.0	0.05	16.6667	0.141667	15.7	0 - 124		
Dieldrin [2C]	2.89633	2.0	0.05	16.6667	0.164833	16.4	0 - 124		
Endosulfan I	3.14000	1.0	0.04	16.6667	ND	18.8	0 - 106		
Endosulfan I [2C]	3.08783	1.0	0.04	16.6667	ND	18.5	0 - 106		
Endosulfan II	1.31417	2.0	0.10	16.6667	ND	7.89	20 - 130		M2
Endosulfan II [2C]	1.02100	2.0	0.10	16.6667	ND	6.13	20 - 130		M2
Endosulfan sulfate	1.37450	2.0	0.06	16.6667	ND	8.25	24 - 119		M2
Endosulfan Sulfate [2C]	0.878333	2.0	0.06	16.6667	ND	5.27	24 - 119		M2
Endrin	2.77917	2.0	0.08	16.6667	ND	16.7	0 - 135		
Endrin [2C]	2.89017	2.0	0.08	16.6667	ND	17.3	0 - 135		
Endrin aldehyde	1.48517	2.0	0.09	16.6667	ND	8.91	19 - 132		M2



Certificate of Analysis

Stantec
25864-F Business Center Drive
Redlands , CA 92374

Project Number : Brandywine-Huntington/Duarte, 1858041

Report To : Brian Viggiano

Reported : 05/14/2018

Organochlorine Pesticides by EPA 8081 - Quality Control (cont'd)

Analyte	Result (ug/kg)	PQL (ug/kg)	MDL (ug/kg)	Spike Level	Source Result	% Rec Limits	RPD	RPD Limit	Notes
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Batch B8E0246 - GCSEMI_PCB/PEST_S (continued)

Matrix Spike (B8E0246-MS1) - Continued

Source: 1801724-18

Prepared: 5/8/2018 Analyzed: 5/9/2018

Endrin aldehyde [2C]	0.749167	2.0	0.09	16.6667	ND	4.49	19 - 132		M2
Endrin ketone	0.863833	2.0	0.07	16.6667	ND	5.18	7 - 141		M2
Endrin ketone [2C]	1.76100	2.0	0.07	16.6667	ND	10.6	7 - 141		
gamma-BHC	4.33450	1.0	0.05	16.6667	ND	26.0	0 - 117		
gamma-BHC [2C]	4.55200	1.0	0.05	16.6667	ND	27.3	0 - 117		
gamma-Chlordane	5.41167	1.0	0.04	16.6667	0.237833	31.0	0 - 156		
gamma-Chlordane [2C]	5.06750	1.0	0.04	16.6667	0.210167	29.1	0 - 156		
Heptachlor	7.11033	1.0	0.07	16.6667	ND	42.7	3 - 112		
Heptachlor [2C]	6.89317	1.0	0.07	16.6667	ND	41.4	3 - 112		
Heptachlor epoxide	3.47750	1.0	0.04	16.6667	ND	20.9	0 - 118		
Heptachlor epoxide [2C]	3.37267	1.0	0.04	16.6667	ND	20.2	0 - 118		
Methoxychlor	1.61250	5.0	0.10	16.6667	ND	9.67	0 - 161		
Methoxychlor [2C]	1.92667	5.0	0.10	16.6667	ND	11.6	0 - 161		

Surrogate: Decachlorobiphenyl	6.827			16.6667		41.0	15 - 100		
Surrogate: Decachlorobiphenyl [	7.274			16.6667		43.6	15 - 100		
Surrogate: Tetrachloro-m-xylene	7.152			16.6667		42.9	16 - 100		
Surrogate: Tetrachloro-m-xylene	7.906			16.6667		47.4	16 - 100		

Matrix Spike Dup (B8E0246-MSD1)

Source: 1801724-18

Prepared: 5/8/2018 Analyzed: 5/9/2018

4,4'-DDD	4.71617	2.0	0.10	16.6667	ND	28.3	0 - 127	6.59	20	
4,4'-DDD [2C]	5.14750	2.0	0.10	16.6667	ND	30.9	0 - 127	4.44	20	
4,4'-DDE	8.60033	2.0	0.07	16.6667	0.907667	46.2	0 - 125	2.03	20	
4,4'-DDE [2C]	8.33167	2.0	0.07	16.6667	0.994167	44.0	0 - 125	2.60	20	
4,4'-DDT	7.95433	2.0	0.14	16.6667	1.13633	40.9	0 - 103	5.15	20	
4,4'-DDT [2C]	8.30950	2.0	0.14	16.6667	1.16733	42.9	0 - 103	1.41	20	
Aldrin	7.10583	1.0	0.08	16.6667	ND	42.6	6 - 104	1.35	20	
Aldrin [2C]	6.97133	1.0	0.08	16.6667	ND	41.8	6 - 104	2.03	20	
alpha-BHC	5.62717	1.0	0.04	16.6667	ND	33.8	0 - 114	1.94	20	
alpha-BHC [2C]	5.98633	1.0	0.04	16.6667	ND	35.9	0 - 114	0.660	20	
alpha-Chlordane	5.91650	1.0	0.04	16.6667	0.240833	34.1	0 - 110	4.03	20	
alpha-Chlordane [2C]	6.64483	1.0	0.04	16.6667	0.927000	34.3	0 - 110	3.31	20	
beta-BHC	2.72500	1.0	0.04	16.6667	ND	16.4	0 - 129	11.3	20	
beta-BHC [2C]	3.31633	1.0	0.04	16.6667	ND	19.9	0 - 129	6.97	20	
delta-BHC	0.941667	1.0	0.04	16.6667	ND	5.65	18 - 99	31.8	20	M2, R3
delta-BHC [2C]	1.14267	1.0	0.04	16.6667	ND	6.86	18 - 99	26.6	20	M2, R3
Dieldrin	2.29550	2.0	0.05	16.6667	0.141667	12.9	0 - 124	18.0	20	
Dieldrin [2C]	2.56017	2.0	0.05	16.6667	0.164833	14.4	0 - 124	12.3	20	
Endosulfan I	2.73983	1.0	0.04	16.6667	ND	16.4	0 - 106	13.6	20	
Endosulfan I [2C]	2.73283	1.0	0.04	16.6667	ND	16.4	0 - 106	12.2	20	
Endosulfan II	0.927167	2.0	0.10	16.6667	ND	5.56	20 - 130	34.5	20	M2, R3
Endosulfan II [2C]	1.33517	2.0	0.10	16.6667	ND	8.01	20 - 130	26.7	20	M2, R3



Certificate of Analysis

Stantec
25864-F Business Center Drive
Redlands , CA 92374

Project Number : Brandywine-Huntington/Duarte, 1858041
Report To : Brian Viggiano
Reported : 05/14/2018

Organochlorine Pesticides by EPA 8081 - Quality Control (cont'd)

Analyte	Result (ug/kg)	PQL (ug/kg)	MDL (ug/kg)	Spike Level	Source Result	% Rec % Rec	% Rec Limits	RPD	RPD Limit	Notes
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Batch B8E0246 - GCSEMI_PCB/PEST_S (continued)

Matrix Spike Dup (B8E0246-MSD1) - Continued

Source: 1801724-18

Prepared: 5/8/2018 Analyzed: 5/9/2018

Endosulfan sulfate	1.20467	2.0	0.06	16.6667	ND	7.23	24 - 119	13.2	20	M2
Endosulfan Sulfate [2C]	0.693333	2.0	0.06	16.6667	ND	4.16	24 - 119	23.5	20	M2, R3
Endrin	2.32650	2.0	0.08	16.6667	ND	14.0	0 - 135	17.7	20	
Endrin [2C]	2.43333	2.0	0.08	16.6667	ND	14.6	0 - 135	17.2	20	
Endrin aldehyde	1.09433	2.0	0.09	16.6667	ND	6.57	19 - 132	30.3	20	M2, R3
Endrin aldehyde [2C]	0.804167	2.0	0.09	16.6667	ND	4.82	19 - 132	7.08	20	M2
Endrin ketone	0.630667	2.0	0.07	16.6667	ND	3.78	7 - 141	31.2	20	M2, R3
Endrin ketone [2C]	1.57967	2.0	0.07	16.6667	ND	9.48	7 - 141	10.9	20	
gamma-BHC	4.14033	1.0	0.05	16.6667	ND	24.8	0 - 117	4.58	20	
gamma-BHC [2C]	4.44683	1.0	0.05	16.6667	ND	26.7	0 - 117	2.34	20	
gamma-Chlordane	5.14500	1.0	0.04	16.6667	0.237833	29.4	0 - 156	5.05	20	
gamma-Chlordane [2C]	4.77283	1.0	0.04	16.6667	0.210167	27.4	0 - 156	5.99	20	
Heptachlor	6.98017	1.0	0.07	16.6667	ND	41.9	3 - 112	1.85	20	
Heptachlor [2C]	6.76550	1.0	0.07	16.6667	ND	40.6	3 - 112	1.87	20	
Heptachlor epoxide	3.09417	1.0	0.04	16.6667	ND	18.6	0 - 118	11.7	20	
Heptachlor epoxide [2C]	3.04400	1.0	0.04	16.6667	ND	18.3	0 - 118	10.2	20	
Methoxychlor	1.31067	5.0	0.10	16.6667	ND	7.86	0 - 161	20.7	20	R3
Methoxychlor [2C]	1.24783	5.0	0.10	16.6667	ND	7.49	0 - 161	42.8	20	R3
Surrogate: Decachlorobiphenyl	6.634			16.6667		39.8	15 - 100			
Surrogate: Decachlorobiphenyl [	7.155			16.6667		42.9	15 - 100			
Surrogate: Tetrachloro-m-xylene	7.092			16.6667		42.6	16 - 100			
Surrogate: Tetrachloro-m-xylene	7.943			16.6667		47.7	16 - 100			



Certificate of Analysis

Stantec

25864-F Business Center Drive

Redlands , CA 92374

Project Number : Brandywine-Huntington/Duarte, 1858041

Report To : Brian Viggiano

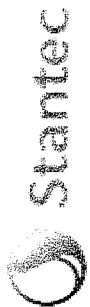
Reported : 05/14/2018

Notes and Definitions

R3	RPD value outside acceptance criteria. Calculation is based on raw values. The analytical batch was validated by the Laboratory Control Sample (LCS).
M2	Matrix spike recovery outside of acceptance limit due to possible matrix interference. The analytical batch was validated by the laboratory control sample.
D5	Sample diluted due to failing internal standard in the original run.
ND	Analyte is not detected at or above the Practical Quantitation Limit (PQL). When client requests quantitation against MDL, analyte is not detected at or above the Method Detection Limit (MDL)
PQL	Practical Quantitation Limit
MDL	Method Detection Limit
NR	Not Reported
RPD	Relative Percent Difference
CA2	CA-ELAP (CDPH)
OR1	OR-NELAP (OSPHL)

Notes:

- (1) The reported MDL and PQL are based on prep ratio variation and analytical dilution.
- (2) The suffix [2C] of specific analytes signifies that the reported result is taken from the instrument's second column.
- (3) Results are wet unless otherwise specified.



CHAIN OF CUSTODY FORM

25864-F-Business Center Dr., Redlands, CA 92374 (909)335-6116, Fax (909) 335-6120

1801724

Page 1 of 2

Client Name/Address: Stantec 25864-F Business Center Drive Redlands, CA 92374		Project/PO Number: Brandywine - Huntington/Duarte 185804162		Laboratory:					
Project Manager: Brian Viggiano Email Address: Brian.Viggiano@stantec.com Sampler: Matthew Sapp Email Address: Matthew.Sapp@stantec.com		Phone Number: 909-335-6116 Fax Number: 909-335-6120		Analysis Required					
Sample Description	Sample Matrix	Container Type	# of Cont.	Sampling Date	Sampling Time	Preservatives	Organochlorine Pesticides (EPA 60108)	Hold	Special Instructions
SV-1-5	SOIL	Acetate Liner	1	5/4/18	0745	ICE		X	
SV-1-10	SOIL	Acetate Liner	1	5/4/18	0749	ICE		X	
SV-1-15	SOIL	Acetate Liner	1	5/4/18	0753	ICE		X	
SV-2-5	SOIL	Acetate Liner	1	5/4/18	0838	ICE		X	
SV-2-10	SOIL	Acetate Liner	1	5/4/18	0844	ICE		X	
SV-2-15	SOIL	Acetate Liner	1	5/4/18	0843	ICE		X	
SV-3-5	SOIL	Acetate Liner	1	5/4/18	0907	ICE		X	
SV-3-10	SOIL	Acetate Liner	1	5/4/18	0910	ICE		X	
SV-3-15	SOIL	Acetate Liner	1	5/4/18	0913	ICE		X	
HA-1-1	SOIL	8 oz jar	1	5/4/18	0730	ICE	X	X	
HA-1-3	SOIL	8 oz jar	1	5/4/18	0735	ICE	X	X	
Relinquished By: [Signature]							Date/Time: 5-7-18 11:05		Turn- Same day
Relinquished By: [Signature]							Date/Time: 5-7-18 12:22		Around Time: 24 hour
Relinquished By: [Signature]							Date/Time: 5-7-18		48 hour
Relinquished By: [Signature]							Date/Time: 5-7-18		normal
Relinquished By: [Signature]							Date/Time: 5-7-18		Sample Integrity: (Check) intact on ice

ore: By relinquishing samples, client agrees to pay for the services requested on this chain of custody form and any additional analyses performed on this project. Payment for services is due within 30 days from the date of invoice. Sample(s) will be disposed of after 30 days.



CHAIN OF CUSTODY FORM

25864-F-Business Center Dr., Redlands, CA 92374 (909)335-6116, Fax (909) 335-6120

1801724

Page 2 of 2

Client Name/Address:		Project/PO Number:		Laboratory:		Analysis Required	
Stantec 25864-F Business Center Drive Redlands, CA 92374		Brandywine - Huntington/Duarte 185804162		Arsenic/Lead (EPA 6010B)		Organochlorine Pesticides (EPA)	
Project Manager: Brian Viggiano Email Address: Brian.Viggiano@stantec.com Sampler: Matthew Sapp Email Address: Matthew.Sapp@stantec.com		Phone Number: 909-335-6116 Fax Number: 909-335-6120		HOLD		Special Instructions	
Sample Description	Sample Matrix	Container Type	# of Cont.	Sampling Date	Sampling Time	Preservatives	
HA-2-1	SOIL	8 oz jar	1	5/4/18	0646	ICE	
HA-2-3	SOIL	8 oz jar	1	5/4/18	0652	ICE	
HA-3-1	SOIL	8 oz jar	1	5/4/18	0833	ICE	
HA-3-3	SOIL	8 oz jar	1	5/4/18	0850	ICE	
HA-4-1	SOIL	8 oz jar	1	5/4/18	0940	ICE	
HA-4-3	SOIL	8 oz jar	1	5/4/18	0945	ICE	
HA-5-1	SOIL	8 oz jar	1	5/4/18	0903	ICE	
HA-5-3	SOIL	8 oz jar	1	5/4/18	0906	ICE	
Relinquished By:		Date/Time: 5-7-18 11:05		Received By:		Date/Time: 5-7-18 1105	
Relinquished By:		Date/Time: 5-7-18 1222		Received By:		Date/Time: 5/7/18 1222	
Relinquished By:		Date/Time: 5-7-18 1222		Received in Lab By:		Date/Time: 5/7/18 1222	
Sample Integrity: (Check)				Intact ☒ on ice ☒			

te: By relinquishing samples, client agrees to pay for the services requested on this chain of custody form and any additional analyses performed on project. Payment for services is due within 30 days from the date of invoice. Sample(s) will be disposed of after 30 days.



714-449-9937
562-646-1611
805-399-0060

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

**JONES ENVIRONMENTAL
LABORATORY RESULTS**

Client:	Stantec Consulting Services, Inc.	Report date:	5/9/2018
Client Address:	25864-F Business Center Drive Redlands, CA	JEL Ref. No.:	E-0862
		Client Ref.No:	185804162
Attn:	Brian Viggiano	Date Sampled:	5/9/2018
		Date Received:	5/9/2018
Project Name:	Brandywine - Duarte 25	Date Analyzed:	5/9/2018
Project Address:	946-962 East Huntington Drive Duarte, CA	Physical State:	Soil Gas

ANALYSES REQUESTED

1. EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sampling – Soil Gas samples were collected in glass gas-tight syringes equipped with Teflon plungers.

A tracer gas mixture of n-pentane, n-hexane, and n-heptane was placed at the tubing-surface interface before sampling. These compounds were analyzed during the 8260B analytical run to determine if there were surface leaks into the subsurface due to improper installation of the probe. No n-pentane, n-hexane, or n-heptane was found in any of the samples reported herein.

The sampling rate was approximately 200 cc/min, except when noted differently on the chain of custody record, using a glass gas-tight syringe. Purging was completed using a pump set at approximately 200 cc/min, except when noted differently on the chain of custody record. A default of 3 purge volumes was used as recommended by July 2015 DTSC/RWQCB guidance documents.

Prior to purging and sampling of soil gas at each point, a shut-in test was conducted to check for leaks in the above ground fittings. The shut-in test was performed on the above ground apparatus by evacuating the line to a vacuum of 100 inches of water, sealing the entire system and watching the vacuum for at least one minute. A vacuum gauge attached in parallel to the apparatus measured the vacuum. If there was any observable loss of vacuum, the fittings were adjusted as needed until the vacuum did not change noticeably. The soil gas sample was then taken.

No flow conditions occur when a sampling rate greater than 10 mL/min cannot be maintained without applying a vacuum greater than 100 inches of water to the sampling train. The sampling train is left at a vacuum for no less than three minutes. If the vacuum does not subside appreciably after three minutes, the sample location is determined to be a no flow sample.

Analytical – Soil Gas samples were analyzed using EPA Method 8260 that includes extra compounds required by DTSC/RWQCB (such as Freon 113). Instrument Continuing Calibration Verification, QC Reference Standards, Instrument Blanks and Sampling Blanks were analyzed every 12 hours as prescribed by the method. In addition, a Laboratory Control Sample (LCS) and Laboratory Control Sample Duplicate (LCSD) were analyzed with each batch of Soil Gas samples. A duplicate/replicate sample was analyzed each day of the sampling activity. All samples were injected into the GC/MS system within 30 minutes of sampling.

Approval:

Colby Wakeman
QA/QC Manager



714-449-9937
562-646-1611
805-399-0060

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Stantec Consulting Services, Inc.
Client Address: 25864-F Business Center Drive
Redlands, CA

Report date: 5/9/2018
Jones Ref. No.: E-0862
Client Ref. No.: 185804162

Attn: Brian Viggiano

Date Sampled: 5/9/2018

Project: Brandywine - Duarte 25
Project Address: 946-962 East Huntington Drive
Duarte, CA

Date Received: 5/9/2018

Date Analyzed: 5/9/2018

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SV-1-5	SV-1-15	SV-2-5	SV-2-5 REP	SV-2-15		
<u>Jones ID:</u>	E-0862-01	E-0862-02	E-0862-03	E-0862-04	E-0862-05	<u>Practical Quantitation Limit</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	8	µg/m3
Bromobenzene	ND	ND	ND	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	ND	ND	ND	8	µg/m3
Bromoform	ND	ND	ND	ND	ND	8	µg/m3
n-Butylbenzene	ND	ND	ND	ND	ND	8	µg/m3
sec-Butylbenzene	ND	ND	ND	ND	ND	8	µg/m3
tert-Butylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Carbon tetrachloride	ND	ND	ND	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	ND	ND	ND	8	µg/m3
Chloroform	ND	ND	ND	ND	ND	8	µg/m3
2-Chlorotoluene	ND	ND	ND	ND	ND	8	µg/m3
4-Chlorotoluene	ND	ND	ND	ND	ND	8	µg/m3
Dibromochloromethane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	8	µg/m3
Dibromomethane	ND	ND	ND	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	8	µg/m3
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	8	µg/m3
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	8	µg/m3
Dichlorodifluoromethane	ND	ND	ND	ND	ND	8	µg/m3
1,1-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,1-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SV-1-5	SV-1-15	SV-2-5	SV-2-5 REP	SV-2-15		
<u>Jones ID:</u>	E-0862-01	E-0862-02	E-0862-03	E-0862-04	E-0862-05	<u>Practical Quantitation</u>	<u>Units</u>
Analytes:						<u>Limit</u>	
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Freon 113	ND	ND	ND	ND	ND	40	µg/m3
Hexachlorobutadiene	ND	ND	ND	ND	ND	8	µg/m3
Isopropylbenzene	ND	ND	ND	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	ND	ND	ND	ND	8	µg/m3
Methylene chloride	ND	ND	ND	ND	ND	16	µg/m3
Naphthalene	ND	ND	ND	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Styrene	34	30	14	16	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	8	µg/m3
Tetrachloroethene	339	1100	122	129	396	8	µg/m3
Toluene	ND	ND	ND	ND	ND	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	8	µg/m3
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	8	µg/m3
Trichloroethene	ND	ND	ND	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	ND	ND	ND	8	µg/m3
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	ND	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	ND	ND	ND	8	µg/m3
o-Xylene	ND	ND	ND	ND	ND	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	400	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	ND	ND	ND	2000	µg/m3
TIC:							
n-Pentane	ND	ND	ND	ND	ND	400	µg/m3
n-Hexane	ND	ND	ND	ND	ND	400	µg/m3
n-Heptane	ND	ND	ND	ND	ND	400	µg/m3
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recoveries:</u>						<u>QC Limits</u>	
1,2-Dichloroethane-d4	101%	116%	104%	110%	111%	60 - 140	
Toluene-d8	99%	98%	97%	100%	99%	60 - 140	
4-Bromofluorobenzene	98%	93%	92%	95%	92%	60 - 140	

E1-050918- E1-050918- E1-050918- E1-050918- E1-050918-
E-0862 E-0862 E-0862 E-0862 E-0862

ND= Not Detected



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562-646-1611
805-399-0060

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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Stantec Consulting Services, Inc.
Client Address: 25864-F Business Center Drive
Redlands, CA

Report date: 5/9/2018
Jones Ref. No.: E-0862
Client Ref. No.: 185804162

Attn: Brian Viggiano

Date Sampled: 5/9/2018

Project: Brandywine - Duarte 25
Project Address: 946-962 East Huntington Drive
Duarte, CA

Date Received: 5/9/2018

Date Analyzed: 5/9/2018

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sample ID: SV-3-5 SV-3-15

Jones ID: E-0862-06 E-0862-07

Analytes:

			<u>Practical</u> <u>Quantitation</u> <u>Limit</u>	<u>Units</u>
Benzene	ND	ND	8	µg/m3
Bromobenzene	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	8	µg/m3
Bromoform	ND	ND	8	µg/m3
n-Butylbenzene	ND	ND	8	µg/m3
sec-Butylbenzene	ND	ND	8	µg/m3
tert-Butylbenzene	ND	ND	8	µg/m3
Carbon tetrachloride	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	8	µg/m3
Chloroform	ND	ND	8	µg/m3
2-Chlorotoluene	ND	ND	8	µg/m3
4-Chlorotoluene	ND	ND	8	µg/m3
Dibromochloromethane	ND	ND	8	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	8	µg/m3
Dibromomethane	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	8	µg/m3
1,3-Dichlorobenzene	ND	ND	8	µg/m3
1,4-Dichlorobenzene	ND	ND	8	µg/m3
Dichlorodifluoromethane	ND	ND	8	µg/m3
1,1-Dichloroethane	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	8	µg/m3
1,2-Dichloropropane	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	8	µg/m3
1,1-Dichloropropene	ND	ND	8	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sample ID: SV-3-5 SV-3-15

Jones ID:	E-0862-06	E-0862-07	Practical Quantitation Limit	Units
Analytes:				
cis-1,3-Dichloropropene	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	8	µg/m3
Freon 113	ND	ND	40	µg/m3
Hexachlorobutadiene	ND	ND	8	µg/m3
Isopropylbenzene	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	ND	8	µg/m3
Methylene chloride	ND	ND	16	µg/m3
Naphthalene	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	8	µg/m3
Styrene	38	44	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	8	µg/m3
Tetrachloroethene	351	745	8	µg/m3
Toluene	ND	ND	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	40	µg/m3
1,2,4-Trichlorobenzene	ND	ND	8	µg/m3
1,1,1-Trichloroethane	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	8	µg/m3
Trichloroethene	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	8	µg/m3
1,2,3-Trichloropropane	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	ND	ND	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	8	µg/m3
o-Xylene	ND	ND	8	µg/m3
MTBE	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	400	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	2000	µg/m3
TIC:				
n-Pentane	ND	ND	400	µg/m3
n-Hexane	ND	ND	400	µg/m3
n-Heptane	ND	ND	400	µg/m3
Dilution Factor	1	1		
Surrogate Recoveries:			QC Limits	
1,2-Dichloroethane-d4	106%	114%	60 - 140	
Toluene-d8	100%	97%	60 - 140	
4-Bromofluorobenzene	97%	94%	60 - 140	

E1-050918- E1-050918-
E-0862 E-0862

ND= Not Detected



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: Stantec Consulting Services, Inc.
Client Address: 25864-F Business Center Drive
Redlands, CA

Report date: 5/9/2018
Jones Ref. No.: E-0862
Client Ref. No.: 185804162

Attn: Brian Viggiano

Date Sampled: 5/9/2018

Project: Brandywine - Duarte 25
Project Address: 946-962 East Huntington Drive
Duarte, CA

Date Received: 5/9/2018

Date Analyzed: 5/9/2018

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	METHOD BLANK	SAMPLING BLANK	<u>Practical</u> <u>Quantitation</u> <u>Limit</u>	<u>Units</u>
<u>Jones ID:</u>	050918- E1MB1	050918- E1SB1		
Analytes:				
Benzene	ND	ND	8	µg/m3
Bromobenzene	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	8	µg/m3
Bromoform	ND	ND	8	µg/m3
n-Butylbenzene	ND	ND	8	µg/m3
sec-Butylbenzene	ND	ND	8	µg/m3
tert-Butylbenzene	ND	ND	8	µg/m3
Carbon tetrachloride	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	8	µg/m3
Chloroform	ND	ND	8	µg/m3
2-Chlorotoluene	ND	ND	8	µg/m3
4-Chlorotoluene	ND	ND	8	µg/m3
Dibromochloromethane	ND	ND	8	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	8	µg/m3
Dibromomethane	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	8	µg/m3
1,3-Dichlorobenzene	ND	ND	8	µg/m3
1,4-Dichlorobenzene	ND	ND	8	µg/m3
Dichlorodifluoromethane	ND	ND	8	µg/m3
1,1-Dichloroethane	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	8	µg/m3
1,2-Dichloropropane	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	8	µg/m3
1,1-Dichloropropene	ND	ND	8	µg/m3

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	METHOD BLANK	SAMPLING BLANK		
<u>Jones ID:</u>	050918- E1MB1	050918- E1SB1	<u>Practical Quantitation Limit</u>	<u>Units</u>
Analytes:				
cis-1,3-Dichloropropene	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	8	µg/m3
Freon 113	ND	ND	40	µg/m3
Hexachlorobutadiene	ND	ND	8	µg/m3
Isopropylbenzene	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	ND	8	µg/m3
Methylene chloride	ND	ND	16	µg/m3
Naphthalene	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	8	µg/m3
Styrene	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	8	µg/m3
Tetrachloroethene	ND	ND	8	µg/m3
Toluene	ND	ND	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	40	µg/m3
1,2,4-Trichlorobenzene	ND	ND	8	µg/m3
1,1,1-Trichloroethane	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	8	µg/m3
Trichloroethene	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	8	µg/m3
1,2,3-Trichloropropane	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	ND	ND	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	8	µg/m3
o-Xylene	ND	ND	8	µg/m3
MTBE	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	400	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	2000	µg/m3
TIC:				
n-Pentane	ND	ND	400	µg/m3
n-Hexane	ND	ND	400	µg/m3
n-Heptane	ND	ND	400	µg/m3
<u>Dilution Factor</u>	1	1		
<u>Surrogate Recoveries:</u>			<u>QC Limits</u>	
1,2-Dichloroethane-d4	97%	104%	60 - 140	
Toluene-d8	94%	95%	60 - 140	
4-Bromofluorobenzene	94%	94%	60 - 140	

E1-050918- E1-050918-
E-0862 E-0862

ND= Not Detected



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Stantec Consulting Services, Inc.	Report date:	5/9/2018
Client Address:	25864-F Business Center Drive Redlands, CA	Jones Ref. No.:	E-0862
		Client Ref. No.:	185804162
Attn:	Brian Viggiano	Date Sampled:	5/9/2018
		Date Received:	5/9/2018
Project:	Brandywine - Duarte 25	Date Analyzed:	5/9/2018
Project Address:	946-962 East Huntington Drive Duarte, CA	Physical State:	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Batch ID: E1-050918-E-0862

Jones ID: **050918-E1LCS1** **050918-E1LCSD1** **050918-E1CCV1**

<u>Parameter</u>	LCS Recovery (%)	LCSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>CCV</u>	Acceptability Range (%)
Vinyl chloride	95%	107%	11.8%	70 - 130	94%	80 - 120
1,1-Dichloroethene	97%	103%	6.5%	70 - 130	82%	80 - 120
Cis-1,2-Dichloroethene	99%	105%	5.5%	70 - 130	92%	80 - 120
1,1,1-Trichloroethane	75%	66%	12.2%	70 - 130	75%	80 - 120
Benzene	96%	102%	5.2%	70 - 130	87%	80 - 120
Trichloroethene	98%	102%	4.2%	70 - 130	88%	80 - 120
Toluene	101%	103%	1.4%	70 - 130	86%	80 - 120
Tetrachloroethene	125%	125%	0.3%	70 - 130	102%	80 - 120
Chlorobenzene	109%	111%	1.5%	70 - 130	94%	80 - 120
Ethylbenzene	107%	111%	3.4%	70 - 130	89%	80 - 120
1,2,4 Trimethylbenzene	115%	118%	3.0%	70 - 130	98%	80 - 120
Gasoline Range Organics (C4-C12)	105%	108%	3.2%	70 - 130		
<u>Surrogate Recovery:</u>						
1,2-Dichloroethane-d4	114%	103%		60 - 140	105%	60 - 140
Toluene-ds	97%	98%		60 - 140	95%	60 - 140
4-Bromofluorobenzene	97%	95%		60 - 140	96%	60 - 140

LCS = Laboratory Control Sample

LCSD = Laboratory Control Sample Duplicate

CCV = Continuing Calibration Verification

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%



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Soil-Gas Chain-of-Custody Record

Client STANTEC CONSULTING SERVICES INC.						Date 5/9/2018				Purge Number: ☐ 1P ☐ 3P ☐ 7P ☐ 10P				Report Options EDD _____ EDF* - 10% Surcharge _____				LAB USE ONLY Jones Project # E-0862 Page 1 of 1 Sample Container: GASTIGHT GLASS SYRINGE If different than above, see Notes.																	
Project Name BRANDYWINE - DUARTE 25						Client Project # 185804162				Shut-In Test: Y / N				*Global ID _____																					
Project Address 946-962 EAST HUNTINGTON DRIVE						Turn Around Requested ☐ Immediate Attention ☐ Rush 24 Hours ☐ Rush 48 Hours ☐ Rush 72 Hours ☐ Normal ☐ Mobile Lab				Tracer ☐ n-pentane ☐ n-hexane ☐ n-heptane ☐ Helium ☐ 1,1-DFA ☐ _____				Analysis Requested <table><tr><td rowspan="2">Sample Matrix: Soil Gas (SG), Air (A), Material (M)</td><td rowspan="2">EPA 8260B (VOCs)</td><td rowspan="2">TPHlg</td><td rowspan="2"></td><td rowspan="2"></td><td rowspan="2">Magnehelic Vacuum (in/H₂O)</td><td rowspan="2">Number of Containers</td></tr><tr></tr></table>						Sample Matrix: Soil Gas (SG), Air (A), Material (M)	EPA 8260B (VOCs)	TPHlg			Magnehelic Vacuum (in/H ₂ O)	Number of Containers									
Sample Matrix: Soil Gas (SG), Air (A), Material (M)	EPA 8260B (VOCs)	TPHlg			Magnehelic Vacuum (in/H ₂ O)																						Number of Containers								
DUARTE, CA						Reporting Limits Requested ☐ Commercial ☐ Residential				Units _____																									
Email																																			
Phone 909-226-7651																																			
Report To BRIAN VIGGIANO						Sampler ANGELA HAAR																													
Sample ID	Purge Number	Purge Volume (mL)	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample ID	Purge Rate (mL/min)	Pump Used	Magnehelic	Sample Matrix: Soil Gas (SG), Air (A), Material (M)	EPA 8260B (VOCs)	TPHlg			Magnehelic Vacuum (in/H ₂ O)	Number of Containers	Notes & Special Instructions																		
SV-1-5	3	1270	5/9/18	7:39	7:40	E-0862-01	~200	ANGELA.2	M100.105	SG	X	X			10	2																			
SV-1-15	3	1440	5/9/18	7:47	7:57	E-0862-02	~200	ANGELA.1	M100.108	SG	X	X			6	2																			
SV-2-5	3	1270	5/9/18	8:11	8:14	E-0862-03	~200	ANGELA.1	M100.108	SG	X	X			2	2																			
SV-2-5 REP	3	1270	5/9/18	8:24	8:32	E-0862-04	~200	ANGELA.1	M100.108	SG	X	X			2	2																			
SV-2-15	3	1440	5/9/18	8:38	8:49	E-0862-05	~200	ANGELA.2	M100.105	SG	X	X			10	2																			
SV-3-5	3	1270	5/9/18	9:04	9:07	E-0862-06	~200	ANGELA.1	M100.108	SG	X	X			6	2																			
SV-3-15	3	1440	5/9/18	9:15	9:24	E-0862-07	~200	ANGELA.2	M100.105	SG	X	X			10	2																			
Relinquished By (Signature)						Printed Name MATHEW SAPP						Received By (Signature)						Printed Name ANGELA HAAR						14 Total Number of Containers											
Company						Date						Time						Company						Date						Time					
STANTEC CONSULTING SERVICES INC.						5/9/2018												JONES ENVIRONMENTAL, INC.						5/9/2018											
Relinquished By (Signature)						Printed Name						Received By Laboratory (Signature)						Printed Name						Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.											
Company						Date						Time						Company												Date					

APPENDIX E

HYDROLOGY AND HYDRAULICS STUDY

*Hydrology & Hydraulic Study
TTM 82129”
Huntington Drive
Duarte California*

HYDROLOGY & HYDRAULICS STUDY

TTM 82129

In the City of Duarte, California

Prepared For:

MW Investment Group
1278 Glenneyre Street Ste 439
Laguna Beach, CA 92651
Tel: (626)-710-6377

Prepared By:

KES Technologies Inc.
1 Venture Ste 130
Irvine, CA 92618
(949) 339-5331

April, 2018

TABLE OF CONTENTS

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III. Design Assumptions.....	2
IV. Conclusion.....	3
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APPENDICES

- A. Supporting Hydrology Documents
- B. Proposed and Existing Flows per Tc Calculator
- C. LID Calculations

List of Exhibits:

- 1. Preliminary Grading and Utility Plan
- 2. Proposed Hydrology Exhibit
- 3. Existing Conditions Exhibit

*Hydrology & Hydraulic Study
TTM 82129”
Huntington Drive
Duarte California*

**Hydrology Study and Hydraulic Analysis
For
TTM 82129
City of Duarte**

ACKNOWLEDGEMENT AND SIGNATURE PAGE

This Hydrology Study prepared by KES Technologies, Inc. under the supervision of Ali Monshizadeh, P.E.

Ali Monshizadeh R.C.E 67674
KES Technologies, Inc.

Date

Introduction:

The project site is currently (3) fee parcels and is proposed to be developed as one fee parcel for condominium purposes as TTM 82129

The proposed project will include several building sequences as a 7-plex/6-plex/3-plex multi-family building. The subject site will include residential for sale units, vehicular drive aisles, open space and landscape throughout the development.

The existing site currently resides as an existing residential parcel. The exiting site surface flows to the south through the existing fence into the southern adjacent parcels as demonstrated on the enclosed existing conditions hydrology map. Currently the existing site is 83% pervious. The proposed development is proposed as 23%. The increase in flow from the change of impervious is only 0.45 cfs and will be accommodated in the water quality storage.

The proposed site will capture and infiltrate the required LID volume within a 72” perforated pipe along the south property line. Any flow in addition to this flow will be pumped to the public right of way through an under walk drain. Once in the public right of way the flow is gathered in City maintained storm drain that ultimately outlets into the San Gabriel River. No current water quality BMP are in place and utilized on the current site. The proposed pump and force main system will be sized for a 100-year storm event. Positive overflow will be through open head joints in the proposed wall.

Prior to outletting into the public system, storm water flows to be encourage to flow through landscape areas. These systems can be representative for a typical site treatment train.

Methodology / Rational:

The proposed drainage area was analyzed by utilizing the County of Los Angeles Hydrology Manual dated January 2006. Each drainage area was divided as demonstrated on the hydrology map (Exhibit 1&2). Each area was analyzed for acreage, impervious cover, and time of concentration according to the Rational Method. The flows, expressed in cubic feet per second (cfs), were totaled at outfall locations.

The proposed project only has one sub area as denoted on the proposed hydrology exhibit. The flows have been allocated to flow in the direction that closely matches the existing conditions.

Design Assumptions:

1. The onsite drainage area was analyzed for a 50-year storm event using Rational Method Analysis per County of Los Angeles Standards
2. No additional infiltration was utilized for reducing the storm water flows.
3. Perimeter street right of way is considered to be untreated for water quality.
4. The impervious area has been calculated to be 77% for the subject project.
5. All flows are based on the complete future development of land.
6. The Hydrology Map attached to the back of this study is made part of the study.
7. Tc and other calculation were obtained by utilizing the Los Angeles County Tc calculator.
8. Existing impervious percentage is 17%

****Note: Additional Calculation Assumptions Have Been Noted Throughout Report****

Conclusions:

The results from this hydrology and hydraulic analysis demonstrate the following:

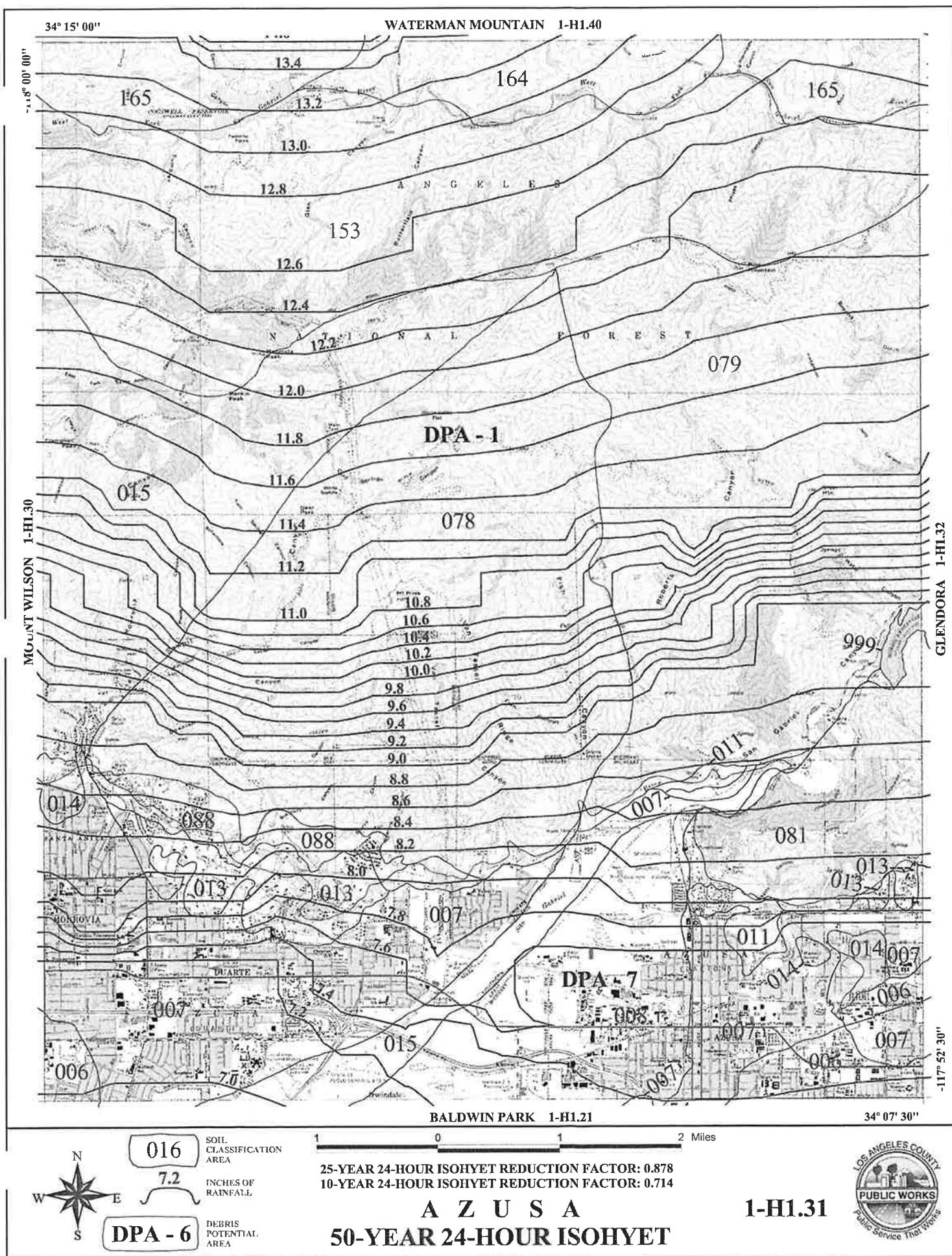
- The site is designed to manage runoff from a 50 and 100-year storm.
- The subject site safely transfers storm water into the existing right of way to maintain the existing drainage patterns.

REFERENCES

1. County of Los Angeles Hydrology Manual, dated January, 2006.
2. Water Surface and Pressure Gradient (WSPG) Hydraulic Analysis System Software, Los Angeles County Department of Public Works Program No. F0515P, April 1979.
3. Advanced Engineering Software, HELE1 Hydraulic Elements I for Street Flooding and Catch Basin Design, 1996 version.

*Hydrology & Hydraulic Study
TTM 82129”
Huntington Drive
Duarte California*

Supporting Hydrology Documents



*Hydrology & Hydraulic Study
TTM 82129”
Huntington Drive
Duarte California*

Proposed and Existing Flows

Existing Conditions:

HydroCalc 1.0.2

Single Subarea Multi-Subarea

Inputs		Outputs	
Project Name	Duarte	Modeled (50-yr) Rainfall Depth (in)	7.2
Subarea ID	A	Peak Intensity (in/hr)	4.2957
Area (ac)	1.26	Undeveloped Runoff Coefficient (Cu)	0.7624
Flow Path Length (ft)	350	Developed Runoff Coefficient (Cd)	0.7858
Flow Path Slope (vft/hft)	0.028	Time of Concentration (min)	5
24-hr, 50-yr Rainfall Depth (in)	7.2	Clear Peak Flow Rate (cfs)	4.2532
Percent Impervious (0.01-1.0)	.17	Burned Peak Flow Rate (cfs)	4.2532
Soil Type (2-180)	7	24-Hr Clear Runoff Volume (ac-ft)	0.2138
Design Storm Frequency	50-yr	24-Hr Clear Runoff Volume (cu-ft)	9313.3901
Fire Factor	0		

Chart

Hydrograph (Duarte: A)

Flow (cfs)

Time (minutes)

Save as PDF Save as CSV Close

Proposed:

HydroCalc 1.0.2

Single Subarea

Multi-Subarea

Inputs

Project Name

Duarte

Subarea ID

A

Area (ac)

1.26

Flow Path Length (ft)

395

Flow Path Slope (vft/hft)

0.025

24-hr, 50-yr Rainfall Depth (in)

7.2

Percent Impervious (0.01-1.0)

.77

Soil Type (2-180)

7

Design Storm Frequency

50-yr

Fire Factor

0

Outputs

Modeled (50-yr) Rainfall Depth (in)

7.2

Peak Intensity (in/hr)

4.2957

Undeveloped Runoff Coefficient (Cu)

0.7624

Developed Runoff Coefficient (Cd)

0.8684

Time of Concentration (min)

5

Clear Peak Flow Rate (cfs)

4.7

Burned Peak Flow Rate (cfs)

4.7

24-Hr Clear Runoff Volume (ac-ft)

0.547

24-Hr Clear Runoff Volume (cu-ft)

23828.9798

Chart

Hydrograph (Duarte: A)

Flow (cfs)

5

4

3

2

1

0

0

200

400

600

800

1000

1200

1400

1600

Time (minutes)

Save as PDF

Save as CSV

Close

Existing 2 Yr:

HydroCalc 1.0.2

Single Subarea **Multi-Subarea**

Inputs		Outputs	
Project Name	Duarte	Modeled (2-yr) Rainfall Depth (in)	2.7864
Subarea ID	A	Peak Intensity (in/hr)	1.0247
Area (ac)	1.26	Undeveloped Runoff Coefficient (Cu)	0.2753
Flow Path Length (ft)	350	Developed Runoff Coefficient (Cd)	0.3815
Flow Path Slope (vft/hft)	0.028	Time of Concentration (min)	14
24-hr, 50-yr Rainfall Depth (in)	7.2	Clear Peak Flow Rate (cfs)	0.4926
Percent Impervious (0.01-1.0)	.17	Burned Peak Flow Rate (cfs)	0.4926
Soil Type (2-180)	7	24-Hr Clear Runoff Volume (ac-ft)	0.0709
Design Storm Frequency	2-yr	24-Hr Clear Runoff Volume (cu-ft)	3087.3913
Fire Factor	0		

Chart

Hydrograph (Duarte: A)

Flow (cfs)

Time (minutes)

Save as PDF Save as CSV Close

Proposed:

HydroCalc 1.0.2

Single Subarea Multi-Subarea

Inputs		Outputs	
Project Name	Duarte	Modeled (2-yr) Rainfall Depth (in)	2.7864
Subarea ID	A	Peak Intensity (in/hr)	1.2612
Area (ac)	1.26	Undeveloped Runoff Coefficient (Cu)	0.3561
Flow Path Length (ft)	395	Developed Runoff Coefficient (Cd)	0.7749
Flow Path Slope (vft/hft)	0.025	Time of Concentration (min)	9
24-hr, 50-yr Rainfall Depth (in)	7.2	Clear Peak Flow Rate (cfs)	1.2314
Percent Impervious (0.01-1.0)	.77	Burned Peak Flow Rate (cfs)	1.2314
Soil Type (2-180)	7	24-Hr Clear Runoff Volume (ac-ft)	0.2087
Design Storm Frequency	2-yr	24-Hr Clear Runoff Volume (cu-ft)	9089.9591
Fire Factor	0		

Chart

Hydrograph (Duarte: A)

Flow (cfs)

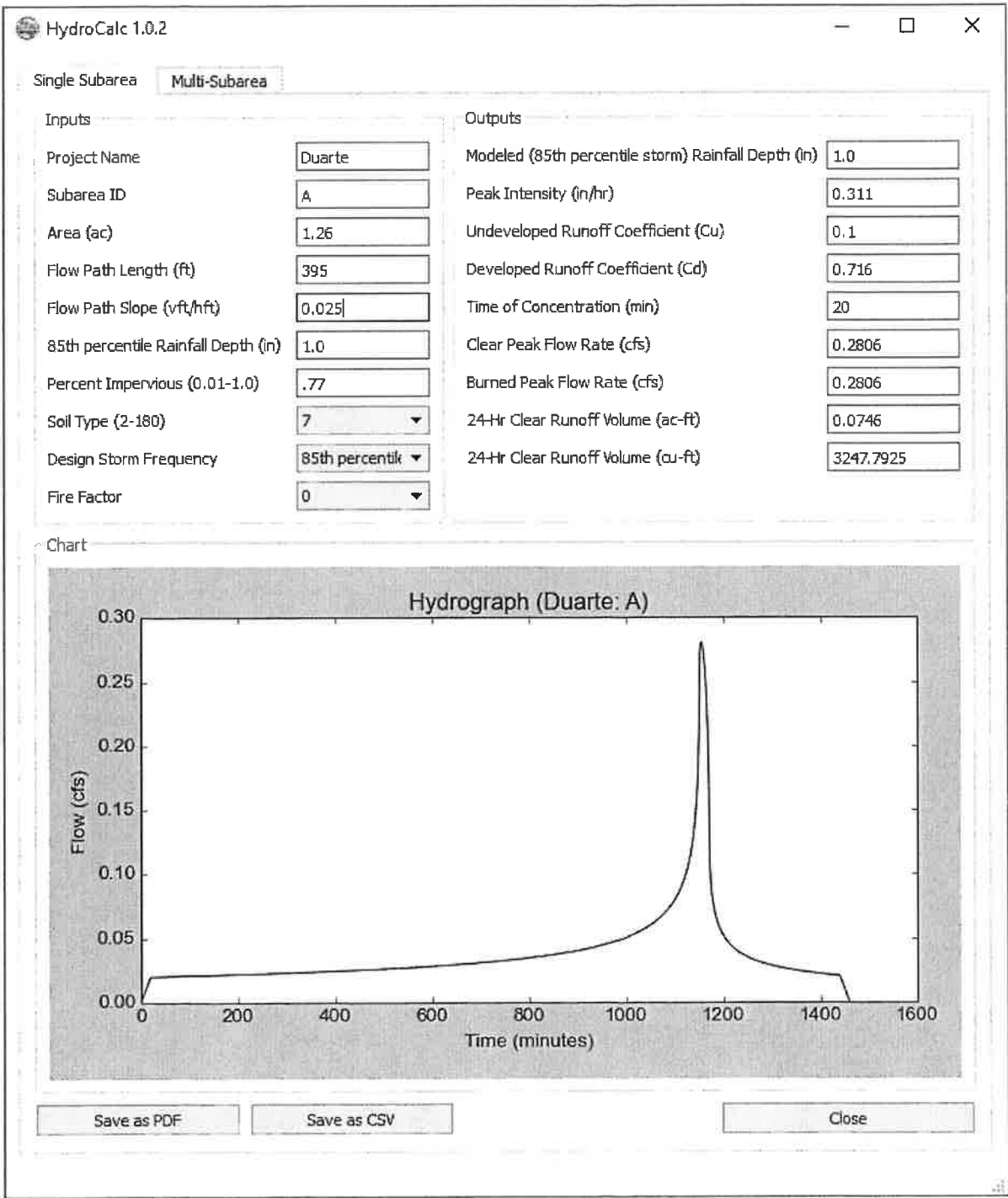
Time (minutes)

Save as PDF Save as CSV Close

Hydrology & Hydraulic Study
TTM 82129"
Huntington Drive
Duarte California

LID Calculations

LID:



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TTM 82129”
Huntington Drive
Duarte California*

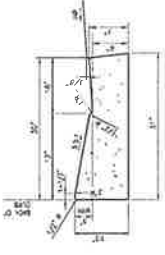
EXHIBIT

Grading and Utility Plan

VESTING TENTATIVE TRACT NO. 82129
FOR CONDOMINIUM PURPOSES
COUNTY OF LOS ANGELES CITY OF DUARTE
STATE OF CALIFORNIA



CATCH BASIN STITCHING DETAIL
N/S - TO BE PAVED BY PROPOSED DRAIN



EARTHWORK QUANTITIES

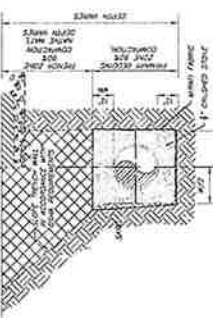
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EXCAVATION	CY	1.00	1.00	1.00
EMBANKMENT	CY	1.00	1.00	1.00
CONCRETE	CS	1.00	1.00	1.00
PAVING	CS	1.00	1.00	1.00
TOTAL				

PROPOSED LAND USE:
RESIDENTIAL SINGLE-FAMILY
PROPOSED BUILDING INFORMATION:
BUILDING HEIGHT: 37' 0"
BUILDING FOOTPRINT: 30' 0" x 30' 0" (900 S.F.)
TOTAL FLOOR AREA: 1,800 S.F.

PROPOSED PARKING SPACES:
TOTAL: 10 SPACES
STREET: 5 SPACES
OFF-STREET: 5 SPACES



SIDE YARD GRADING DETAIL
N/S



PERFORATED PIPE TRENCH DETAIL
N/S

SCALE: 1"=10'

SEWER NOTE:
1. ALL SEWER LINES SHALL BE 12" DIA. AND SHALL BE 10' DEEP.
2. ALL SEWER LINES SHALL BE 10' DEEP.
3. ALL SEWER LINES SHALL BE 10' DEEP.
4. ALL SEWER LINES SHALL BE 10' DEEP.

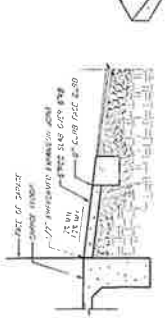
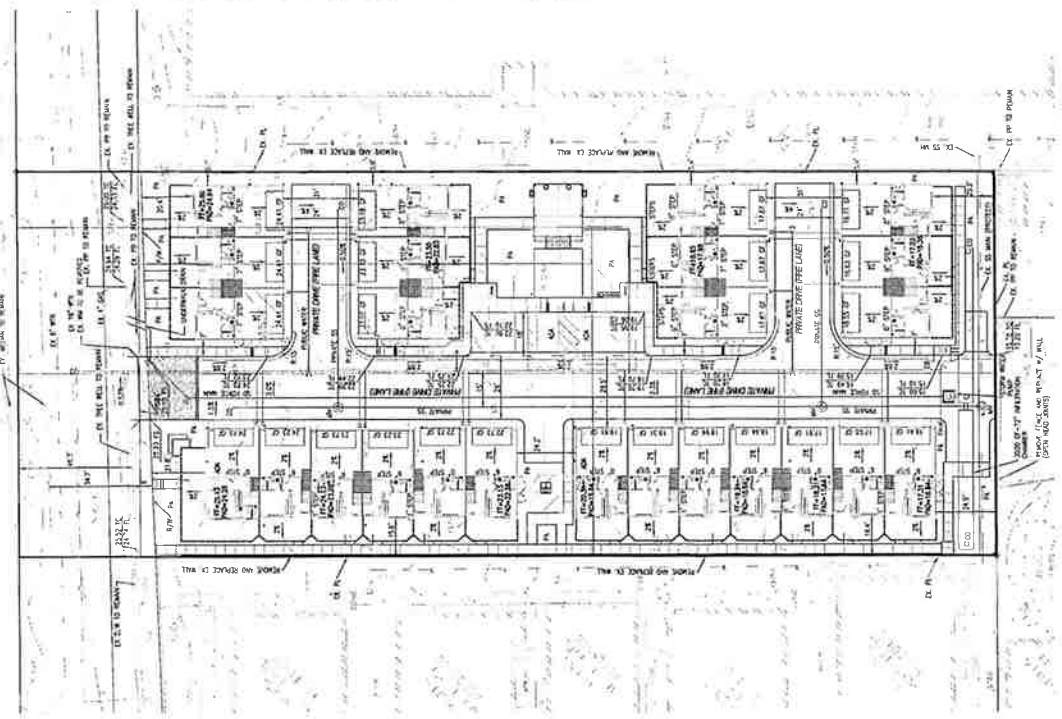
WATER NOTE:
1. ALL WATER LINES SHALL BE 12" DIA. AND SHALL BE 10' DEEP.
2. ALL WATER LINES SHALL BE 10' DEEP.
3. ALL WATER LINES SHALL BE 10' DEEP.
4. ALL WATER LINES SHALL BE 10' DEEP.

CONCRETE INFORMATION:
1. ALL CONCRETE SHALL BE 4" MIN. THICK.
2. ALL CONCRETE SHALL BE 4" MIN. THICK.
3. ALL CONCRETE SHALL BE 4" MIN. THICK.
4. ALL CONCRETE SHALL BE 4" MIN. THICK.

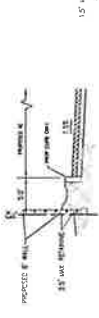
UTILITY INFORMATION:
1. ALL UTILITIES SHALL BE 12" DIA. AND SHALL BE 10' DEEP.
2. ALL UTILITIES SHALL BE 10' DEEP.
3. ALL UTILITIES SHALL BE 10' DEEP.
4. ALL UTILITIES SHALL BE 10' DEEP.

PROPOSED LAND USE:
RESIDENTIAL SINGLE-FAMILY
PROPOSED BUILDING INFORMATION:
BUILDING HEIGHT: 37' 0"
BUILDING FOOTPRINT: 30' 0" x 30' 0" (900 S.F.)
TOTAL FLOOR AREA: 1,800 S.F.

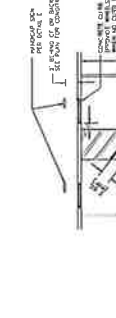
PROPOSED PARKING SPACES:
TOTAL: 10 SPACES
STREET: 5 SPACES
OFF-STREET: 5 SPACES



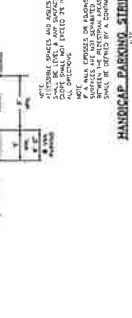
0' CURB DETAIL
N/S



CURB TRANSITION DETAIL
N/S



SECTION A
N/S



SECTION B
N/S



HAND-DRAWN PARKING STRIP DETAIL
N/S

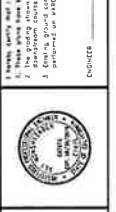


PROPOSED EASEMENT NOTE
N/S

REVISIONS

NO.	DATE	BY	REVISION
1	01/15/20	AWP	ISSUED FOR PERMIT
2	01/15/20	AWP	ISSUED FOR PERMIT
3	01/15/20	AWP	ISSUED FOR PERMIT
4	01/15/20	AWP	ISSUED FOR PERMIT
5	01/15/20	AWP	ISSUED FOR PERMIT
6	01/15/20	AWP	ISSUED FOR PERMIT
7	01/15/20	AWP	ISSUED FOR PERMIT
8	01/15/20	AWP	ISSUED FOR PERMIT
9	01/15/20	AWP	ISSUED FOR PERMIT
10	01/15/20	AWP	ISSUED FOR PERMIT

DESIGNED BY
KCS TECHNOLOGIES INC.
CIVIL ENGINEERING
11000 E. 11TH AVE., SUITE 100
DENVER, CO 80231
PHONE: 303.755.1100
FAX: 303.755.1101



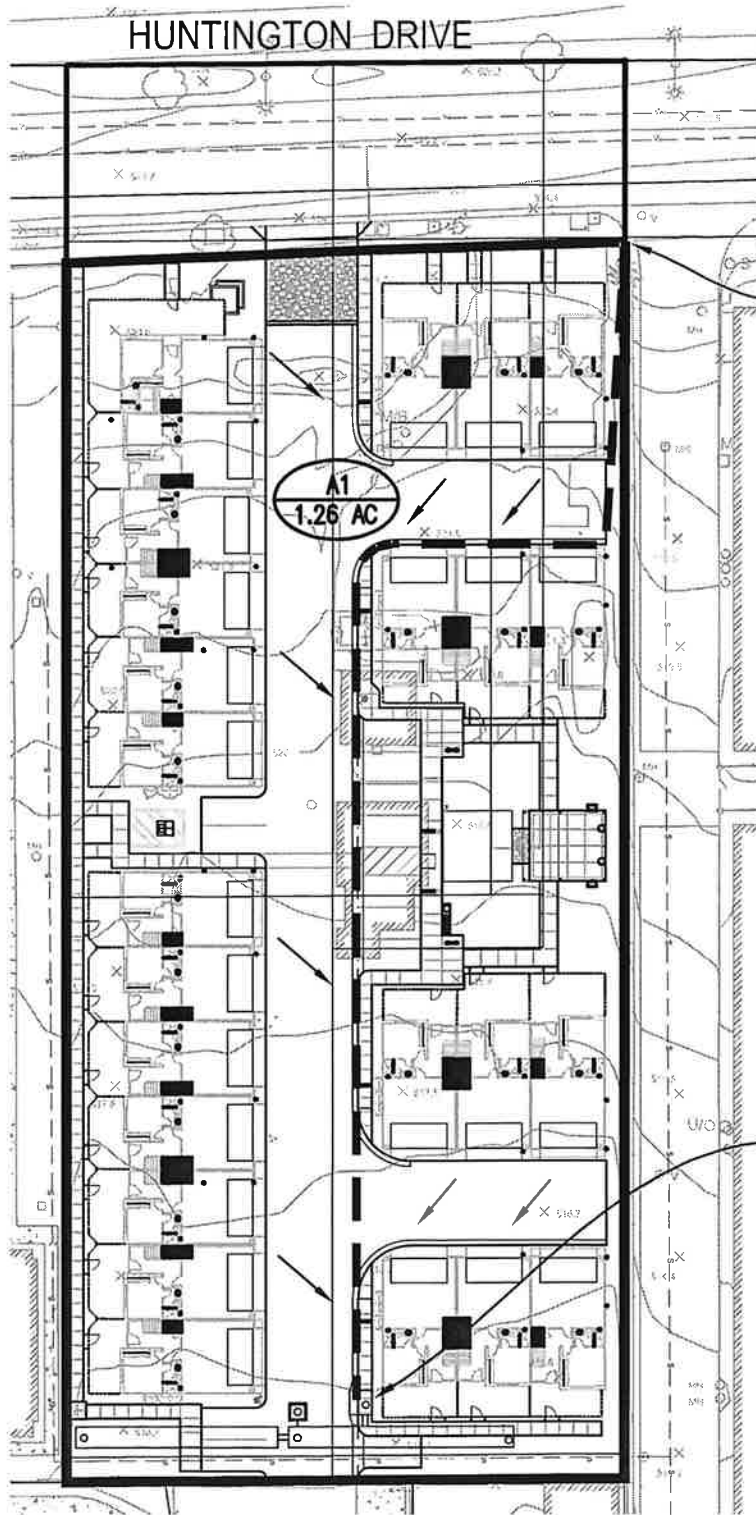
VESTING TENTATIVE TRACT NO. 82129
CONCEPTUAL GRADING
AND UTILITY PLAN
CITY OF DUARTE

DATE	BY	CHKD BY	APP'D BY
01/15/20	AWP	AWP	AWP
01/15/20	AWP	AWP	AWP
01/15/20	AWP	AWP	AWP
01/15/20	AWP	AWP	AWP

*Hydrology & Hydraulic Study
TTM 82129”
Huntington Drive
Duarte California*

EXHIBIT

Proposed Hydrology



SHEET 1 OF 1

JOB NO. 201-004

BY: DSK

DATE: 04/07/18

SCALE: 1"=60'

EXHIBIT

HYDROLOGY
PROPOSED CONDITION

KES TECHNOLOGIES INC

1 VENTURE STE 130
IRVINE, CALIFORNIA 92618

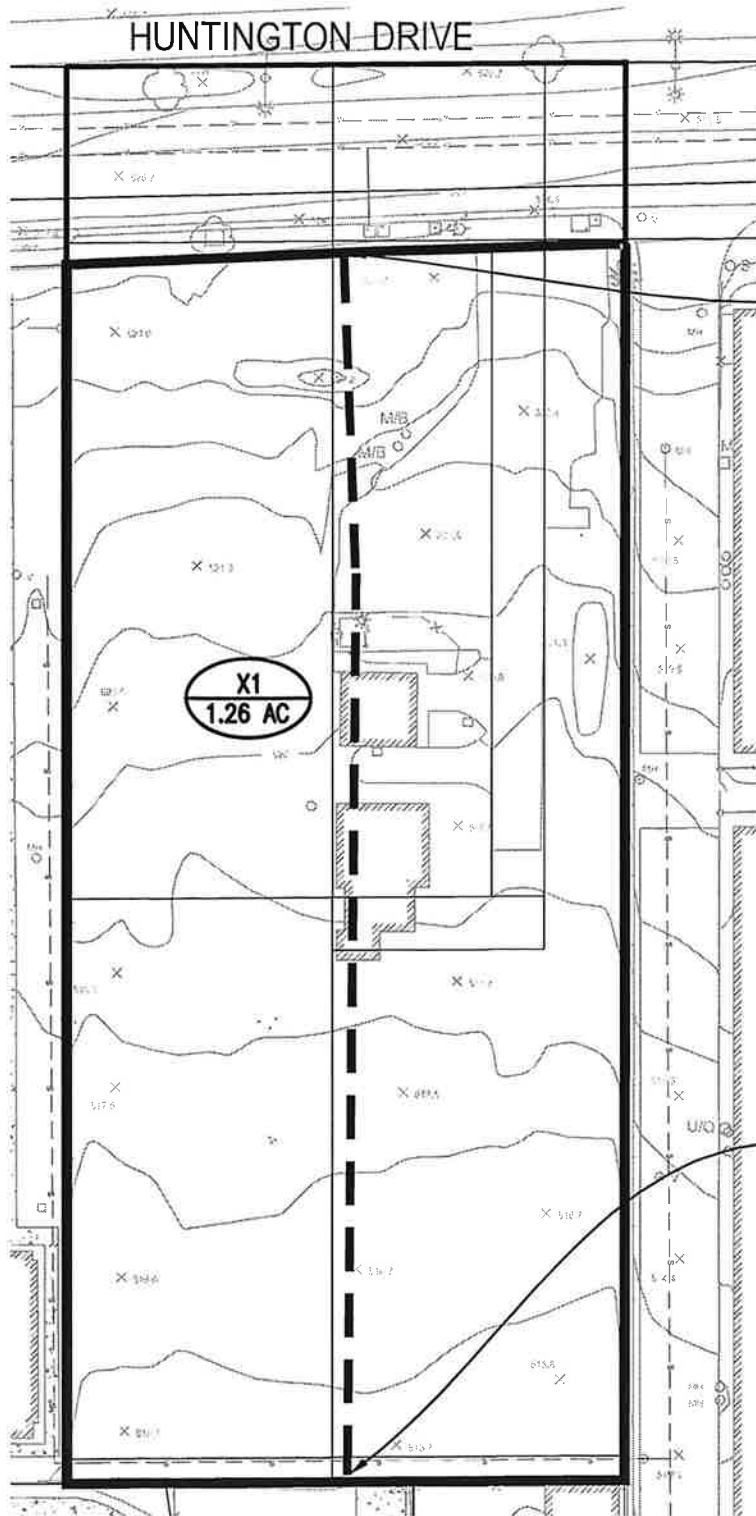
PHONE (949) 339-5331

FAX (866) 426-2201

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TTM 82129”
Huntington Drive
Duarte California*

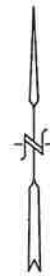
EXHIBIT

Existing Conditions Map



L=350' H=9.9'

SOUTH PL
Tc: 5 MIN Q50:4.25 CFS



SHEET 1 OF 1

JOB NO. 201-004

BY: DSK

DATE: 04/07/18

SCALE: 1"=60'

EXHIBIT

HYDROLOGY
EXISTING CONDITION

KES TECHNOLOGIES INC

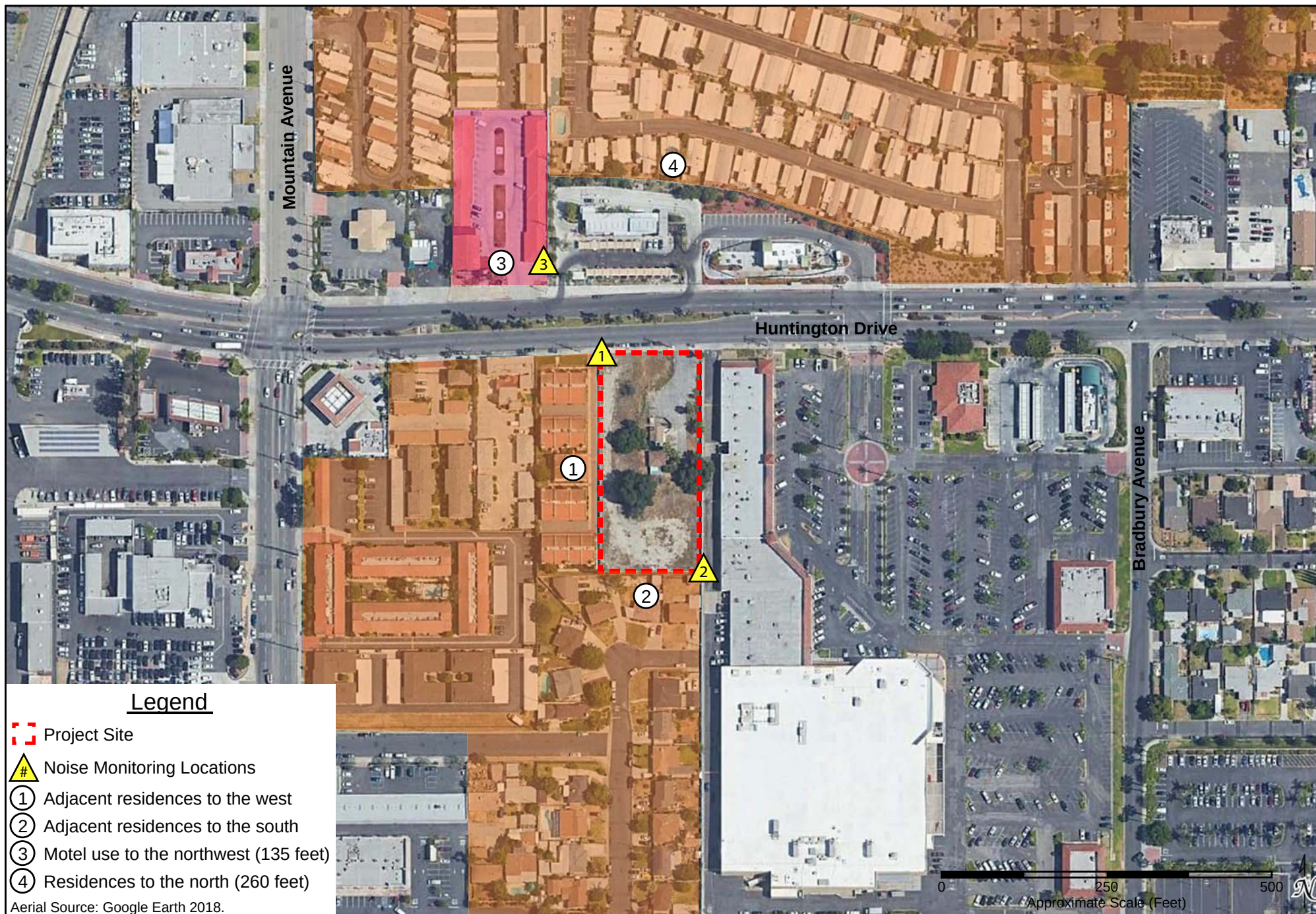
1 VENTURE STE 130
IRVINE, CALIFORNIA 92618

PHONE (949) 339-5331

FAX (866) 426-2201

APPENDIX F

NOISE MODELING DATA



946 Huntington Drive - Location 1

Information Panel

Name	946 Huntington Drive - Location 1
Start Time	6/7/2018 12:20:04 PM
Stop Time	6/7/2018 12:35:04 PM
Model Type	SoundPro DL
Run Time	00:15:00

Summary Data Panel

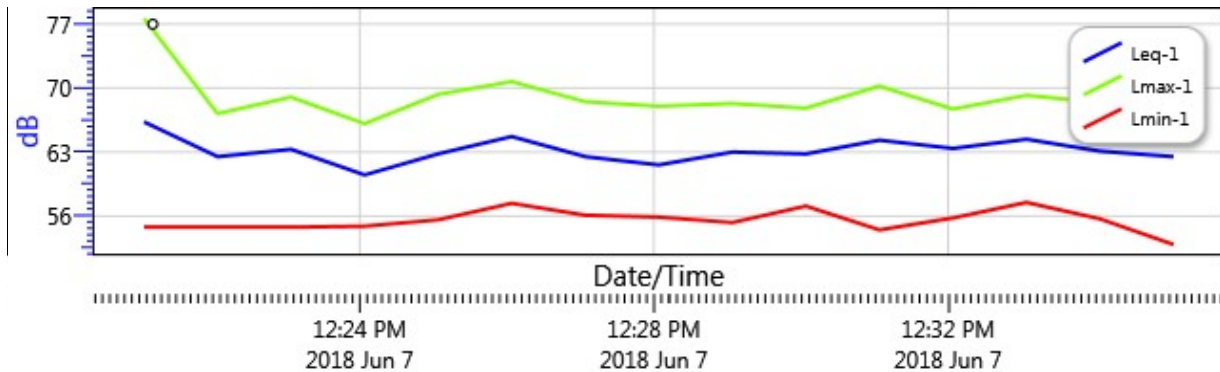
Description	Meter	Value	Description	Meter	Value
Lmin	1	52.9 dB	Lmax	1	77.6 dB
Leq	1	63.3 dB			
Exchange Rate	1	3 dB	Log Rate	1	60 s
Weighting	1	A	Response	1	SLOW

Logged Data Table

Date/Time	Leq-1	Lmax-1	Lmin-1
6/7/2018 12:21:04 PM	66.3	77.6	54.8
12:22:04 PM	62.5	67.2	54.8
12:23:04 PM	63.3	69	54.8
12:24:04 PM	60.5	66.1	54.9
12:25:04 PM	62.8	69.3	55.6
12:26:04 PM	64.7	70.7	57.4
12:27:04 PM	62.5	68.5	56.1
12:28:04 PM	61.6	68	55.9
12:29:04 PM	63	68.3	55.3
12:30:04 PM	62.8	67.8	57.1
12:31:04 PM	64.3	70.2	54.5
12:32:04 PM	63.4	67.7	55.8
12:33:04 PM	64.4	69.2	57.5
12:34:04 PM	63.1	68.4	55.7
12:35:04 PM	62.5	67.9	52.9

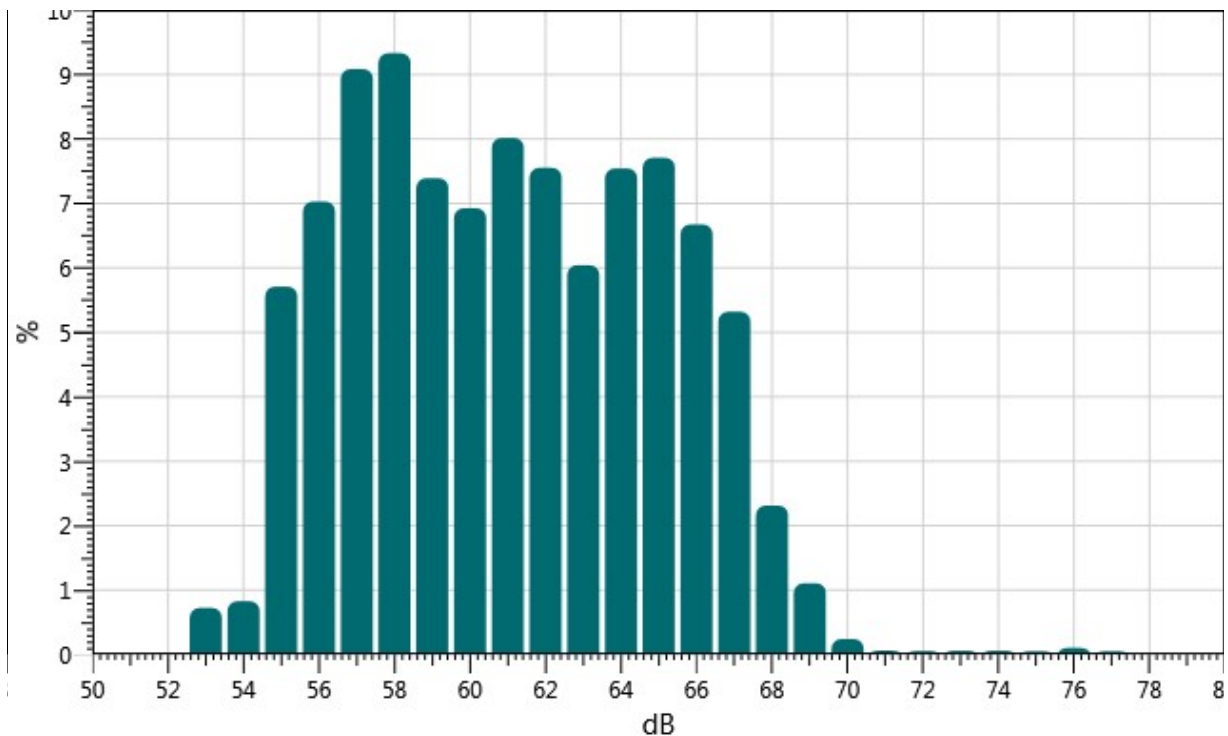
Logged Data Chart

946 Huntington Drive - Location 1: Logged Data Chart



Statistics Chart

946 Huntington Drive - Location 1: Statistics Chart



Calibration History

Date	Calibration Action	Level	Cal. Model Type	Serial Number	Cert. Due Date
6/7/2018 12:19:18 PM	Calibration	114.0			

NOISE MONITORING FIELD REPORT

Site Map

Project Name: 946 Huntington Drive

Monitoring Address: 946 Huntington Drive

Date: 6/7/18 Site Number: 1

Measured By: Holly Galbreath

Weather Conditions: 83°, Sunny, 0% cloud

Wind Speed: 2 mph Wind Direction: From N

Measurement Start Time: 12:20 pm

Measurement End Time: 12:35 pm



Total Measurement Time: 15 min

Noise Meter Model: 3M SoundPro SP DL-1 Calibration: 114.0 (dBA)

Meter Setting: A-Weighted Sound Level (SLOW) Session File Name: 5060

Primary Noise Sources: Traffic - Huntington Dr, pedestrian/residential activity

Data Summary

Other Noise Sources During Monitoring

Noise Scale	Noise Level (dBA)
<u>Leq</u>	<u>63.3</u>
<u>Lmax</u>	<u>77.6</u>
<u>Lmin</u>	<u>52.9</u>

1. _____ Time: _____
2. _____ Time: _____
3. _____ Time: _____
4. _____ Time: _____
5. _____ Time: _____

Additional Notes:

946 Huntington Drive - Location 2

Information Panel

Name	946 Huntington Drive - Location 2
Start Time	6/7/2018 12:44:21 PM
Stop Time	6/7/2018 12:59:21 PM
Model Type	SoundPro DL
Run Time	00:15:00

Summary Data Panel

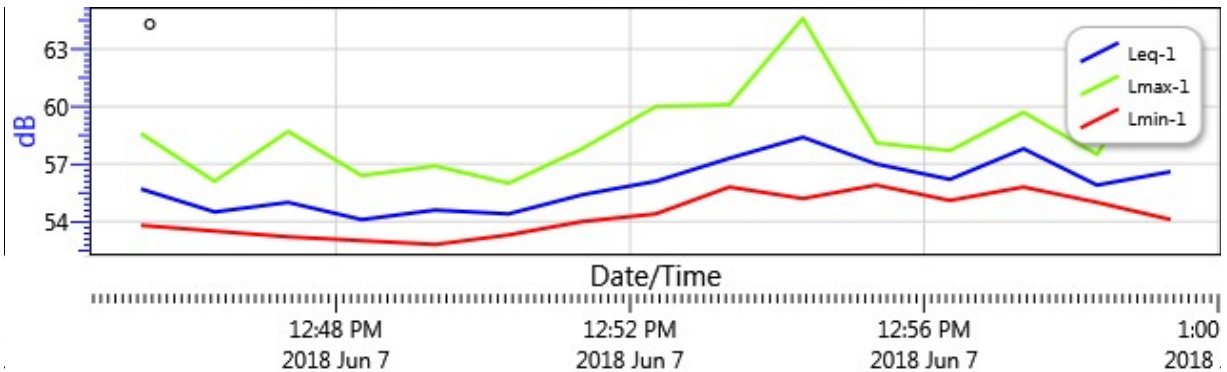
Description	Meter	Value	Description	Meter	Value
Lmin	1	52.8 dB	Lmax	1	64.6 dB
Leq	1	56.1 dB			
Exchange Rate	1	3 dB	Log Rate	1	60 s
Weighting	1	A	Response	1	SLOW

Logged Data Table

Date/Time	Leq-1	Lmax-1	Lmin-1
6/7/2018 12:45:21 PM	55.7	58.6	53.8
12:46:21 PM	54.5	56.1	53.5
12:47:21 PM	55	58.7	53.2
12:48:21 PM	54.1	56.4	53
12:49:21 PM	54.6	56.9	52.8
12:50:21 PM	54.4	56	53.3
12:51:21 PM	55.4	57.8	54
12:52:21 PM	56.1	60	54.4
12:53:21 PM	57.3	60.1	55.8
12:54:21 PM	58.4	64.6	55.2
12:55:21 PM	57	58.1	55.9
12:56:21 PM	56.2	57.7	55.1
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12:58:21 PM	55.9	57.5	55
12:59:21 PM	56.6	63.7	54.1

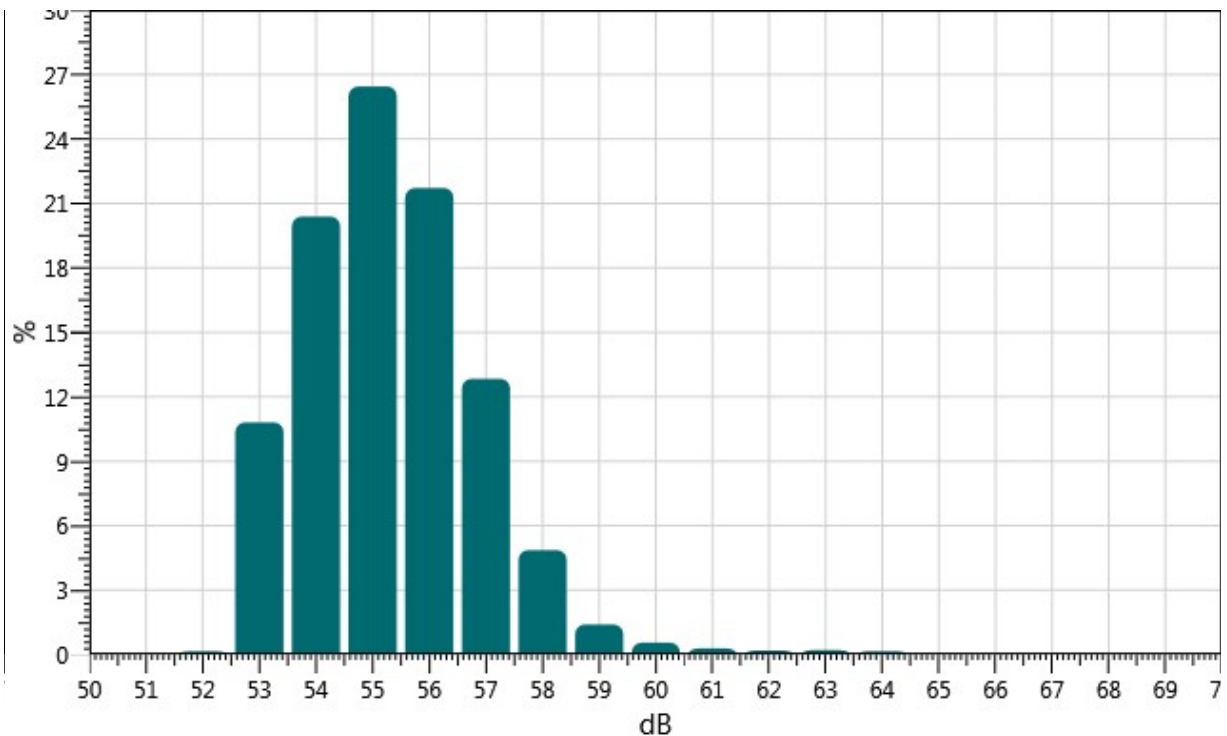
Logged Data Chart

946 Huntington Drive - Location 2: Logged Data Chart



Statistics Chart

946 Huntington Drive - Location 2: Statistics Chart



Calibration History

Date	Calibration Action	Level	Cal. Model Type	Serial Number	Cert. Due Date
6/7/2018 12:43:45 PM	Calibration	114.0			

NOISE MONITORING FIELD REPORT

Site Map

Project Name: 946 Huntington Drive

Monitoring Address: 946 Huntington Drive

Date: 6/7/18 Site Number: 2

Measured By: Holly Galbreath

Weather Conditions: 83°, Sunny, 0% Cloud

Wind Speed: 2 mph Wind Direction: From N

Measurement Start Time: 12:44 pm

Measurement End Time: 12:59 pm



Total Measurement Time: 15 min

Noise Meter Model: 3M SoundPro SP DL-1 Calibration: 114.0 (dBA)

Meter Setting: A-Weighted Sound Level (SLOW) Session File Name: 5061

Primary Noise Sources: Traffic, parking - alley

Data Summary

Noise Scale	Noise Level (dBA)
<u>Leq</u>	<u>56.1</u>
<u>Lmax</u>	<u>64.6</u>
<u>Lmin</u>	<u>52.8</u>

Other Noise Sources During Monitoring

1. _____ Time: _____
2. _____ Time: _____
3. _____ Time: _____
4. _____ Time: _____
5. _____ Time: _____

Additional Notes:

946 Huntington Drive - Location 3

Information Panel

Name	946 Huntington Drive - Location 3
Start Time	6/7/2018 1:09:07 PM
Stop Time	6/7/2018 1:24:07 PM
Model Type	SoundPro DL
Run Time	00:15:00

Summary Data Panel

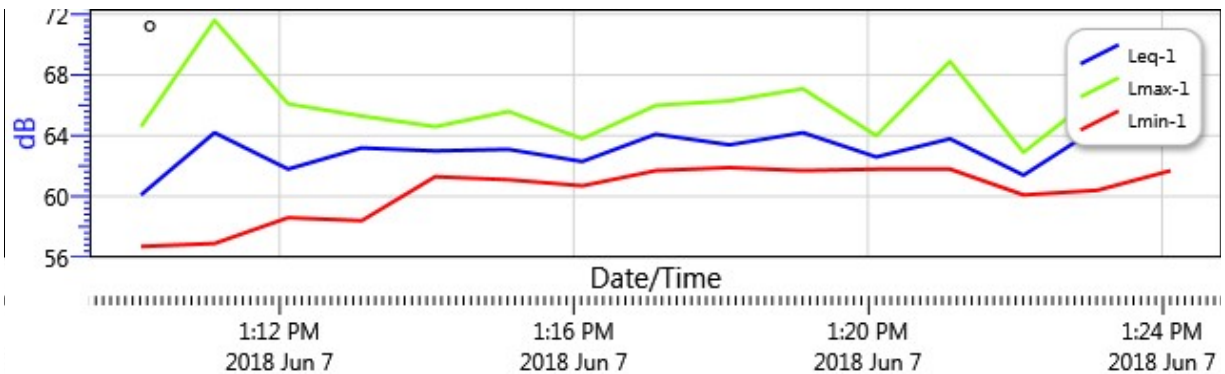
Description	Meter	Value	Description	Meter	Value
Lmin	1	56.7 dB	Lmax	1	71.6 dB
Leq	1	63.1 dB			
Exchange Rate	1	3 dB	Log Rate	1	60 s
Weighting	1	A	Response	1	SLOW

Logged Data Table

Date/Time	Leq-1	Lmax-1	Lmin-1
6/7/2018 1:10:07 PM	60.1	64.6	56.7
1:11:07 PM	64.2	71.6	56.9
1:12:07 PM	61.8	66.1	58.6
1:13:07 PM	63.2	65.3	58.4
1:14:07 PM	63	64.6	61.3
1:15:07 PM	63.1	65.6	61.1
1:16:07 PM	62.3	63.8	60.7
1:17:07 PM	64.1	66	61.7
1:18:07 PM	63.4	66.3	61.9
1:19:07 PM	64.2	67.1	61.7
1:20:07 PM	62.6	64	61.8
1:21:07 PM	63.8	68.9	61.8
1:22:07 PM	61.4	62.9	60.1
1:23:07 PM	64.5	66.7	60.4
1:24:07 PM	63.7	67	61.7

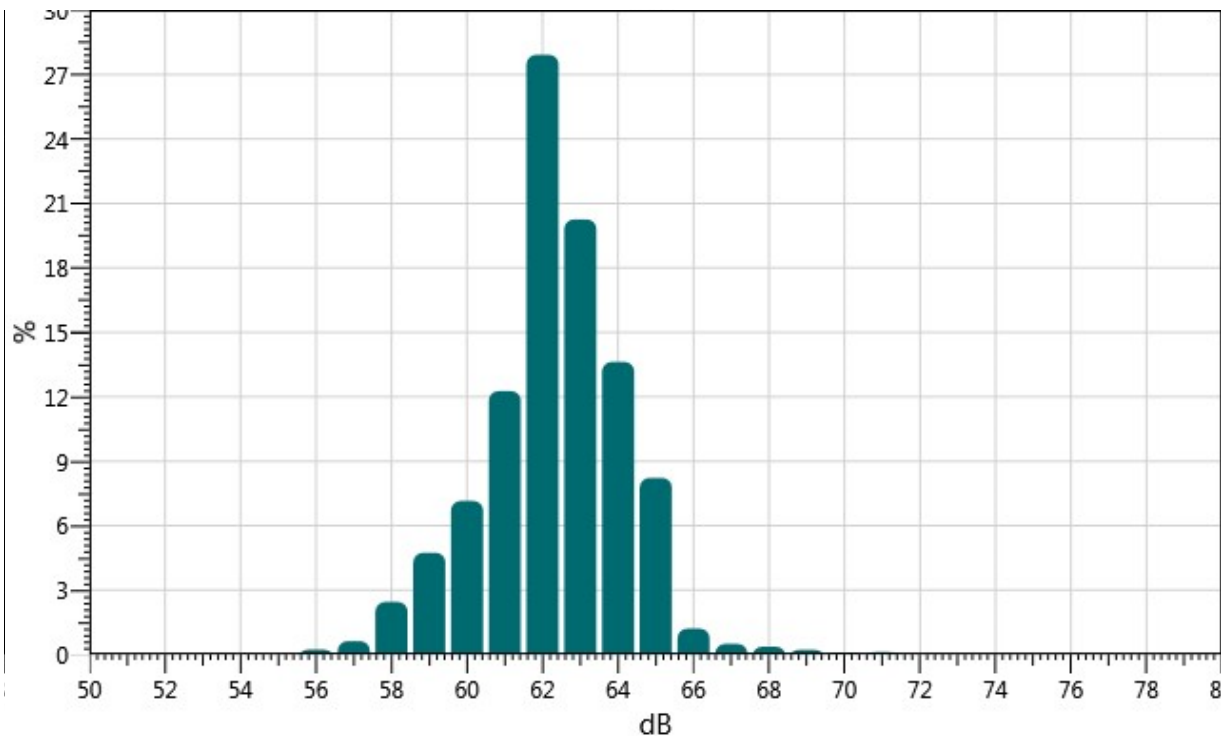
Logged Data Chart

946 Huntington Drive - Location 3: Logged Data Chart



Statistics Chart

946 Huntington Drive - Location 3: Statistics Chart



Calibration History

Date	Calibration Action	Level	Cal. Model Type	Serial Number	Cert. Due Date
6/7/2018 1:07:53 PM	Calibration	114.0			

NOISE MONITORING FIELD REPORT

Site Map

Project Name: 946 Huntington Drive

Monitoring Address: 946 Huntington Drive

Date: 6/7/18 Site Number: 3

Measured By: Holly Galbreath

Weather Conditions: 83°, Sunny, 0% cloud

Wind Speed: 2 mph Wind Direction: From N

Measurement Start Time: 1:09 pm

Measurement End Time: 1:24 pm



Total Measurement Time: 15 min

Noise Meter Model: 3M SoundPro SP DL-1 Calibration: 114.0 (dBA)

Meter Setting: A-Weighted Sound Level (SLOW) Session File Name: S062

Primary Noise Sources: Traffic - Huntington, car wash

Data Summary

Noise Scale	Noise Level (dBA)
Leq	63.1
Lmax	71.6
Lmin	56.7

Other Noise Sources During Monitoring

1. _____ Time: _____
2. _____ Time: _____
3. _____ Time: _____
4. _____ Time: _____
5. _____ Time: _____

Additional Notes:

APPENDIX G

TRAFFIC STUDY



May 31, 2018

Ms. Collette L. Morse, AICP, Principal
Morse Planning Group
145 North C Street
Tustin, California 92780

Re: Traffic Study for the Proposed Residential Development at 946-962 Huntington Drive in the City of Duarte

Dear Ms. Morse:

Albert Grover & Associates (AGA) is pleased to present this traffic study regarding the proposed residential development at 946-962 Huntington Drive in the City of Duarte (**Figure 1**). Bordered by commercial and residential developments, the proposed project site currently encompasses several empty parcels as well as two single-family residences. The project proposes to construct twenty-five attached townhome units within a new residential development.



Figure 1: Existing Conditions at Proposed Project Site

Existing Site

The proposed project site is comprised of four parcels totaling approximately 1.24 acres, located along the south side of Huntington Drive east of Mountain Avenue in the City of Duarte. Currently, two single-family detached residences stand on one parcel, with the remainder of the site undeveloped. Per the City of Duarte General Plan, the existing site is zoned for general commercial use.

TRANSPORTATION CONSULTING ENGINEERS

211 Imperial Highway, Suite 208 | Fullerton, CA 92835
(714) 992-2990 | F (714) 992-2883 | aga@albertgrover.com

Huntington Drive is a four-lane, divided, east-west roadway, designated in the City's General Plan as a Principal Arterial. It is a regionally significant arterial that essentially parallels the I-210 freeway in the City of Duarte. Huntington Drive has raised center median islands, a 35mph speed limit, and on-street parking in the vicinity of the project site. Mountain Avenue is a four-lane, north-south roadway also designated as a Principal Arterial, forming part of the western border of the City of Duarte. In the vicinity of the proposed project site, both Huntington Drive and Mountain Avenue carry close to 30,000 vehicles per day. The project site is surrounded by small residential developments to the west and south, as well as Mountain Vista Plaza to the east, which contains several retail, restaurant, and service businesses.

Proposed Project

Per the provided site plan (**Figure 2**), the proposed project would construct six multi-unit buildings containing a total of twenty-five attached residences, along with attached garages, guest parking spaces, and a community common area. The only proposed vehicular access to the development would be a right-turn-in / right-turn-out driveway onto Huntington Drive.

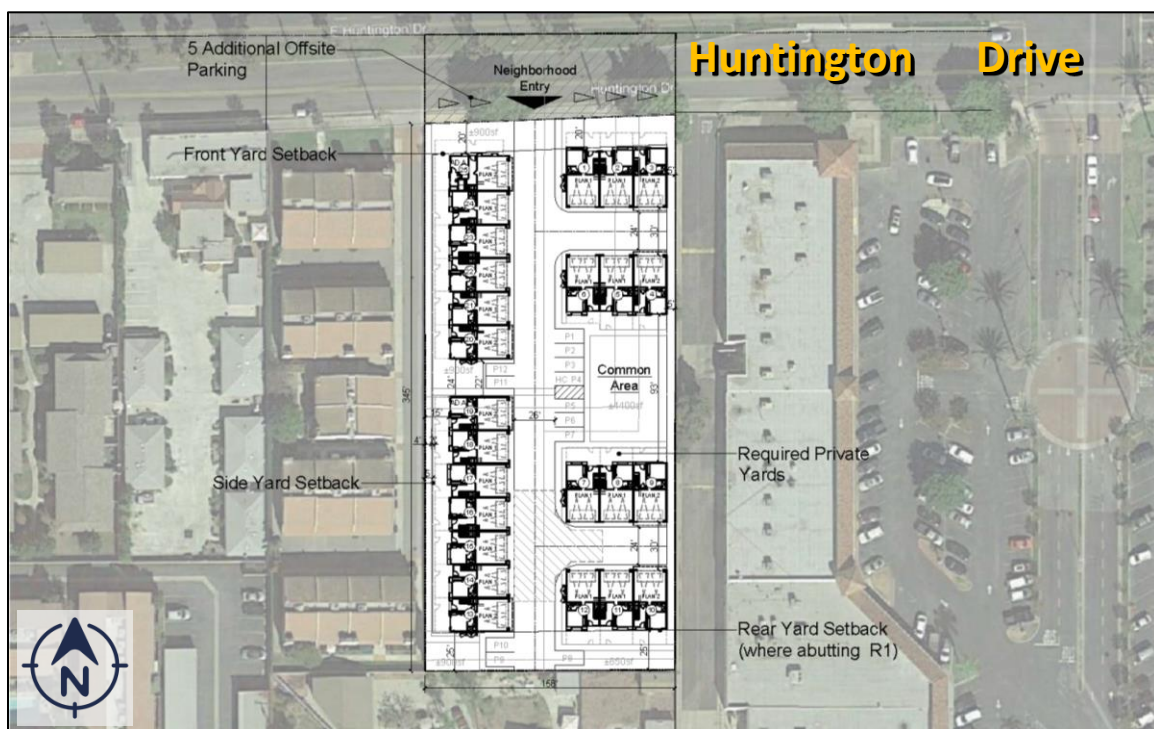


Figure 2: Proposed Project Site Plan

General Plan Amendment and Zone Change

Since the project site is currently zoned for commercial use, the proposed project would require a General Plan Amendment (GPA) with a Zone Change from commercial use to residential use. In order to assess the potential roadway and traffic impacts of this zone change, a trip generation analysis was conducted for the

potential uses under the existing zoning at the proposed project site, as well as the maximum allowable development in the proposed residential zone. The trip generation rates were determined using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition (2017). Based on typical developments in the area and discussion with City staff, trip generation volumes were calculated for medical office, general office, and general retail developments. Of these three scenarios, the medical office would be expected to generate the most project traffic, with approximately 592 vehicle trips daily, 47 trips in the AM peak hour, and 58 trips in the PM peak hour. A summary of the site's possible trip generation potential under the current zoning is provided in **Table 1**.

Table 1: Existing Zone Trip Generation¹								
Potential Development Type	Gross Floor Area (SF)²	Daily	AM Peak Hour (one hour 7-9am)			PM Peak Hour (one hour 4-6pm)		
			In	Out	Total	In	Out	Total
<i>Medical Office</i>	17,000	592	37	10	47	16	42	58
<i>General Office</i>		166	17	3	20	3	16	19
<i>General Retail</i>	15,000	566	9	5	14	27	30	57
Worst-Case Traffic Scenario		592	37	10	47	16	42	58

¹ Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Ed. (2017)

² SF - Square Feet

Potential trip generation for the proposed residential zone was also determined using the ITE *Trip Generation Manual*. Per discussion with City staff and the General Plan, the maximum allowable development on the project site would be thirty-six residential units, which would be expected to generate significantly less traffic than the commercial uses described above. A comparison of the expected traffic volumes for the two types of land uses is provided in **Table 2**.

Table 2: Zone Change Trip Generation¹								
Development Scenario		Daily	AM Peak Hour (one hour 7-9am)			PM Peak Hour (one hour 4-6pm)		
			In	Out	Total	In	Out	Total
Type of Use	Size ²							
<i>Commercial Use</i>	17,000 SF	592	37	10	47	16	42	58
<i>Residential Use</i>	36 DU	264	4	13	17	13	7	20
Change in Site Traffic		-328	-33	3	-30	-3	-35	-38

¹ Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Ed. (2017)

² SF - Square Feet, DU - Dwelling Unit

As shown above, rezoning the project site for residential use would decrease the expected traffic volumes by over 300 trips on the typical weekday and by thirty or more trips in both the AM and PM peak hours. Therefore, this study concludes that the proposed GPA and zone change would have no significant traffic impacts on Huntington Drive or other nearby roadways.

Proposed Trip Generation and Distribution

In order to estimate the actual anticipated project traffic conditions, project trip generation volumes for the proposed development were also determined using the ITE *Trip Generation Manual*. The proposed project is expected to generate 183 vehicle trips on a typical weekday, with 12 vehicle trips during the AM peak hour and 14 vehicle trips during the PM peak hour. As shown in **Table 3**, those trips are further divided into inbound and outbound trips. Compared to the thousands of vehicles that currently travel Huntington Drive during the peak periods, the proposed project's small number of trips are below a level that would create a significant traffic impact or require additional analysis.

Table 3: Project Trip Generation								
ITE Land Use Code 220: Multi-family Housing*		Daily	AM Peak Hour (one hour 7-9am)			PM Peak Hour (one hour 4-6pm)		
			In	Out	Total	In	Out	Total
<i>Trip Generation Rate</i>	1 DU	7.32	0.11	0.35	0.46	0.35	0.21	0.56
<i>Percentage</i>		100%	23%	77%	100%	63%	37%	100%
Proposed Project	25 DU	183	3	9	12	9	5	14

* Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Ed. (2017), DU - Dwelling Unit

Derived from existing general traffic patterns, the anticipated project trip distribution percentages within the vicinity of the project site are shown in **Figure 3**. Based on the low number of trips generated by the development, no signalized intersection in the vicinity of the proposed development is expected to experience a growth of more than ten trips per hour as a result of the proposed project. In accordance with Los Angeles County traffic study guidelines, it is therefore determined that the traffic generated by the proposed project does not contribute to an unacceptable level of service condition, nor is it expected to exacerbate any existing congested condition.



Figure 3: Anticipated Project Trip Distribution

Project Site Circulation and Access

The proposed project site plan (Figure 2) provides access to and from the development via one right-turn-only driveway on the south side of Huntington Drive. At the proposed project driveway, Huntington Drive is divided by a raised median with landscaping, which necessitates that the project driveway be restricted to right-turn in and right-turn out only. However, the adjacent existing traffic signals on Huntington Drive at Mountain Avenue to the west and Mountain Vista Plaza to the east both provide left-turn pockets as well as left-turn arrows to facilitate U-turn movements for resident, guest, and service vehicles within six hundred feet of the project site. It is also anticipated that residents would generally avoid unnecessary U-turns and use the freeway access points and/or regional roadways that are most convenient for right-turn access to the project (i.e., primarily using Huntington Drive eastbound lanes to approach and depart the development).

Internal site circulation is planned via one drive 26-foot-wide drive aisle, which is considered sufficient for two-way traffic consisting of passenger and service vehicles. The site plan includes twenty-five two-car garages attached to the townhomes as well as twelve open guest parking spaces, one of which is to be compliant with the accessibility requirements of the Americans with Disabilities Act (ADA). Thus, the proposed project site plan provides sixty-two total parking spaces, which is more than the fifty-six parking spaces required by City code.

Summary

A 25-unit townhome development is proposed within a 1.24-acre site on the south side of Huntington Drive east of Mountain Avenue, which is currently zoned for commercial use. Per trip generation calculations

based on the ITE *Trip Generation Manual*, a General Plan Amendment for a Zone Change from commercial use to residential use is not expected to impact traffic conditions on Huntington Drive or within the surrounding area. The proposed project is expected to generate less than 200 vehicle trips on the typical weekday, with less than 15 vehicle trips in either the AM or PM peak hour. Proposed project site access is to be provided via one right-turn-only driveway on Huntington Drive. Should residents, their guests, or maintenance and service vehicles need to make a U-turn either upon approaching or departing the project, adjacent traffic signals provide sufficient storage lanes as well as left-turn arrows within six hundred feet of the proposed project.

If you have any questions regarding this analysis, please do not hesitate to contact us at (714) 992-2990.

Respectfully submitted,

ALBERT GROVER & ASSOCIATES



Kawai C. Mang, EIT
Associate Transportation Engineer I

RESOLUTION NO. 18-R-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE CERTIFYING THE MITIGATED NEGATIVE DECLARATION AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM TO REDUCE THE IDENTIFIED “POTENTIALLY SIGNIFICANT” IMPACTS TO A LEVEL OF “LESS THAN SIGNIFICANT” FOR A 25-UNIT, OWNER-OCCUPIED, THREE-STORY TOWNHOME DEVELOPMENT LOCATED AT 946, 952, 956, 962 HUNTINGTON DRIVE

WHEREAS, the City Council of the City of Duarte (“City Council”) has considered the Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program (“MMRP”) for the development of 25-unit owner-occupied, three-story townhome development on four parcels (APN 8530-013-902, 8530-013-903, 8530-013-904, and 8530-013-009) located at 946, 952, 956, 962 Huntington Drive; and

WHEREAS, the MND for the proposed 25-unit development provides an assessment of the environmental impacts, alternatives, and mitigation measures associated with the project, provided in “Exhibit C-1”, attached to this Resolution, and has been prepared in accordance with the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.* (CEQA), and State regulations in Title 14 of the California Code of Regulations, Section 15000 *et seq.* (CEQA Guidelines); and

WHEREAS, the City Council has considered the analysis and recommendation provided in the staff report, and all information, evidence and public testimony received at the public meeting held on September 11, 2018 at 7:00 p.m. in the City Council Chambers;

WHEREAS, notice of public hearing before the City Council concerning the adequacy and completeness of the MND was given in accordance with the laws and policies of the City of Duarte (City); and

WHEREAS, the MND have been independently reviewed by the City Council and reflects the independent judgment of the City Council; and

WHEREAS, the City Council has reviewed all documentation comprising the MND, and has found that the MND addresses all environmental effects of the proposed project, with mitigation measures, and that the MND fully comply with all requirements of CEQA and the CEQA Guidelines relating thereto.

NOW, THEREFORE, the City Council of the City of Duarte hereby resolves as follows:

SECTION 1. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2: The City Council finds that the MND fully complies with the requirements of CEQA and the CEQA Guidelines relating thereto,

SECTION 3. The City Council has considered the potential environmental effects as shown in the MND and, on the basis of the whole record, finds that there is no substantial evidence that the project will have a significant effect on the environment, with the implementation of the MMRP. The foregoing determination, which reflects the independent analysis and independent judgment of the City Council, is based on the information in the record.

SECTION 4. The City Council approves and adopts the MND, in accordance with Exhibit "C-1" attached hereto and made a part of this Resolution; and that the MND, including all elements listed above, be certified by the City, as lead agency for the proposed project.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2018.

Mayor John Fasana

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE }

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 18-R-32 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 11th day of September, 2018, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California

Exhibit “C-1”

Mitigated Negative Declaration and Mitigation Monitoring Program attached hereto

PLEASE NOTE:

This 872-page document is available on the City of Duarte’s website, at the Public Table during the City Council Meeting, and in the City Clerk’s Office.

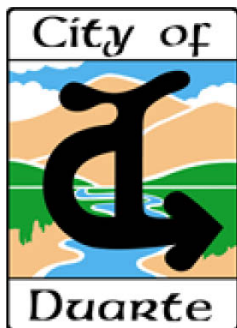
To access the document from the City’s website (www.accessduarte.com), click on the AGENDAS/VIEW MEETINGS icon at the bottom of the homepage, then click on CITY COUNCIL MEETING – SEPTEMBER 11, 2018 – AGENDA. Once the file opens, scroll down to the Public Hearing Agenda Item, and you may view the entire staff report and all the exhibits

HUNTINGTON WEST RESIDENTIAL PROJECT

INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION



Lead Agency::



Prepared by:

Morse Planning Group

Draft

Initial Study/Mitigated Negative Declaration

Huntington West Residential Project

LEAD AGENCY:

City of Duarte
1600 Huntington Drive
Duarte, CA 91010
Contact: Mr. David F. Eoff IV

PREPARED BY:

Morse Planning Group

July 31, 2018

This document has been produced for double-sided printing to conserve natural resources.



MITIGATED NEGATIVE DECLARATION

Title of Project:	Huntington West Residential
Project Location:	The project site is located north of Interstate 210 (I-210) and east of Mountain Avenue in the western portion of the City of Duarte at 946-962 Huntington Drive.
Project Proponent:	MW Investment Group 1278 Glenneyre Street, Suite 439 Laguna Beach, CA 92651
Brief Description of Project:	The Applicant proposes to demolish two existing single-family dwelling units, remove all on-site landscaping and trees, and construct 25 multi-family residential units (townhomes) on the 1.24-acre (54,014 square feet) project site. Additional details regarding the proposed project are provided in Section 2.4, Project Characteristics. The permits and approvals from lead, responsible, and trustee agencies that would be necessary include: ▪ City of Duarte approval of General Plan Amendment from General Commercial to High Density Residential ▪ City of Duarte approval of Zone Change from C-F Commercial Freeway to R-4 Multiple-Family Residential High Density ▪ City of Duarte approval of Tentative Tract Map ▪ City of Duarte approval of Planned Development Permit ▪ City of Duarte approval of Site Plan and Design Review ▪ City of Duarte issuance of Grading Permit ▪ City of Duarte issuance of Building and Safety Permits ▪ Los Angeles County Fire Department approval of proposed site improvement ▪ California American Water - water connection permit

	Los Angeles County Consolidated Sewer Maintenance District and County Sanitation Districts of Los Angeles County - sewer connection permit
Cortese List:	The proposed project is not on a site located on the Cortese list.
Project Impacts:	The Initial Study/Mitigated Negative Declaration found that the environmental impacts from the project would be less than significant with the incorporation of mitigation measures.
Mitigation Measures:	Mitigation measures or regulatory measures have been included for Cultural and Tribal Cultural Resources; Geology and Soils; Hazards & Hazardous Materials; Noise; Public Services; and Utilities and Service Systems.

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1.0 INTRODUCTION

The Huntington West Residential Project (herein referenced as the “project” or the “proposed project”) involves the demolition of all on-site buildings and the development of 25 multi-family residential units (townhomes). Following a preliminary review of the proposed project, the City of Duarte has determined that the proposed project is subject to the guidelines and regulations of the *California Environmental Quality Act (CEQA)*. This Initial Study addresses the direct, indirect, and cumulative environmental effects of the project, as proposed.

1.1. STATUTORY AUTHORITY AND REQUIREMENTS

This environmental document has been prepared in conformance with *CEQA (California Public Resources Code [PRC] Section 21000 et seq.)*; *CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.)*; and the rules, regulations, and procedures for implementation of *CEQA*, as adopted by the City of Duarte.

In accordance with the *CEQA Guidelines* Sections 15051 and 15367, the City of Duarte (City) is identified as the Lead Agency for the proposed project. Under *CEQA (Public Resource Code Sections 21000-21177)* and pursuant to *CEQA Guidelines* Section 15063, the City is required to undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration. Such determination can be made only if “there is no substantial evidence in light of the whole record before the Lead Agency” that such impacts may occur (*Public Resources Code* Section 21080(c)).

The environmental documentation, which is ultimately selected by the City in accordance with *CEQA*, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions relevant to the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

The environmental documentation and supporting analysis are subject to a public review period. During this review, agency and public comments on the document relative to environmental issues should be addressed to the City. Following review of any comments received, the City will consider these comments as a part of the project’s environmental review and include them with the Initial Study documentation for consideration by the City.

1.2. PURPOSE

The purposes of an Initial Study are to:

1. Identify environmental impacts;
2. Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or a negative declaration;
3. Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared;
4. Facilitate environmental assessment early in the design of the project;
5. Document the factual basis of the finding in a negative declaration that a project would not have a significant environmental effect;
6. Eliminate needless EIRs;
7. Determine whether a previously prepared EIR could be used for the project; and
8. Assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

CEQA Guidelines Section 15063 identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

- A description of the project, including the location of the project
- Identification of the environmental setting
- Identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries
- Discussion of ways to mitigate significant effects identified, if any
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study

1.3. RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to *CEQA Guidelines* Sections 15381 and 15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

“Responsible Agency” means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term “responsible agency” includes all public agencies other than the Lead Agency, which have discretionary approval power over the project. (Section 15381)

“Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include; The California Department of Fish and Wildlife, The State Lands Commission; The State Department of Parks and Recreation and The University of California with regard to sites within the Natural Land and Water Reserves System. (Section 15386)

For this project, the City of Duarte is the Lead Agency and has the principal responsibility of processing and approving the project.

Responsible Agencies and other entities that may use this Initial Study in their decision-making process or for informational purposes include, but may not be limited to, the following:

- Los Angeles Regional Water Quality Control Board
- Los Angeles County Fire Department
- Los Angeles County Sheriff Department

1.4. CONSULTATION

As soon as the Lead Agency has determined that an Initial Study would be required for a project, the Lead Agency is directed to consult informally with all Responsible Agencies and Trustee Agencies that are responsible for resources affected by the project, in order to obtain the recommendations of those agencies as to whether an EIR or a Negative Declaration should be prepared for the project. Following receipt of any written comments from those agencies, the Lead Agency considers any recommendations of those agencies in the formulation of the preliminary findings. Following completion of this Initial Study, the Lead Agency initiates formal consultation with these and other governmental agencies as required under *CEQA* and its implementing guidelines.

1.5. INCORPORATION BY REFERENCE

Pertinent documents relating to this Initial Study have been cited in accordance with *CEQA Guidelines* Section 15150, which encourages incorporation by reference as a means of reducing redundancy and length of environmental reports. The following documents are hereby incorporated by reference into this EIR. Information contained within these documents has been utilized for this Initial Study. These documents are available for review at the City of Duarte Community Development Department, located at 1600 Huntington Drive, Duarte, California 91010.

City of Duarte Comprehensive General Plan 2005-2020 (General Plan), August 14, 2007, February 11, 2014

The Duarte General Plan assesses and plans future uses for all property within the planning area. The General Plan establishes what the residents and businesses of Duarte want to preserve and achieve. The General Plan includes the following elements:

- Safety
- Open Space and Conservation
- Noise
- Land Use
- Housing¹
- Historic Preservation
- Economic Development
- Circulation

Duarte General Plan Update Environmental Impact Report (General Plan EIR), August 14, 2007

The General Plan EIR analyzed potential environmental impacts associated with buildout of the City in accordance with the General Plan. The General Plan EIR assumes growth in residential, retail, office, and research and development uses over 2005/2006 conditions, as follows:

- 726 residential dwelling units
- 248,744 square feet of retail uses
- 50,000 square feet of office uses
- 360,000 square feet of research and development uses

The General Plan EIR concluded that the following impacts could not be feasibly mitigated and would result in a significant unavoidable impact associated with implementation of the General Plan Update:

¹ The City of Duarte 2014-2021 *Housing Element* was adopted on February 11, 2014.

Air Quality

- Mobile and Stationary Source Emissions (Reactive Organic Gases)
- Short-Term Cumulative Impacts
- General Plan Buildout Cumulative Impacts

Water Supply

- Insufficient water supply to meet growth associated with proposed General Plan Update in 2020.

The City Council adopted a Statement of Overriding Considerations for these impacts on August 14, 2007. Both the Statement of Overriding Considerations and the Statement of Facts and Findings are referenced in Resolution No. 07-22.

***Duarte Municipal Code* (Code of Ordinances Codified through Ordinance No. 877, passed December 12, 2017, online content updated on January 11, 2018); *Development Code* Codified through Ordinance No. 874, adopted April 11, 2017, online content updated January 19, 2018)**

The *Municipal Code* consists of regulatory, penal, and administrative ordinances of the City. It is the method the City uses to implement control of land uses, in accordance with General Plan goals and policies. The *Development Code* (Title 19 of the Municipal Code) identifies land uses permitted and prohibited according to the zoning category of particular parcels and establishes the development standards and regulations for each zone. The Building Laws (Title 16 of the Municipal Code) specify rules and regulations for construction, alteration, and building for uses of human habitation.

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2.0 PROJECT DESCRIPTION

2.1. PROJECT LOCATION

Regionally, the project site is located in the City of Duarte. The City of Duarte is located in the north-central portion of the San Gabriel Valley, approximately 21 miles northeast of the City of Los Angeles in the County of Los Angeles. The City of Duarte is situated at the base of the San Gabriel Mountains and is bordered by the City of Irwindale to the south, the City of Monrovia to the west, the City of Bradbury and the Angeles National Forest to the north, and the City of Azusa to the east; refer to *Exhibit 2-1, Regional Location*.

Locally, the project site is generally located 0.09 miles east of the Huntington Drive/Mountain Avenue intersection and 0.05 miles west of the Huntington Drive/Mountain Vista Plaza intersection; refer to *Exhibit 2-2, Local Vicinity*.

2.2. ENVIRONMENTAL SETTING

2.2.1 EXISTING LAND USES

The 1.24-acre project site includes four parcels at 946, 952, 956, and 962 Huntington Drive (Assessor Parcel Nos. 8530013009, 8530013902, 8530013903, 8530013904), with 946, 956, and 962 Huntington Drive having direct access to Huntington Drive.

The site includes two single-family detached units with mature palm and oak trees near the residences. The remainder of the site is vacant and undeveloped.

2.2.2 SURROUNDING LAND USES

The project site is surrounded by the following uses:

- North:** Commercial uses within the City of Monrovia with Planned Area 7 are located on the north side of Huntington Drive. The commercial businesses include a Del Taco restaurant and Express Carwash. North and east of the commercial uses is a mobile home park.
- West:** Multi-family residential uses are located to the immediate west of the project site on the south side of Huntington Drive. Further west is commercial and multi-family residential uses on the south side of Huntington Drive.
- South:** Single-family residential uses are located to the immediate south of the project site on Bloomdale Street, Maynard Drive, and Park Rose Avenue.
- East:** The Mountain Vista Plaza, a commercial shopping center, and the Duarte Public Safety/Sheriff Station are located immediately east of the project site on the south side of Huntington Drive.

2.3. EXISTING ZONING AND GENERAL PLAN

Project Site

The *Duarte General Plan* Land Use Diagram designates the project site as General Commercial. The Zoning Map designates the project site as C-F Commercial-Freeway.

Surrounding Uses

City of Duarte

The *Duarte General Plan* Land Use Diagram designates uses west of the site as High Density Residential and General Commercial; uses south of the site as General Commercial; and uses east of the site as General Commercial.

The Duarte Zoning Map designates uses west of the site as R-4 Multiple Family Residential High Density and C-G Commercial-General; uses south of the site as C-F Commercial-Freeway and Specific Plan #16 (Mountain/Central); and uses east of the site as C-F Commercial-Freeway.

City of Monrovia

The Monrovia General Plan Land Use Map designates uses north of site as Planned Development, Area PD-7. Area PD-7 includes the area northeast of the Huntington Drive/Mountain Avenue intersection. The area straddles both sides of the abandoned Southern Pacific Railroad right-of-way, and includes a variety of existing land uses: light industrial and high-density residential development north of the right-of-way; a mobile home park occupies a considerable portion of the area just south of the right-of-way; retail uses, motels, high density residential development and a large irregularly shaped vacant lot front Huntington Drive. This area interfaces with new development in the City of Duarte and is the eastern entrance to the City of Monrovia.

The Monrovia Zoning Map designates uses north of site as Planned Development PD-7.

2.4. PROJECT CHARACTERISTICS

2.4.1 DESCRIPTION OF PROJECT

The Applicant proposes to demolish all on-site buildings, remove all on-site landscaping and trees, and construct 25 multi-family residential units (townhomes) on the 1.24-acre (54,014 square feet) project site. Refer to *Exhibit 2-3, Tentative Tract Map*; *Exhibit 2-4, Site Plan*; and *Table 2-1, Existing and Proposed Uses*.

As shown in *Exhibit 2-4*, four three-story three-plex buildings, one three-story six-plex building, and one three-story seven-plex building will be constructed providing a total of 25 units all with attached garages. The residential units range in size from approximately 1,775 to 1,852 feet in size. Refer to *Exhibit 2-5, 3-Plex Elevations*; *Exhibit 2-6, 6-Plex Elevations*; and *Exhibit 2-7, 7-Plex Elevations*.

Vehicular access to all proposed units will be provided via a singular driveway off Huntington Drive with right-in, right-out access only.

TABLE 2-1 EXISTING AND PROPOSED USES

Existing Use	DU	Acres	Proposed Use	DU	Acres
Single-Family Residential	2	1.24	Multi-Family Attached Residential (Townhomes)	25	1.24
Existing Total	2	1.24	Proposed Total	25	1.24

Parking

A total of two garage parking spaces will be provided for each residential unit for a total of 50 parking spaces. In addition, 12 on-site guest parking spaces will be provided for a total of 62 parking spaces for the residential development.

Landscaping

On-site trees and landscaping will be removed and replaced with new trees and landscaping (refer to *Exhibit 2-8, Landscape Plan*).

Walls and Fences

A six-foot high split face concrete masonry unit (CMU) wall will be constructed on the site's western, southern, and eastern property lines. On the front entrance to each unit, either a three-foot six-inch (3'6") or four-foot (4') high stucco over CMU patio wall or vinyl fence with a metal or vinyl patio gate will be installed. Refer to *Exhibit 2-9, Walls and Fences Plan*.

Site Grading

The site has previously been graded to support the on-site buildings. Remedial on-site grading is needed to accommodate the proposed development. The remedial grading is needed to remove unsuitable soil, which results in 6,383 cubic yards of cut and 8,393 yards of fill. All of the 8,393 yards of fill will be imported on-site.

Infrastructure

The proposed project will remove unnecessary on-site water, wastewater, electricity, and natural gas infrastructure, and replace and/or upgrade the on-site water, wastewater, electricity, and natural gas infrastructure to serve the proposed on-site residential uses.

Trash Pickup

As shown on *Exhibit 2-10, Trash Circulation Plan*, specific locations have been designated for each unit to place regular trash and recycle bins for pickup. The exhibit also indicates the path of travel for the trash hauler, and notes the locations where the trucks would backup.

Green waste would be disposed of by the Homeowners Association landscape contractor.

2.4.2 PROJECT PHASING AND CONSTRUCTION

The proposed project will be constructed in three phases: 1) demolition of existing uses, 2) grading and foundation preparation, and 3) building construction. Demolition would occur for approximately two weeks. Grading and foundation preparation would occur for approximately one month (22 construction days). Building construction would occur for approximately 11 months for a total of 12 months.

2.5. PERMITS AND APPROVALS

The City of Duarte (Lead Agency under CEQA) will use this IS/MND in making decisions with regard to the approval of a General Plan Amendment, Zone Change, Tract Map, and Planned Development Permit and the subsequent construction and development of the proposed project.

Various permits, approvals, and actions by the City and other agencies may be required in order to execute and implement the proposed project.

- City of Duarte approval of General Plan Amendment from General Commercial to High Density Residential
- City of Duarte approval of Zone Change from C-F Commercial Freeway to R-4 Multiple-Family Residential High Density
- City of Duarte approval of Tentative Tract Map
- City of Duarte approval of Planned Development Permit
- City of Duarte approval of Site Plan and Design Review
- City of Duarte issuance of Grading Permit
- City of Duarte issuance of Building and Safety Permits
- Los Angeles County Fire Department approval of proposed site improvement
- California American Water - water connection permit
- Los Angeles County Consolidated Sewer Maintenance District and County Sanitation Districts of Los Angeles County - sewer connection permit

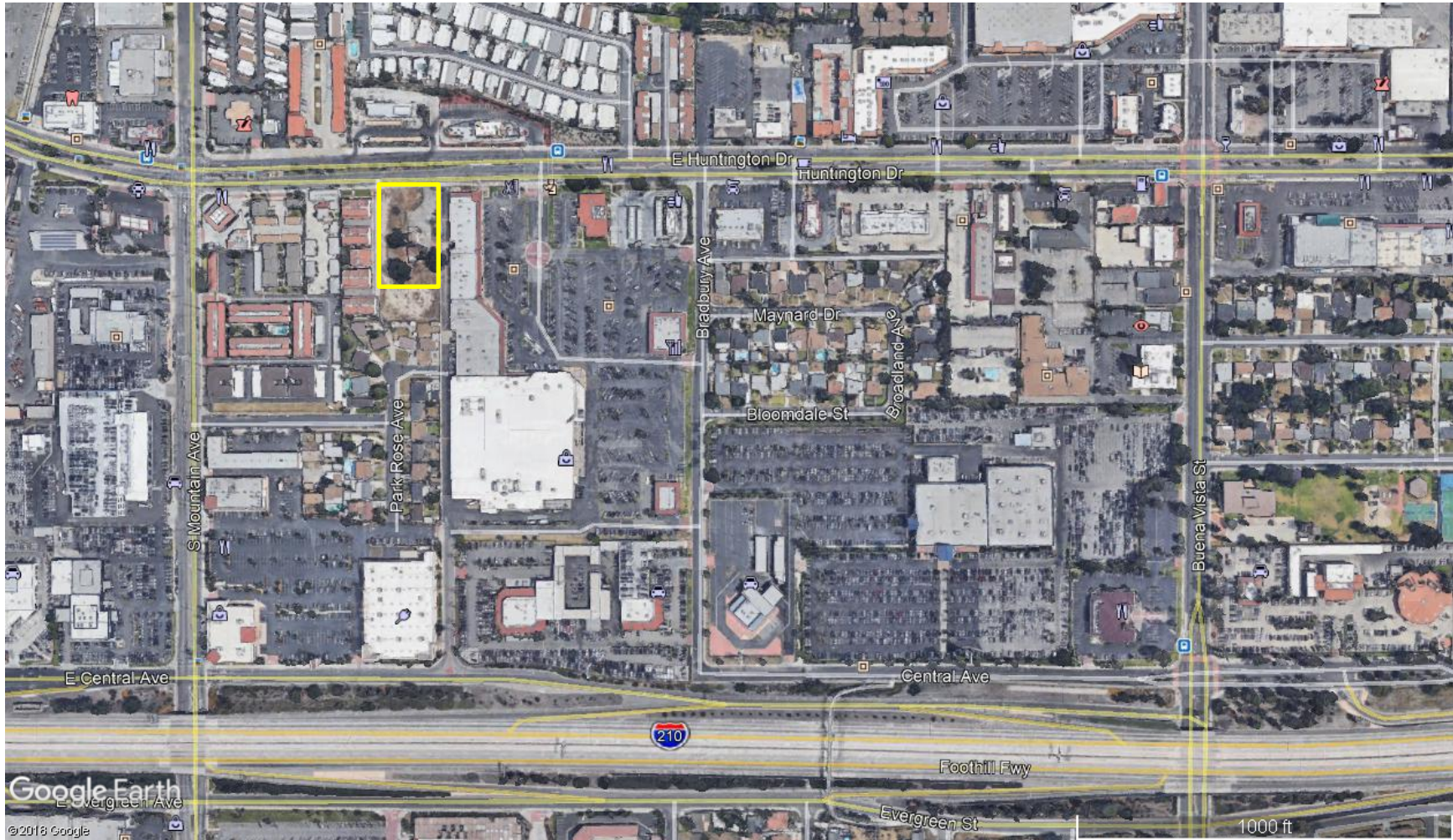
Exhibit 2-1 Regional Location



Source: Michael Baker International

**Huntington West Residential Project
Initial Study/Mitigated Negative Declaration**

Exhibit 2-2 Local Vicinity



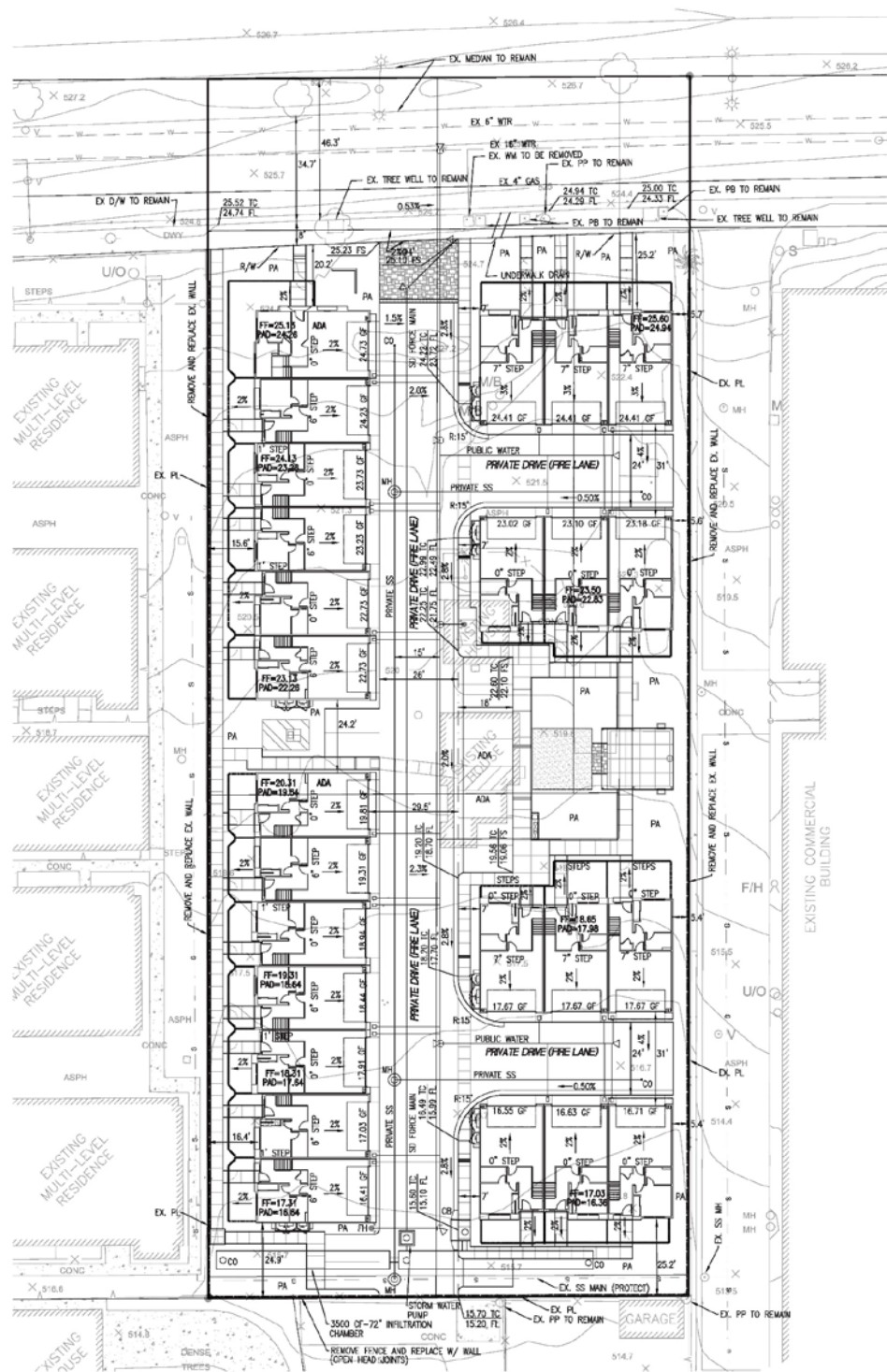
Project Site



Source: GoogleEarth (2018)

Huntington West Residential Project
Initial Study/Mitigated Negative Declaration

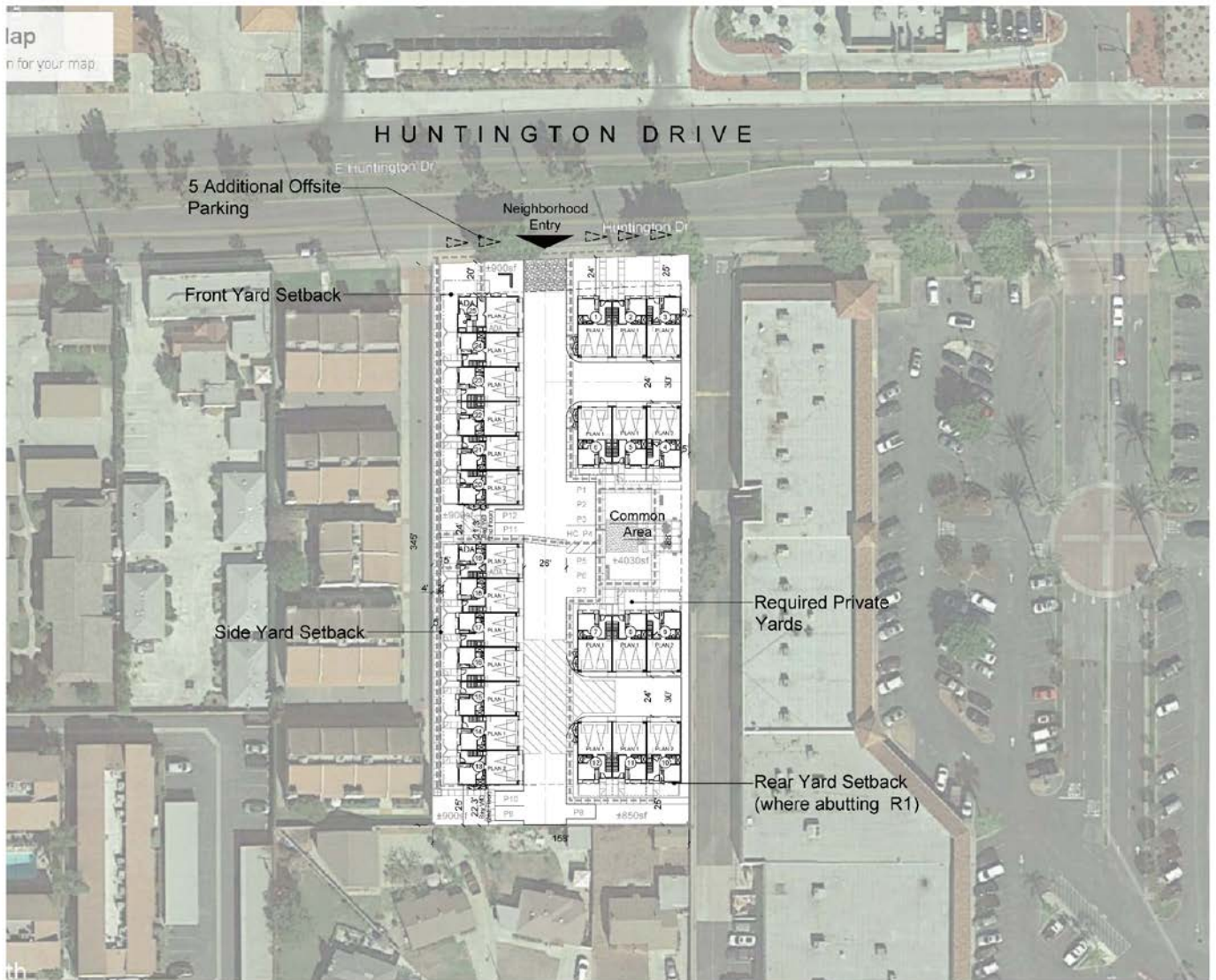
Exhibit 2-3 Tentative Tract Map



Source: KES Technologies, Inc. (July 2018)

Huntington West Residential Project Initial Study/Mitigated Negative Declaration

Exhibit 2-4 Site Plan



Source: KTGy (April 2018)

Huntington West Residential Project Initial Study/Mitigated Negative Declaration

Exhibit 2-5 3-Plex Elevations



MATERIAL LEGEND

- 1 CONCRETE "S" TILE ROOFING
- 2 STUCCO, SAND FINISH
- 3 STUCCO SILL TRIM
- 4 STUCCO O/ EXTRUDED FOAM CORNICE EAVE
- 5 WINDOWS
- 6 FIBERGLASS ENTRY DOOR
- 7 DECORATIVE EXTERIOR LIGHTING
- 8 RECESSED STUCCO GABLE-END VENT DETAIL
- 9 WROUGHT IRON POT SHELF
- 10 METAL SECTIONAL GARAGE DOOR
- 11 STUCCO O/ EXTRUDED FOAM OUTLOOKER
- 12 SCALLOPED ARCH
- 13 FABRIC AWNING
- 14 COMPOSITE SHUTTER
- 15 SCALLOPED SILL
- 16 BUILDING ADDRESS
- 17 TRELLIS
- 18 STUCCO O/ FOAM CORBEL
- 19 STUCCO BAY WINDOW
- 20 STUCCO O/ FOAM CAP



Source: KTGy (April 2018)

Huntington West Residential Project Initial Study/Mitigated Negative Declaration

Exhibit 2-6 6-Plex Elevations



MATERIAL LEGEND

- 1 CONCRETE "S" TILE ROOFING
- 2 STUCCO, SAND FINISH
- 3 STUCCO SILL TRIM
- 4 STUCCO O/ EXTRUDED FOAM CORNICE EAVE
- 5 WINDOWS
- 6 FIBERGLASS ENTRY DOOR
- 7 DECORATIVE EXTERIOR LIGHTING
- 8 RECESSED STUCCO GABLE-END VENT DETAIL
- 9 WROUGHT IRON POT SHELF
- 10 METAL SECTIONAL GARAGE DOOR
- 11 STUCCO O/ EXTRUDED FOAM OUTLOOKER
- 12 SCALLOPED ARCH
- 13 FABRIC AWNING
- 14 COMPOSITE SHUTTER
- 15 SCALLOPED SILL
- 16 BUILDING ADDRESS
- 17 TRELLIS
- 18 STUCCO O/ FOAM CORBEL
- 19 STUCCO BAY WINDOW
- 20 STUCCO O/ FOAM CAP



Source: KTGy (April 2018)

Huntington West Residential Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-7 7-Plex Elevations



Source: KTGy (April 2018)

Huntington West Residential Project Initial Study/Mitigated Negative Declaration

Exhibit 2-8 Landscape Plan



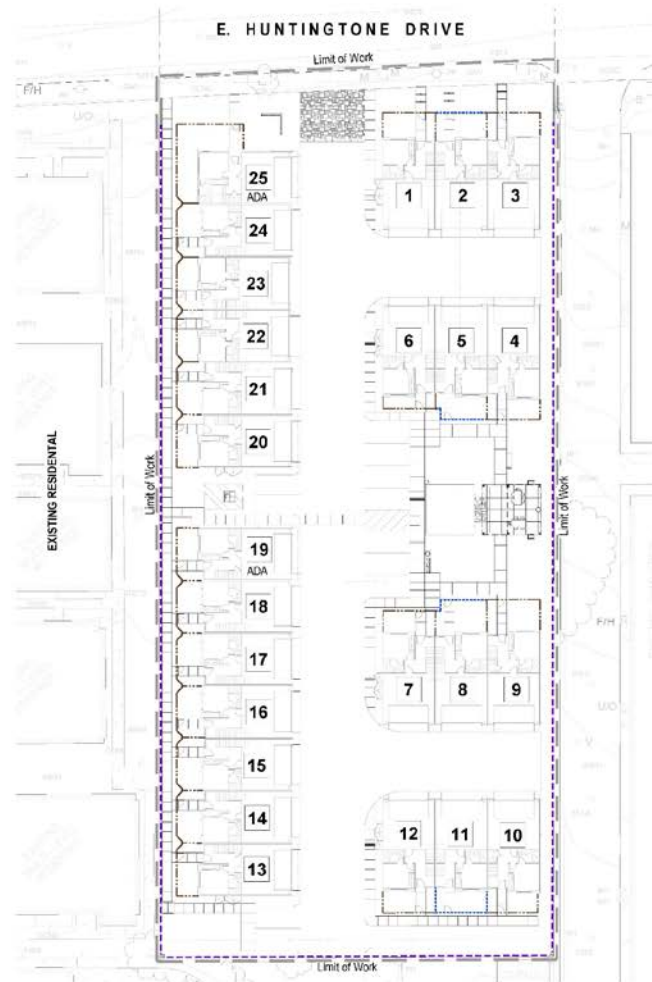
*Conceptual image herein are subject to change.



Source: studio PAD (April 2018)

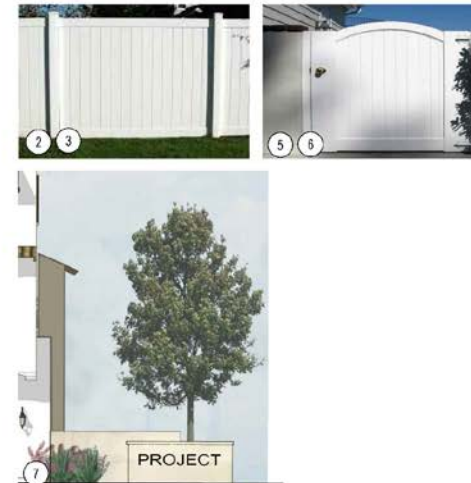
Huntington West Residential Project Initial Study/Mitigated Negative Declaration

Exhibit 2-9 Walls and Fences Plan



WALL LEGEND

- ① 6'-0" High Split face CMU wall (project side only) with precision cap.
- ② 4'-0" High stucco over CMU patio wall, with flat stucco cap or vinyl fence.
- ③ 3'-6" High stucco over CMU patio wall, with flat stucco cap or vinyl fence.
- ④ 6'-6" High (16" sq.) split-face block or stucco plaster, with flat stucco cap, split-face block or stucco cap.
- ⑤ 4'-0" High metal patio or vinyl gate.
- ⑥ 3'-0" High metal patio or vinyl gate.
- ⑦ ADA Path of Travel
- ⑧ Stucco Monument sign with precision cap.



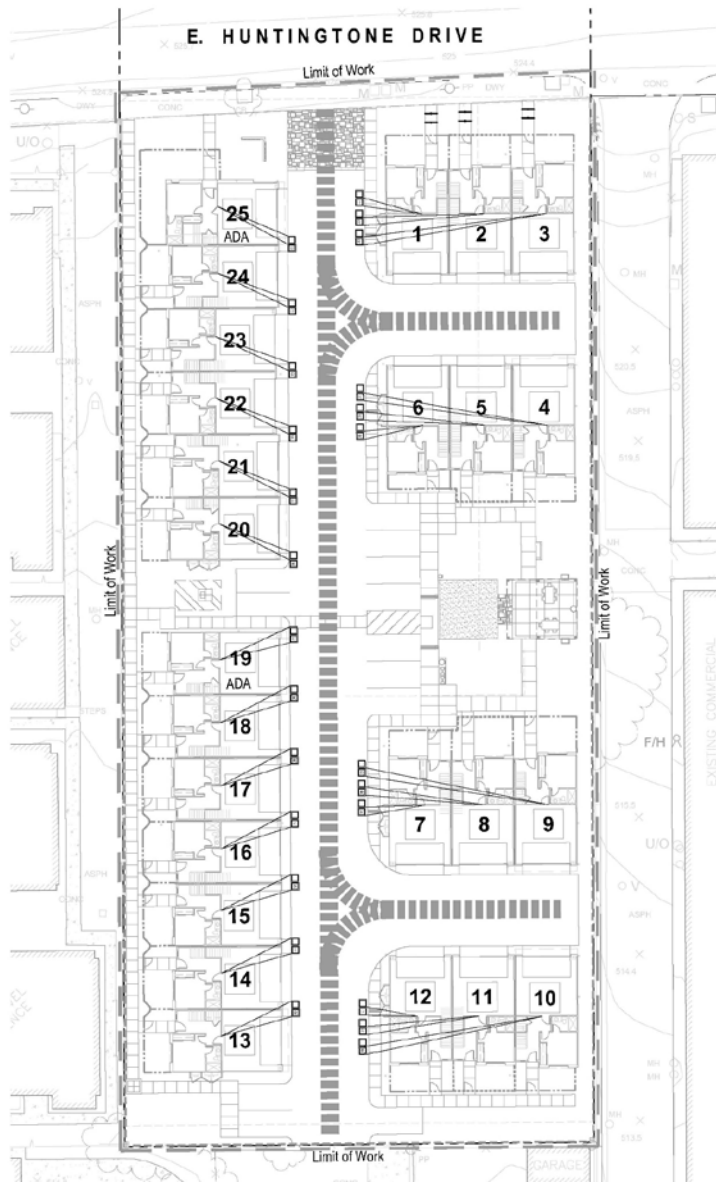
*Conceptual Image herein are subject to change.



Source: studio PAD (April 2018)

Huntington West Residential Project
Initial Study/Mitigated Negative Declaration

Exhibit 2-10 Trash Circulation Plan



LEGEND

- Regular trash bin.
- Recycle bin.

Trash hauler path of travel.
(Backing up into one small lane would be required)

Green Waste would be disposed of by HOA Landscape Contractor



Source: studio PAD (April 2018)

3.0 INITIAL STUDY CHECKLIST

3.1. BACKGROUND

1.	Project Title: Huntington West Residential Project
2.	Lead Agency Name and Address: City of Duarte 1600 Huntington Drive Duarte, CA 91010
3.	Contact Person and Phone Number: David F. Eoff IV, Associate Planner; 626.357.7931, Ext. 239
4.	Project Location: The project site is located at 946-962 Huntington Drive.
5.	Project Sponsor's Name and Address: MW Investment Group 1278 Glenneyre Street, Suite 439 Laguna Beach, CA 92651
6.	General Plan Designation: General Commercial
7.	Zoning: C-F Commercial Freeway
8.	Description of the Project: The Applicant proposes to demolish two single-family residences, remove all on-site landscaping and trees, and construct 25 multi-family residential units (townhomes) on the 1.24-acre (54,0140 square feet) project site. Additional details regarding the proposed project are provided in <u>Section 2.4, Project Characteristics</u> .
9.	Surrounding Land Uses and Setting: Commercial uses are located to the north and east. Multi-family residential uses are located to the west and south. Single-family residential uses are located to the south. For additional details refer to <u>Section 2.2.2, Surrounding Land Uses</u> .
10.	Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement). Refer to <u>Section 2.5, Permits and Approvals</u> .

3.2. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Less Than Significant Impact with Mitigation Incorporated,” as indicated by the Initial Study Checklist questions in Section 4.1 through Section 4.18.

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

3.3. EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- | | |
|---|--|
| ☐ Aesthetics | ☐ Land Use and Planning |
| ☐ Agriculture and Forestry Resources | ☐ Mineral Resources |
| ☐ Air Quality | ☐ Noise |
| ☐ Biological Resources | ☐ Population and Housing |
| ☐ Cultural & Tribal Cultural Resources | ☐ Public Services |
| ☐ Geology and Soils | ☐ Recreation |
| ☐ Greenhouse Gas Emissions | ☐ Transportation/Traffic |
| ☐ Hazards and Hazardous Materials | ☐ Utilities and Service Systems |
| ☐ Hydrology and Water Quality | |

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines* and used by the City of Duarte (City) in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study’s preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development’s impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Less Than Significant Impact With Mitigation Incorporated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development will have impacts, which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures would be required, so that impacts may be avoided or reduced to a less than significant level.

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4.0 ENVIRONMENTAL ANALYSIS

The following sections include a discussion of potential project impacts as identified in the Initial Study Checklist. Explanations are provided for each item. At the beginning of each section is a "Sources Cited," which identifies the sources utilized in that particular section.

4.1. AESTHETICS

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

Sources Cited in Section 4.1

City of Duarte, *Duarte General Plan*, August 2007

City of Duarte, *Duarte Municipal Code*, Section 9.68.120

City of Duarte, *Duarte Municipal Code*, Section 19.50.070

A. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?

LESS THAN SIGNIFICANT IMPACT

The proposed project involves the redevelopment of a previously developed site in an urbanized area of the City that is located south of the San Gabriel Mountains and north of the Foothill Freeway (Interstate 210). The *Duarte General Plan* identifies the San Gabriel Mountains as a prominent natural feature and open space area. Construction of the proposed project would change the existing visual character of the site by removing two existing single-family residences and redeveloping the site with 25 multi-family residential units (townhomes).

Views from the project site of adjacent urbanized uses include commercial and residential uses to the north; multi-family and commercial uses to the west; single- and multi-family uses to the south; and commercial and public facility uses to the east.

While the proposed project would result in taller buildings than what currently exist, limited views of the San Gabriel Mountains would still be available from on-site and surrounding uses. Therefore, the proposed project would have a less than significant impact on a scenic vista.

MITIGATION MEASURES

No mitigation measures are required.

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

No officially designated or eligible State scenic routes or highways occur on or near the project site. The project proposes redevelopment of the site with two single-family residences to 25 multi-family residential units (townhomes), which would not damage scenic resources within a State scenic highway. Thus, the proposed project would have no impact in this regard.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?

LESS THAN SIGNIFICANT IMPACT

Construction of the proposed project may create temporary aesthetic nuisances associated with construction activities. Exposed surfaces, construction debris, equipment, and truck traffic may temporarily impact views across the site. These short-term impacts would cease upon project completion, and therefore would be considered less than significant.

The project site and its surroundings are urbanized and contain residential, commercial, and public facility uses. The project site currently contains two single-family residences at 946-962 Huntington Drive.

Demolition of the existing buildings and construction of 25 multi-family residential units (townhomes) on the site is not anticipated to result in significant negative effects. The proposed residential use would be compatible with the existing single- and multi-family residential uses located to the west and south of the project site.

The proposed project would include a six-foot (6') high split face concrete masonry unit (CMU) wall with a precision cap along the western, southern and eastern perimeter of the project site. For units in the northern portion of the site closest to Huntington Drive, either a three-foot, six-inch (3'6") or four-foot (4') high stucco over CMU wall with a flat stucco cap or vinyl fence would be installed. These same walls would be installed on the front entrance and private open space for all the proposed residential units. These walls are intended to provide privacy for on-site residents and to separate on-site residential and adjacent residential uses from one another. Installation of the walls would limit views across the site. Implementation of the proposed project would alter views onto the site; however, the change in visual character is not anticipated to be significant given that the site is presently developed. No additional impacts to

the visual character of the site or the surrounding area are anticipated given the built out nature of the surrounding area. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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 and its surroundings contain both open space and urbanized uses. There are presently various forms of on- and off-site lighting, including light emanating from building interiors that pass through windows and light from exterior sources (e.g., street lighting, parking lot lighting, building illumination, security lighting, and landscape lighting). Depending upon the location of the light source and its proximity to adjacent light sensitive uses, light introduction can be a nuisance, affecting adjacent areas and diminishing the view of the clear night sky. Light spillage is typically defined as unwanted illumination from light fixtures on adjacent properties. Perceived glare is the unwanted and potentially objectionable result from looking directly into a light source of a luminary. Sensitive uses (e.g., residential uses) could be impacted by the light and glare from the proposed project.

Currently, the project site contains two single-family residences, which have exterior and interior lighting sources. The proposed project would demolish the on-site residences lots and construct 25 multi-family residential units (townhomes). Lighting sources for the proposed project would include exterior, interior, security lighting, and parking lot lighting.

Construction of the proposed project would not be allowed except between the hours of 7:00 AM and 7:00 PM, Monday through Sunday, and on Federal holidays. Thus, the proposed project would not result in nighttime construction activities requiring nighttime lighting. Therefore, less than significant impacts would result in this regard.

The area surrounding the project site is currently urbanized and contains various forms of on- and off-site lighting typical of residential, public facilities, and commercial development. The 25 multi-family residential units (townhomes) may increase the amount of light and glare, but this would be consistent with other multi- and single-family residential development in the City, and impacts would be considered less than significant. In addition, any new lighting would be designed and installed in accordance with *Duarte Municipal Code* Section 19.50.070, Outdoor Lighting, which requires that any on-site security lighting be arranged so that direct rays do not shine or produce glare for adjacent street traffic or surrounding residential uses. Further, the proposed project would install perimeter walls along the western and southern boundaries, reducing the visibility of new interior lighting from adjoining residential uses. Thus, potential operational light and glare impacts would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

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4.2. AGRICULTURE AND FORESTRY RESOURCES

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:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

Sources Cited in Section 4.2

City of Duarte, *Duarte Zoning Map*, July 2016

State of California, California Natural Resources Agency, Department of Conservation, California Important Farmland Finder, <http://maps.conservation.ca.gov/ciff/ciff.html>, Los Angeles County, accessed August 29, 2016

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 does not contain any land that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the California Important Farmland Finder and Los Angeles County Important Farmland Maps published by the California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. Thus, project implementation would not result in the conversion of important farmland to non-agricultural uses. No impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?

NO IMPACT

The project site and surrounding area are developed and urbanized. No agricultural land exists within the site vicinity, and the project site does not include any land under a Williamson contract. The project site is currently zoned C-F Commercial Freeway and the proposed project would rezone the site to R-4 Multiple Family Residential High Density. Thus, the proposed project would not affect any land zoned for agricultural uses and would not conflict with a Williamson Act Contract. No impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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

Forestry operations do not occur on or within the vicinity of the project site. Also, the project site does not support any trees that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Project implementation would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production. No impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT RESULT IN THE LOSS OF FOREST LAND OR CONVERSION OF FOREST LAND TO NON-FOREST USE?

NO IMPACT

Refer to Response 4.2.C.

MITIGATION MEASURES

No mitigation measures are required.

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 does not contain any forest land, nor is the site zoned for agriculture. Thus, implementation of the proposed project would not result in changes to the environment that would result in the conversion of farmland to a non-agricultural use or forest land to a non-forest use. Thus, there would be no potential for the conversion of these resources and no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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4.3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d. Expose sensitive receptors to substantial pollutant concentrations?			✓	
e. Create objectionable odors affecting a substantial number of people?			✓	

Sources Cited in Section 4.3

Pomeroy Environmental Services, *Air Quality Analysis*, Month day, 2018 (Calculation data and modeling results contained in Appendix A)

South Coast Air Quality Management District, *2016 Air Quality Management Plan*, April 7, 2016

South Coast Air Quality Management District, *CEQA Air Quality Handbook*, revised November 1993

SCAQMD Air Quality Significance Thresholds, website: <http://aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>; Revised March 2015, accessed July 2018

SCAQMD, Air Quality Management Plan Appendix II website: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/appendix-ii.pdf?sfvrsn=4>, accessed July 2018

South Coast Air Quality Management District, *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution, Appendix A*, August 2003

A. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN?

LESS THAN SIGNIFICANT IMPACT

Regulatory Setting

The South Coast Air Quality Management District (SCAQMD) is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources to meet Federal and State ambient air quality standards. It has responded to this requirement by

preparing a series of Air Quality Management Plans (AQMP). The most recent of these was adopted by the Governing Board of the SCAQMD on March 3, 2017. This AQMP, referred to as the *2016 AQMP*, was prepared to comply with the Federal and State Clean Air Acts and amendments, to accommodate growth, to reduce the high levels of pollutants in the Basin, to meet Federal and State air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. The *2016 AQMP* identifies the control measures that will be implemented over a 15-year horizon to reduce major sources of pollutants. Implementation of control measures established in the previous AQMPs has substantially decreased the population's exposure to unhealthful levels of pollutants, even while substantial population growth has occurred within the Basin. The future air quality levels projected in the *2016 AQMP* are based on several assumptions. For example, the SCAQMD assumes that general new development within the Basin will occur in accordance with population growth and transportation projections identified by the Southern California Association of Governments (SCAG) in its most current version of the *Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)*, which was adopted April 7, 2016. The *2016 AQMP* also assumes that general development projects will include strategies (mitigation measures) to reduce emissions generated during construction and operation in accordance with SCAQMD and local jurisdiction regulations, which are designed to address air quality impacts and pollution control measures.

For general development projects, the SCAQMD recommends that consistency with the current AQMP be determined by comparing the population generated by the project to the population projections used in the development of the AQMP. Projects that are consistent with SCAG's applicable growth projections would not interfere with air quality attainment because this growth is included in the projections utilized in the formulation of the *2016 AQMP*. As such, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP.

Impact Analysis

A significant air quality impact may occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP), or would in some way represent a substantial hindrance to employing the policies, or obtaining the goals, of that plan.

The proposed project would comply with all SCAQMD rules and regulations that are in effect at the time of development and that are applicable to the project; the project applicant is not requesting any exemptions from the currently adopted or proposed rules.

The project site is comprised of four parcels totaling approximately 1.24 acres, located along the south side of Huntington Drive east of Mountain Avenue in the City of Duarte. Currently, two single-family detached residences are located on one parcel, with the remainder of the site undeveloped. The proposed project would demolish existing uses, and construct six multi-unit buildings containing a total of 25 multi-family residences (townhomes), along with attached garages, guest parking spaces, and a community common area.

As discussed in Response 4.13.A, while the proposed project would increase population and housing totals, the proposed project would not conflict with the regional growth projections for the region. In addition, as discussed further in Responses 4.3.B through 4.3.E, the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, the proposed project would not impair implementation of the 2016 AQMP, and impacts would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?

LESS THAN SIGNIFICANT IMPACT

Regulatory Setting and Significance Thresholds

A project may have a significant impact if project-related emissions would exceed Federal, State, or regional standards or thresholds, or if project-related emissions would substantially contribute to an existing or projected air quality violation. The project site is located in the South Coast Air Basin (Basin). The SCAQMD is the air pollution control agency for the Basin. To address potential impacts from construction and operational activities, the SCAQMD currently recommends that impacts from projects with mass daily emissions that exceed any of the thresholds outlined in *Table 4.3-1, SCAQMD Thresholds of Significance*, be considered significant. The City defers to these thresholds for the evaluation of construction and operational air quality impacts.

TABLE 4.3-1 SCAQMD THRESHOLDS OF SIGNIFICANCE

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
Volatile Organic Compounds (VOC)	75	55
Nitrogen Oxides (NO _x)	100	55
Carbon Monoxide (CO)	550	550
Sulfur Oxides (SO _x)	150	150
Particulate Matter (PM ₁₀)	150	150
Fine Particulate Matter (PM _{2.5})	55	55
Sources: Pomeroy Environmental Services (July 2018) SCAQMD Air Quality Significance Thresholds, http://aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2 ; revised March 2015, accessed July 2018.		
Notes: lbs = pounds		

Impact Analysis

Construction Emissions

For purposes of analyzing impacts, this analysis assumes a construction schedule of approximately 13 months. This assumption is conservative and yields the maximum daily impacts. Construction activities associated with the proposed project would be undertaken in three main steps: 1) demolition of existing uses, 2) grading and foundation preparation, and 3) building construction.

Demolition would occur for approximately two weeks and would require the demolition of 1,414 square feet of existing uses. Grading and foundation preparation would occur for approximately two weeks and would require the import of approximately 1,619 cubic yards of soil. Building construction would occur for approximately 12 months and would include the construction of the proposed structures, connection of utilities, laying irrigation for landscaping, architectural coatings, paving and landscaping the project site.

These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and site preparation would primarily generate PM_{2.5} and PM₁₀ emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate NO_x emissions. The application of architectural coatings would primarily result in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time. The analysis of daily construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod 2016.3.2) recommended by the SCAQMD. Table 4.3-2, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each construction phase.

These calculations assume that appropriate dust control measures would be implemented as part of the project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust, including, but not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes (at least two times per day), applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas. As shown in Table 4-3-2, construction-related daily emissions associated with the proposed project would not exceed any SCAQMD significance thresholds for criteria pollutants during the construction phases. Therefore, construction impacts associated with the proposed project would be less than significant.

TABLE 4.3-2 ESTIMATED PEAK DAILY CONSTRUCTION EMISSIONS

Emissions Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Demolition Phase						
Fugitive Dust	--	--	--	--	0.06	0.01
Off-Road Diesel Equipment	2.22	21.73	12.77	0.02	1.25	1.17
On-Road Diesel (Hauling)	0.01	0.20	0.04	0.01	0.01	0.01
Worker Trips	0.08	0.06	0.65	0.01	0.15	0.04
Total Emissions	2.31	21.99	13.46	0.04	1.47	1.23
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
Grading/Foundation Preparation Phase						
Fugitive Dust	--	--	--	--	2.09	1.12
Off-Road Diesel Equipment	1.73	19.37	8.81	0.02	0.96	0.88
On-Road Diesel (Hauling)	0.16	5.24	1.14	0.01	0.30	0.10
Worker Trips	0.05	0.04	0.40	0.01	0.09	0.02
Total Emissions	1.94	24.65	10.35	0.04	3.44	2.12
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
Building Construction Phase						
Building Construction Off-Road Diesel Equipment	2.57	18.80	16.11	0.03	1.12	1.07
Building Construction Vendor Trips	0.03	0.81	0.24	0.01	0.05	0.02
Building Construction Worker Trips	0.16	0.11	1.24	0.01	0.32	0.09
Architectural Coatings	6.48	--	--	--	--	--
Architectural Coating Off-Road Diesel Equipment	0.27	1.84	1.84	0.01	0.13	0.13
Architectural Coatings Worker Trips	0.03	0.02	0.27	0.01	0.07	0.02
Paving Off-Road Diesel Equipment	0.41	4.22	4.19	0.01	0.24	0.22
Paving – Off Gas	0.03	--	--	--	--	--
Paving Worker Trips	0.07	0.05	0.58	0.01	0.15	0.04
Total Emissions	10.05	25.85	24.47	0.09	2.08	1.59
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
Sources: Pomeroy Environmental Services (July 2018). Calculation sheets are provided in Appendix A.						
Notes: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust.						

Operational Emissions

The proposed project would demolish the existing uses and construct six multi-unit buildings containing a total of 25 multi-family residences (townhomes), along with attached garages, guest parking spaces, and a community common area. As such, air pollutant emissions would be generated at the project site by area sources, energy demand, and mobile sources such as motor vehicle traffic traveling to and from the project site. The analysis of daily operational emissions associated with the proposed project has been prepared utilizing CalEEMod 2016.3.2 recommended by SCAQMD. The results of these calculations are presented in *Table 4.3-3, Estimated Daily Operational Emissions*. As shown in *Table 4.3-3*, the proposed project would not

exceed the thresholds of significance set by SCAQMD. As such, operational emissions associated with the proposed project would be less than significant.

TABLE 4.3-3 ESTIMATED DAILY OPERATIONAL EMISSIONS

Emissions Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	7.59	0.54	14.79	0.03	1.92	1.92
Energy Demand	0.01	0.11	0.05	<0.01	<0.01	<0.01
Mobile (Motor Vehicles)	0.41	2.01	5.50	0.02	1.35	0.37
Total Project Emissions	8.01	2.66	20.34	0.05	3.28	2.30
SCAQMD Thresholds	55.00	55.00	550.00	150.00	150.00	55.00
Potentially Significant Impact?	No	No	No	No	No	No
Sources: Pomeroy Environmental Services (July 2018). Calculation sheets are provided in Appendix A.						
Notes: These emissions are from winter time as winter emissions are the worst-case compared to summer. However, both winter and summer emissions are included in Appendix A. Column totals may not add due to rounding from the model results.						

MITIGATION MEASURES

No mitigation measures are required.

REGULATORY MEASURES

SCAQMD Rule 403 – Fugitive Dust. The purpose of this Rule is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions. The provisions of this Rule shall apply to any activity or man-made condition capable of generating fugitive dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes (at least two times per day), applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas.

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)?

LESS THAN SIGNIFICANT IMPACT

Regulatory Setting

A significant impact may occur if a project adds a considerable cumulative contribution to Federal or State non-attainment pollutant. Measurements of ambient concentrations of the criteria pollutants are used by the United States Environmental Protection Agency (U.S. EPA) and the California Air Resources Board (CARB) to assess and classify the air quality of each air basin, county, or, in some cases, a specific urbanized area. The classification is determined by comparing actual monitoring data with national and State standards. If a pollutant concentration in an area is lower than the standard, the area is classified as being in “attainment.” If the pollutant exceeds the standard, the area is classified as a “non-attainment” area. If there is not enough data available to determine whether the standard is exceeded in an area, the area is designated “unclassified.” Attainment status of the Basin with regard to the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are shown in *Table 4.3-4, Attainment Status for the South Coast Air Basin*. As shown in *Table 4.3-4*, the Basin is in nonattainment for ozone, PM₁₀ and PM_{2.5}.

TABLE 4.3-4 ATTAINMENT STATUS FOR SOUTH COAST AIR BASIN

Pollutant	Attainment Status	
	NAAQS	CAAQS
Ozone (1-Hour)	Non-Attainment (Extreme)	Non-Attainment
Ozone (8-Hour)	Pending – Expect Non-Attainment (Extreme)	Non-Attainment
Carbon Monoxide (1- & 8-hour)	Attainment (Maintenance)	Attainment
Nitrogen Dioxide (1-Hour)	Unclassifiable/Attainment	Attainment
Nitrogen Dioxide (Annual)	Attainment (Maintenance)	Attainment
Sulfur Dioxide (1-Hour)	Designations Pending (expect Unclassified/Attainment)	Attainment
Sulfur Dioxide (24-Hour & Annual)	Unclassified/Attainment	attainment
PM ₁₀ (24-Hour)	Attainment (Maintenance)	Non-Attainment
PM ₁₀ (Annual)	N/A	Non-Attainment
PM _{2.5} (24-Hour)	Non-Attainment (Serious)	N/A
PM _{2.5} (Annual)	Non-Attainment (Moderate)	Non-Attainment
Lead	Non-Attainment (Partial)	Attainment
Sources: Pomeroy Environmental Services (July 2018) SCAQMD, Air Quality Management Plan Appendix II, http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/appendix-ii.pdf?sfvrsn=4 , accessed July 2018.		

Impact Analysis

Because the South Coast Air Basin is currently in nonattainment for ozone, PM₁₀ and PM_{2.5}, related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. With respect to determining the significance of a project's contribution, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts be assessed utilizing the same significance criteria as those for project specific impacts. Furthermore, the SCAQMD states that if an individual development project generates less than significant construction or operational emissions impacts, then the development project would not contribute to a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.²

As discussed in Response 4.3.B, the proposed project would not exceed any of the SCAQMD's recommended mass daily thresholds of significance for construction or operation. Also, as discussed in Response 4.3.D, localized emissions generated by the proposed project would not exceed the SCAQMD's Localized Significance Thresholds (LSTs). Therefore, the proposed project would not contribute to a cumulatively considerable increase in emissions for the pollutants for which the Basin is in nonattainment. Thus, cumulative air quality impacts associated with the proposed project would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?

LESS THAN SIGNIFICANT IMPACT

A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Land uses that are considered more sensitive to changes in air quality than others are referred to as sensitive receptors. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time, so they could be exposed to pollutants for extended periods. Recreational areas are considered moderately sensitive to poor air quality because vigorous exercise associated with recreation places a high demand on the human respiratory function. The nearest off-site air quality sensitive receptors are immediately adjacent residential

² South Coast Air Quality Management District, *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution, Appendix A*, August 2003.

uses to the west and south. Additionally, a motel is located to the northwest across Huntington Drive and residential uses are located to the north across Huntington Drive.

Localized Construction Emissions

Emissions from construction activities have the potential to generate localized emissions that may expose sensitive receptors to harmful pollutant concentrations. The SCAQMD has developed localized significance threshold (LST) look-up tables for project sites that are one, two, and five acres in size to simplify the evaluation of localized emissions at small sites. LSTs are provided for each Source Receptor Area (SRA) and various distances from the source of emissions. In the case of this analysis, the project site is located within SRA 9 covering the East San Gabriel Valley area.

As described above, the nearest sensitive receptors are residential uses located adjacent to the site. The closest receptor distance in the SCAQMD's mass rate look-up tables is 25 meters. Projects that are located closer than 25 meters to the nearest receptor are directed to use the LSTs for receptors located within 25 meters. The project site is approximately 1.24 acres. As such and consistent with SCAQMD recommendations, the localized thresholds for a 1.24-acre site with a receptor distance of 25 meters (82 feet) in SCAQMD's SRA 9 have been used to address the potential localized NO_x, CO, PM₁₀, and PM_{2.5} impacts to the area surrounding the project site.

As shown in *Table 4.3-5, Localized On-Site Peak Daily Construction Emissions*, peak daily emissions generated within the project site during construction activities for each phase would not exceed the applicable construction LSTs for a 1.24-acre site in SRA 9. Therefore, localized air quality impacts from construction activities on the off-site sensitive receptors would be less than significant.

With regard to localized emissions from motor vehicle travel, traffic congested roadways and intersections have the potential to generate localized high levels of carbon monoxide (CO). The SCAQMD suggests conducting a CO hotspots analysis for any intersection where a project would worsen the Level of Service (LOS) from A-C to any level below C, and for any intersection rated D or worse where a project would increase the V/C ratio by two percent or more. Based on a review of the proposed project's *Traffic Study* (refer to Appendix G), the proposed project is not expected to adversely impact traffic conditions on Huntington Drive or within the surrounding area. Therefore, the proposed project does not have the potential to cause or contribute to an exceedance of the California one-hour or eight-hour CO standards of 20 or 9.0 ppm, respectively; or generate an incremental increase equal to or greater than 1.0 ppm for the California one-hour CO standard, or 0.45 ppm for the eight-hour CO standard at any local intersection. Therefore, impacts with respect to localized CO concentrations would be less than significant.

TABLE 4.3-5 LOCALIZED ON-SITE PEAK DAILY CONSTRUCTION EMISSIONS

Construction Phase ¹	Total On-Site Emissions (Pounds per Day)			
	NO _x ²	CO	PM ₁₀	PM _{2.5}
Demolition Emissions	21.73	12.77	1.31	1.18
SCAQMD Localized Thresholds	100.49	712.86	5.43	3.63
Potentially Significant Impact?	No	No	No	No
Grading/Foundation Emissions	19.37	8.81	3.05	2.00
SCAQMD Localized Thresholds	100.49	712.86	5.43	3.63
Potentially Significant Impact?	No	No	No	No
Building Construction Emissions	24.86	22.14	1.49	1.42
SCAQMD Localized Thresholds	100.49	712.86	5.43	3.63
Potentially Significant Impact?	No	No	No	No
Sources: Pomeroy Environmental Services (July 2018). Calculation sheets are provided in Appendix A.				
Notes: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust. Building construction emissions include architectural coatings and paving. 1. The project site is 1.24 acres. Consistent with SCAQMD recommendations, the localized thresholds for all phases are based on a 1.24-acre site with a receptor distance of 25 meters (82 feet) in SCAQMD's SRA 9. Thresholds were calculated per SCAQMD Linear Regression Methodology. 2. The localized thresholds listed for NO _x in this table takes into consideration the gradual conversion of NO _x to NO ₂ , and are provided in the mass rate look-up tables in the "Final Localized Significance Threshold Methodology" document prepared by the SCAQMD. As discussed previously, the analysis of localized air quality impacts associated with NO _x emissions is focused on NO ₂ levels as they are associated with adverse health effects.				

Toxic Air Contaminants (TAC)

Given that the proposed project consists of residential uses, the proposed project would not include any land uses that would involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from project implementation. In addition, construction activities associated with the proposed project would be typical of other development projects in the City, and would be subject to the regulations and laws relating to toxic air pollutants at the regional, State, and Federal level that would protect sensitive receptors from substantial concentrations of these emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

**E. WOULD THE PROJECT CREATE OBJECTIONABLE ODORS AFFECTING A
SUBSTANTIAL NUMBER OF PEOPLE?**

LESS THAN SIGNIFICANT IMPACT

A project-related significant adverse effect could occur if construction or operation of the proposed project would result in generation of odors that would be perceptible in adjacent sensitive areas.

According to the SCAQMD *CEQA Air Quality Handbook*, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed project involves the construction and operation of residential uses, which are not typically associated with odor complaints. As the proposed project involves no elements related to industrial operations, no objectionable odors are anticipated. Therefore, the potential impacts associated with objectionable odors would be less than significant.

Potential sources that may emit odors during construction activities include equipment exhaust. Odors from these sources would be localized and generally confined to the immediate area surrounding the proposed project. The proposed project would use typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Therefore, impacts related to odors associated with construction of the proposed project would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

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4.4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
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?				✓
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?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
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?				✓

Sources Cited in Section 4.4

City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007

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?

NO IMPACT

The project site is located within an urbanized area. The project site is currently developed with two single-family residences. As such, the project site does not contain habitat supportive of special status plant or wildlife species. Project implementation would not result in a substantial adverse effect, either directly or through habitat modifications, on any sensitive species. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

As stated in Response 4.4.A, the project site is developed and disturbed. Additionally, the *General Plan EIR* does not identify that riparian habitat or sensitive communities are located on the project site. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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

Refer to Responses 4.4.A and 4.4.B. There are no Federally protected wetlands present within or adjacent to the project site. The project site has been previously disturbed and is void of water features, including wetlands. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

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?

NO IMPACT

The project site is currently developed and is located within an urbanized portion of the City. Due to the lack of quality biological habitat within and immediately surrounding the site, the proposed project would not interfere with the movement of fish or wildlife or impact wildlife corridors. The project site and surrounding properties include ornamental landscaping for residential, recreation, and public services development, which does not provide opportunities for the movement of wildlife. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

E. WOULD THE PROJECT CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS A TREE PRESERVATION POLICY OR ORDINANCE?

NO IMPACT

Public trees exist within the public parkway or right-of-way in front of the project site. The proposed project would be required to comply with the Huntington Drive Street Tree Plan to address the removal of existing street trees and the installation of new street trees along Huntington Drive. The City has no other policies or ordinances addressing tree preservation. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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 project site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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4.5. CULTURAL AND TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?				✓
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?				✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d. Disturb any human remains, including those interred outside of formal cemeteries?				✓
e. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?		✓		
f. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓		

Sources Cited in Section 4.5

City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007

City of Duarte, *3rd & Oak Residential Project Final Initial Study/Mitigated Negative Declaration*, March 2017

Cultural Setting

Of the many chronological sequences proposed for southern California, two primary regional syntheses are commonly used in the archaeological literature. The first, advanced by Wallace (1955), defines four cultural horizons for the southern California coastal province, each with characteristic local variations:

- I. Early Man (~9000–8500 B.P.)
- II. Milling Stone (8500–4000 B.P.)
- III. Intermediate (4000–1500 B.P.)
- IV. Late Prehistoric (1500–200 B.P.)

Warren and Crabtree employ a more ecological approach to the deserts of southern California, defining five periods in prehistory (1986):

- I. Lake Mojave (12000–7000 B.P.)
- II. Pinto (7000–4000 B.P.)
- III. Gypsum (4000–1500 B.P.)
- IV. Saratoga Springs (1500–800 B.P.)
- V. Shoshonean (800~200 B.P.)

Warren and Crabtree (1986) viewed cultural continuity and change in terms of various significant environmental shifts, defining the cultural ecological approach for archaeological research of the California deserts. Many changes in settlement pattern and subsistence focus are viewed as cultural adaptations to a changing environment, beginning with the gradual environmental warming in the late Pleistocene, the desiccation of the desert lakes during the early Holocene, the short return to pluvial conditions during the middle Holocene, and the general warming and drying trend, with periodic reversals, that continues to this day.

Ethnography

The project site is located within the traditional boundaries of the Gabrielino or Tongva Indians. Historically, tribal boundaries were not established definitively and were considered to be fluid, due to either sociopolitical features or a lack of reliable data (Bean and Smith 1978). Although the project site falls within the Gabrielino/Tongva tribal boundaries delineated by Bean and Smith (1978), the Serrano are known to have occupied territories just to the east of the Gabrielino/Tongva. These territories encompassed the San Bernardino Mountains east of the Cajon pass, along the base of the mountains to the east and to the north, east across the desert to Twentynine Palms, and south into the Yucaipa Valley (Bean and Smith 1978). There is documented interaction between the two tribal groups in the form of social relationships (in this case intermarriage between the different groups) and trade (Bean and Smith 1978). The Gabrielino include the Fernandeño who were associated with the *Mission San Fernando Rey de España*. The Gabrielino (Fernandeño) are one of the least known Native American groups in California. Generally, their territory included all of the Los Angeles Basin, parts of the Santa Ana and Santa Monica Mountains, along the coast from Aliso Creek in the south, to Topanga Canyon in the north, and San Clemente, San Nicolas, and Santa Catalina Islands.

The Gabrielino spoke a dialect of the Cupan group of the Takic language family. This language was part of the larger Uto-Aztecan language stock which migrated west from the Great Basin. The Gabrielino shared this language with their neighbors to the south and east (Bean and Smith 1978, Shipley 1978). Groups of Gabrielino lived in villages that were autonomous from other villages. Each village had access to hunting, collecting, and fishing areas (Bean and Smith 1978). Villages were typically located in protected coves or canyons near water. Acorns were the most important food for the Gabrielino, although the types and quantity of different foods varied by season and locale. Other important sources of food were grass and many other seed types, deer,

rabbit, jackrabbit, woodrat, mice, ground squirrels, quail, doves, ducks and other fowl, fish, shellfish, and marine mammals.

Typically women gathered and men hunted, although work tasks often overlapped. Each village had a chief who controlled religious, economic, and warfare authorities. The chief had an assistant and an advisory council who assisted in important decisions and rituals. Each of these positions was hereditary being passed down from generation to generation (Bean and Smith 1978).

History

The first Europeans to explore what would become the state of California belonged to the 1542 expedition of Juan Rodriguez Cabrillo, who sailed along and occasionally landed on the coast. Europeans are thought to have first visited portions of the interior in 1769, when Gaspar de Portola (Brown 2001) led a 62-person overland expedition from San Diego to Monterey (Cramer 1988). Two later expeditions, led by Juan Bautista de Anza in 1774 and 1775 from Sonora through southwestern Arizona and southern California, crossed the Santa Ana River at Anza Narrows in today's Santa Ana River Regional Park.

The Spanish government subsequently established missions and military outposts in San Diego in 1769 to facilitate colonization of the area and to keep rival European nations out of the area. After Mexico won independence from Spain in 1822, colonization efforts in Alta California decreased. The Spanish mission system was largely abandoned and the Mexican government bestowed land grants or ranchos to those loyal to the Mexican government including some Anglo settlers. The Mexican period (1822-1848) is largely identified with the ranchos acquired by individuals through the land grant system as well as the secularization of the missions. Mission secularization began on July 25, 1826 with a decree by Governor Jose Maria Echeandfa and was completed by 1836 after an additional decree in 1831 (Engstrand and Ward 1995).

The end of the Mexican period in California began on June 14, 1846 when a band of American settlers supported by the American explorer John C. Fremont and his team captured Mexican General Mariano Guadalupe Vallejo in a dawn raid in Sonoma (Ide 1880, Rolle 2003). The Americans raised a flag for the "California Republic" and their actions became known as the "Bear Flag Revolt." The so-called California Republic was short-lived however, as on July 7, 1846, U.S.

Navy forces captured Monterey, California, where the United States (U.S.) flag was raised (Rolle 2003). On February 2, 1848, the war between the U.S. and Mexico ended with the signing of the Treaty of Guadalupe Hidalgo, which greatly expanded U.S. territory (including California) and resulted in Mexico being paid \$15 million for the land (Rolle 2003).

Although gold had been found prior to this in various parts of California, the well-publicized discovery of gold near Sutter's fort in 1848 dramatically increased the Anglo settlement of California. Despite property rights of rancho owners being secured by provisions in the Treaty of Guadalupe Hidalgo, California in the early American period experienced the transfer and subdivision of many of the ranchos as well as a shift from ranching to agriculture as the primary means of subsistence.

The City of Duarte is located in Los Angeles County, about 21 miles northeast of downtown Los Angeles in the western portion of the San Gabriel Valley. The community was named after Andres Duarte, who was born at Mission San Juan Capistrano in Alta California in November 1805. At age 16, he followed his father's career and joined the Mexican army. He was assigned to Mission San Gabriel. Gradually he assumed more responsibility and was finally the major domo, responsible for monitoring the outer lands of the Mission. Transferred to the Mission San Gabriel garrison in his early thirties, he was assigned to protect the Mission property from San Gabriel to San Bernardino.

On retirement from military service after 20 years, he petitioned Governor Juan Alvarado for a grant of land that was a vacant portion of the Rancho Azusa. Within two weeks he was granted what was later surveyed to be 6,595 acres known as Rancho Azusa de Duarte. As a condition of the land grant, similar to the provisions of the later Homestead Act, Andres Duarte built an adobe for himself and his family and settled on the land. With the help of local Indians, Duarte planted crops and watched as his flocks and herds multiply. He and his wife, Gertrudes, and their son, Santiago, lived in a small adobe called "The Homestead" located on what is now Tocino Drive, just east of Royal Oaks Park. The Rancho Azusa de Duarte passed through several hands and was subdivided into 40-acre parcels in the early 1870s (Duarte Historical Society Website 2016).

The history of the Duarte Water Companies dates back to the time that Andrew Duarte appropriated one-half of the San Gabriel River water when he took possession of his grant. Dr. Beardslee secured one-half of this half when he bought his 225-acre tract, and Alexander Weil got the rest of the water when he bought the remaining land and sold water rights when he conveyed the land to settlers. The Beardslee Water Ditch Company was organized in 1876 with N. Beardslee, president, and Charles Soward, secretary; stockholders, I. C. Ingraham, A. J. Horn, W. H. Bowman, J. O. Matthewson, D. C. Hayward, Parson Shrode and W. R. Beardslee. This company was incorporated in August 1881, with the following directors: D. S. Shrode, president; A. T. Taylor, secretary; H. S. Daniels, J. O. Matthewson, N. Beardslee, E. T. Hargrave, and Thomas Wardall. When first organized there were 225 shares in the company, one share to the acre. In 1884, the number of shares was increased to correspond to the 1,260 shares of the Duarte Mutual shares (Davis 1938:107-109).

The records of the Beardslee Ditch show that in 1876-1877 water was turned down to the south from 5:00 to 7:00 AM and to the west from 7:00 to 9:00 AM in order that the users might fill their barrels and horse troughs. In 1884 the Beardslee Company laid a 12-inch pipe from the division box to the east, which was extended in 1887 on to the corner of Mountain Avenue and Duarte Road, and later on completed to the end of the lines. In 1898, a large reservoir was constructed about a quarter of a mile west of the former Duarte-Monrovia Citrus Association packing house, which was located near the corner of 3rd Street and Oak Avenue. This reservoir stored the water so that night irrigation was not necessary any more. In 1918, a well was put down on Mountain Avenue and a fourteen-inch steel pipe laid from the well to the reservoir. In 1928, another reservoir was built for domestic purposes (Davis 1938:107-109).

The Duarte Mutual Irrigation and Canal Company was incorporated in 1882 with the following directors: E. M. Wardall, president; T. A. Caldwell, L. Barnes, J. F. Banning, and A. Body. In

1884, this company laid a 22-inch concrete pipe to the McAllister vineyard, on what is now known as Las Lomas Avenue. In 1887, they continued this line to the west end of the Fowler place. Since then, at various times, pipe has been laid until now the company has over 12 miles of irrigation pipe. To augment the water supply during dry seasons, the company put down the Las Lomas well in 1898, the Fish Canyon well in 1920, and the Santa Fe well in 1929.

In 1902, the company built a large reservoir at the head of Buena Vista Avenue to store night water. In 1928, bonds were voted, stock increased from 1,260 to 6,300 shares, and a domestic system of nearly ten miles of pipe was completed by 1929 (Davis 1938:107-109). In 1881 the two companies decided to build a rock ditch from the Azusa division box near the mouth of the canyon to the east bank of the river. The Beardslee Company determined that they could not pay half the cost, so they voted to let the Duarte Mutual have one-third of their water and the rock ditch was constructed and paid for on a pro-rata-per-acre basis. The Duarte Mutual thereafter had two-thirds of the water. In 1883 a twenty-inch steel pipe was laid under the river from the mouth of the rock ditch. In the flood of 1884 this was washed out. In 1884 a brick arch was built from the west side of the bank of the river towards the Duarte division box. Twelve hundred feet of this arch was still in use in the late- 1930s. The brick of this ditch were made on the lower part of the old Ellis place. Captain Fowler paid part of the expenses to make these bricks and thus secured brick to build a house in 1884, the first brick house in Duarte (Davis 1938:107-109).

Among the early fights over water was the notable one when in 1882, a Covina company known as The Azusa Water Development and Irrigation Company, led by J. S. Phillips, began to run tunnels and to build cement ditches in the canyon and filed on 5,000 inches of water above the Azusa and Duarte claims. A protest was filed, but the Phillips ditch kept getting more and more of the water, until Duarte residents, as well as Azusa residents, became so incensed that some of them went up with guns to protest. At last, in 1889, the famous "Compromise Agreement" was signed by all the Azusa Water Companies, J. S. Phillips' Company, and the two Duarte Water Companies, Thomas Wardall, president, and A. T. Taylor, secretary, for the Beardslee Company, and John Scott, president, and William Chippendale, secretary, for the Duarte Mutual (Davis 1938:107-109).

This agreement gave all the Azusa Companies together, 432/720, the Phillips interests, 72/720, or one-tenth, and Duarte, 216/720. A "Committee of Nine" was appointed to regulate and control all the San Gabriel rights. The first Duarte members of this committee were John Scott for Duarte Mutual, and Thomas Wardall for the Beardslee Company. This "Committee of Nine" was still functioning in the late-1930s, with R. T. Radford representing Duarte Mutual, and W. P. Elliot from the Beardslee Company. In 1890, a contract was made between all San Gabriel Water Companies and the San Gabriel Power Company, whereby the power company was to convey water from six or seven miles up the canyon by ditch and tunnels to a point on the hillside near the mouth of the canyon. When this was done, the water companies had quite an increase in the water supply. The power company was allowed ten percent of all water over 200 inches, which was sold to Covina (Davis 1938:107-109). The consolidation of water companies continued into the 20th century and by the late 20th century, the water company was consumed

by the California American Water Company, which serves Duarte and neighboring communities in the Los Angeles Basin today.

Duarte remained primarily an agricultural area until after World War II, when it was largely converted into a residential community. Several cities have been established on lands originally granted to Andres Duarte. The City of Duarte itself was incorporated in 1957. Other cities on the Rancho are Monrovia, Azusa, Irwindale, Baldwin Park, Arcadia, and Bradbury. To this day, many of the original boundary lines of the Rancho are traceable as city limits, major streets, and the boundaries of hundreds of real estate lots subdivided from larger parcels that were defined by the Rancho boundaries that were formally surveyed in 1858 (Duarte Historical Society Website 2016).

The subject property reflects the expansive post-World War II development of Duarte as a suburb of Los Angeles. Between 1940 and 1950, the population of Duarte more than quadrupled, reflective of a commercial and residential housing boom.

The theme of transportation played an important role in the history of Duarte since the famous Route 66 passed through the foothill community in route to Santa Monica. The annual Duarte Salute to Route 66 is held each September in the City. One of the most famous citizens of Duarte was the prestigious band leader Glenn Miller. During World War II, Miller built a home on Berryhill Road and planned to return to his home following the war. Unfortunately, Miller's career abruptly ended when his plane crashed. During the 1950s, the community transitioned from citrus growing to suburban housing development, in part a response to the construction of the Foothill Freeway in 1968 (present-day Route 210). Between 1975 and 1985, approximately 2,000 new homes were built in Duarte. The old Pacific Electric Railroad tracks that bisected the city were removed (along Oak Avenue), and a 1.6-mile landscaped recreational hiking trail took its place. By 1976, the City's population had grown to 10,000 and in the 1980s the new Duarte Civic Center Complex was built. Duarte has 13 parks and sports fields, a one million-dollar senior center, a 500-seat performing arts center, and a fitness center (Davis and Davis 1957).

A. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN CEQA GUIDELINES §15064.5?

LESS THAN SIGNIFICANT IMPACT

The *Duarte General Plan Update Final Environmental Impact Report* includes a discussion on historic resources within the City, and notes that no historical resources within the City of Duarte were listed on the *California Historical Landmarks for Los Angeles County*, *National Register of Historic Places*, and *National Historical Landmarks*. Eight historical buildings within Duarte are listed on the *California Historic Resources Inventory*. In addition, a group of Cal Poly Pomona senior undergraduate students prepared a historic preservation study for the City in 2003, which identified 35 local historical resources of significance for Significant Streets and Bridges, Significant Residential Structures, Significant Institutions, and Significant Commercial Structures. None of the four parcels nor the on-site residential structures were identified as

historically significant on any of the aforementioned lists or surveys. Therefore, implementation of the proposed project would have no impact to historical resources.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO CEQA GUIDELINES §15064.5?

NO IMPACT

According to *Duarte General Plan Update Final Environmental Impact Report*, no data regarding archaeological remains, traditional customs, or historical documents was found within the City of Duarte. The project site and surrounding area is predominately urbanized and built out with land area having been previously disturbed. Should evidence of archaeological resources occur during the grading and construction, operations would be required to cease and the City is required to be contracted and standard protocol and procedures would be implemented. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?

NO IMPACT

No paleontological resources are known to be on or adjacent to the project site. It is assumed that if these resources were located in these areas, they would have been discovered during original or subsequent ground disturbing activities in this urbanized area. Nonetheless, should evidence of paleontological resources be encountered during grading and construction, operations would be required to cease and a qualified paleontologist would be contacted to determine the appropriate course of action and implementation. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?

NO IMPACT

No formal cemeteries or known human remains occur on-site or in the vicinity of the project site. Due to the level of past disturbance, it is not anticipated that human remains exist within these areas. In the event human remains are encountered during earth removal or disturbance activities, all activities would cease immediately and a qualified archaeologist and Native American monitor would be immediately contacted. The Coroner would be contacted pursuant to *Public Resources Code* Sections 5097.98 and 5097.99 relative to Native American remains. Should the Coroner determine the human remains to be Native American, the Native American Heritage Commission would be contacted pursuant to *Public Resources Code* Section 5097.98. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

E. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A TRIBAL CULTURAL RESOURCE, DEFINED IN PUBLIC RESOURCES CODE SECTION 21074 AS EITHER A SITE, FEATURE, PLACE, CULTURAL LANDSCAPE THAT IS GEOGRAPHICALLY DEFINED IN TERMS OF THE SIZE AND SCOPE OF THE LANDSCAPE, SACRED PLACE, OR OBJECT WITH CULTURAL VALUE TO A CALIFORNIA NATIVE AMERICAN TRIBE, AND THAT IS LISTED OR ELIGIBLE FOR LISTING IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES, OR IN A LOCAL REGISTER OF HISTORICAL RESOURCES AS DEFINED IN PUBLIC RESOURCES CODE SECTION 5020.1(K)?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Tribal Consultation

Chapter 532, Statutes of 2014 (AB 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource."

Also per AB 52 (specifically *Public Resources Code* [PRC] Section 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects.

The Native American Heritage Commission (NAHC) was contacted on May 4, 2018, and a Sacred Lands File (SLF) was requested for the proposed project, as was a list of potential Native American contacts for consultation. The NAHC responded on May 7, 2018, to notify the City that the SLF search was negative for the Project area. The NAHC provided a Tribal Consultation List that included the following eight Native American Tribes to be contacted:

- Fernandeno Tataviam Band of Mission Indians – Rudy Ortega, Tribal President
- Fernandeno Tataviam Band of Mission Indians – Jairo Avila, Tribal Historic and Cultural Preservation Officer
- Gabrieleño Band of Mission Indians, Kizh Nation - Andrew Salas, Chairperson
- Gabrieleno/Tongva San Gabriel Band of Mission Indians - Anthony Morales, Chairperson
- Gabrielino/Tongva Nation - Sandonne Goad, Chairperson
- Gabrielino Tongva Indians of California Tribal Council - Robert F. Dorame, Chairperson
- Gabrielino-Tongva Tribe - Charles Alvarez
- San Fernando Band of Mission Indians – Donna Yocum, Chairperson

The City sent letters for the purposes of SB 18³ and AB 52 consultation to all of the individuals listed above on May 9, 2018. At the conclusion of the 30-day period to request AB 52 consultation, the City received no requests for consultation. The 90-day period to request SB 18 consultation will end on August 9, 2018; no other tribes requested consultation.

Human Remains

Human remains are defined as any physical remains of a human being. The term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of associated cultural resources (Funerary objects) with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

The Native American Graves Protection and Repatriation Act (NAGPRA) provides guidance that agencies shall consult with organizations on whose aboriginal lands the remains and cultural items might be discovered, who are reasonably known to have a cultural relationship to the human remains and other cultural items.

³ SB 18 (Chapter 905, Statutes of 2004) (Public Resources Code Section 65352.3) requires cities and counties to contact and consult with California Native American tribes prior to amending or adopting any general plan or specific plan, or designating land as open space.

Gabrieleño Background

The project locale Azusa, formally known as the Village area "Ashuukshanga" (The Place of the Skunk), lies in an area where the 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 1978:538), was centered in the Los Angeles Basin.

Kizh/Gabrieleño People and Misión Vieja⁴

Prior to the first European site established in Los Angeles County - Misión Vieja or Old Mission - there was thousands of years of habitation in the area by the native indigenous peoples. These native indigenous settlers are often called Gabrieleño (or Gabrieliño) because of their "association" with the Mission San Gabriel, which started at Misión Vieja in 1771, but relocated to the current site within a few years because of flooding from the San Gabriel River. A more recent appellation has been Tongva; however, this term has no historical basis, whereas the name Kizh has legitimacy in the historical record.

The Kizh/Gabrieleño, like most pre-literate peoples throughout the world, did not have a written language. Instead, they had and still have a vast oral record passed down through the generations among the Kizh/Gabrieleño, which shares their religious beliefs, history, and cultural and social practices. The fact that these attributes were not written down do not, in any way, make them subordinate to the written record; oral record represents a different method of recording history.

History and Territory

According to archaeological records, the Gabrieleño were not the first inhabitants of the Los Angeles Basin, but arrived around 500 B.C. (Bean and Smith 1978:540) The Gabrieleño territory generally included the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers, several smaller intermittent streams in the Santa Monica and Santa Ana Mountains, all of the Los Angeles Basin, the coast from Aliso Creek in the south to Topanga Creek in the north, and the islands of San Clemente, San Nicholas, and Santa Catalina. (Bean and Smith: 1978:538)

Permanent villages were established in the fertile lowlands along rivers and streams and in sheltered areas along the coast. The Gabrieleño population expanded with many larger, permanent villages having satellite communities lying at various distances from them and connected through economic, religious, and social ties. (Bean and Smith 1978:540)

Structures

Houses were domed, circular structures thatched with tule, fern, and carrizo. Other structures commonly found in villages included sweathouses (small, semi-circular, earth-covered buildings used for pleasure and as a clubhouse or meeting place for adult males), menstrual

⁴ Source: La Misión Vieja: The Center of Los Angeles Blog
<http://misionvieja.blogspot.com/2012/12/the-kizhgabrieleno-people-and-mision.html?m=1>

huts, and a ceremonial enclosure, the *yuva'r*. The *yuva'r* was built near the chief's house and was essentially an open-air oval-shaped enclosure made with willows inserted wicker fashion among willow stakes, and decorated with eagle and raven feathers, skins, and flowers. Contained within the enclosure were painted and decorated poles. The *yuva'r* was consecrated anew before each ceremony. Another building, similar in structure and design to the *yuva'r* but never consecrated, was sometimes built and used for instruction and practice for upcoming ceremonies.

Material Culture Items

The majority of Gabrieleño material culture was perishable and lasted several years, but reflected an elaborately developed artisanship, with many everyday use items decorated with shell inlaid in asphaltic, rare minerals, carvings, and painting. The best-known items of Gabrieleño material culture are objects made of steatite, which was used in making animal carvings, pipes, "ritual" objects, ornaments, and cooking utensils. Other food preparation items included bedrock and portable mortars, metates, mullers, mealing brushes, wooden stirrers, paddles, shell spoons, bark platters, wooden bowls, and pottery vessels made by coiling technique and paddle and anvil. (Blackburn 1962-1963; Bean and Smith 1978:542).

A variety of tools were made, including saws from deep scapulae, bone or shell needles, fishhooks and awls, scrapers, flakers (bone or shell), wedges, hafted or unhafted flint or cane knives, and flint drills.

Baskets were made by the women from the stems of rushes (*Juncus* sp.), grass (*Muhlenbergia rigens*), and squawbush (*Rhus trilobata*) with a three-colored patterned decoration. (Harrington 1942: 20-23; Bean and Smith 1978:542)

Coiled wares included mortars and hoppers; flat baskets used as plates, trays, winnowers, shallow carrying or serving baskets; storage baskets; and small globular baskets used to keep trinkets. Closework and openwork twining was used to make deep or globular-shaped baskets, or for baskets used in leaching, straining, or gathering. Ceremonial baskets, urn-shaped and choke-mouthed, were used for grave offerings. (Merriam 1955:84; Blackburn 1962-1963; Bean and Smith 1978:542)

Trade

Intra- and inter-group exchange was brisk and common, with people, goods, and ideas flowing in many directions and in some cases, long distances. From the inland Serranos, the coastal Gabrieleños obtained acorns, seeds, obsidian, and deerskins in exchange for shell beads, dried fish, sea otter pelts, shells, possibly salt, and steatite (obtained by coastal Gabrieleños from those living on the islands). Through middlemen located in the interior southern California, such as Cahuilla, Chemehuevi, and Mojave, shells from coastal sections controlled by Gabrieleños were traded as far east as central Arizona. Most trading was usually of the barter type, but when this was not feasible, strung Olivella beads, considered legal tender throughout most of southern California, were used to transact business. (Ruby 1970, Bean and Smith 1978:547)

Impact Analysis

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.

As noted above, no tribes requested AB 52 consultation with the City.

Given the long-standing history of the Gabrieleños in and around Duarte, and that the project site lies within the ancestral territories of the Kizh Gabrieleño, there is the potential for construction of the proposed project to impact tribal cultural resources. Construction and development practices in place at the time the three residences were constructed were not as sensitive to tribal cultural resources as current practices. Thus, ground-disturbing activities, such as grading or excavation, could disturb previously unidentified subsurface resources.

Implementation of Mitigation Measures CUL-1 through CUL-5 would reduce any potentially significant impacts to previously undiscovered tribal cultural resources to a less than significant level. Therefore, on this basis and as a result of the City's consultation with the Gabrieleño Band of Mission Indians – Kizh Nation, the City has concluded that, with implementation of Mitigation Measures CUL-1 through CUL-5, potentially significant impacts related to unknown buried tribal cultural resources would be less than significant.

MITIGATION MEASURES

- CUL-1 Prior to commencement of any demolition, grading, or construction activities, the Applicant shall present evidence to the City of Duarte Community Development Department that a qualified Native American Monitor has been retained to provide Native American monitoring services for any construction activities that may disturb native soils. The Native American Monitor shall be selected by the Applicant from the list of certified Native American monitors maintained by the Gabrieleno Band of Mission Indians – Kizh Nation. The Native American Monitor shall be present at the pre-grading conference to establish procedures for tribal cultural resource surveillance. Those procedures shall include provisions for temporarily halting or redirecting work to permit sampling, identification, and evaluation of resources deemed by the Native American Monitor to be Tribal Cultural Resources as defined in Public Resources Code Section 21074. These procedures shall be reviewed and approved by the City of Duarte Community Development Department prior to commencement of any surface disturbance on the project site.
- CUL-2 **Retain a Native American Monitor.** The Applicant shall be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleno Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project site.
- The Native American Monitor(s) shall be approved by the Tribal Representatives from the Gabrieleno Band of Mission Indians-Kizh Nation.
 - The Gabrieleno Band of Mission Indians-Kizh Nation shall notify the City of Duarte Community Development Department once the Native American Monitor(s) has been approved.
 - The Native American Monitor(s) shall be present on-site during the construction phases that involve any ground disturbing activities described above.
 - The Native American Monitor(s) shall prepare daily monitoring logs that provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified.
 - The Native American Monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in Public Resources Code Section 21083.2 (a) through (k).
 - The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and Native American

Monitor(s) have indicated that the site has a low potential for archeological resources.

CUL-3 Professional Standards for Monitors

- Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken.
- Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Tribal Cultural Resources in southern California. The Native American Monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

CUL-4 Unanticipated Discovery of Tribal Cultural Resources: All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native American Monitor.

- If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation Tribe shall coordinate with the Applicant and/or landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes.
- If a resource is determined by the Qualified Archaeologist to constitute a historical resource pursuant to CEQA Guidelines Section 15064.5(a) or has a unique archaeological resource pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Applicant and/or landowner to develop a formal Treatment Plan that would serve to reduce impacts to the resources.
- The Treatment Plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources.
- Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis.
- Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution

accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

CUL-5 Unanticipated Discovery of Human Remains and Associated Funerary Objects

- Prior to the start of ground disturbing activities, the Applicant and/or land owner shall arrange a designated site location within the footprint of the project site for the respectful reburial of the human remains and/or ceremonial objects.
- Any discoveries of human skeletal material shall be immediately reported to the Los Angeles County Coroner.
- The Native American Monitor(s) shall immediately divert work at minimum of 50 feet or stop work, if necessary, and place an exclusion zone around the burial.
- The Native American Monitor(s) shall then notify the Qualified Archaeologist and the on-site construction manager who will call the Los Angeles County Coroner.
- Work shall continue to be diverted or stopped, whichever is most appropriate, while the Coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance.
- If Native American, the Coroner shall notify the Native American Heritage Commission as mandated by State law, who will then appoint a Most Likely Descendent.
- In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours.
- The Gabrieleño Band of Mission Indians - Kizh Nation shall make every effort to recommend diverting the project and keeping the remains in situ and protected.
- If the project cannot be diverted, it may be determined that burials shall be removed. The Gabrieleño Band of Mission Indians - Kizh Nation shall work closely with the Qualified Archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully.
- If data recovery is approved by the Gabrieleño Band of Mission Indians - Kizh Nation, documentation shall be taken that includes, at a minimum, detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Gabrieleño Band of Mission Indians - Kizh Nation for data recovery purposes.
- Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material.
- If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate Treatment Plan shall be prepared. The

Applicant shall consult with the Gabrieleño Band of Mission Indians - Kizh Nation regarding avoidance of all cemetery sites.

- Construction on-site shall be halted until the Treatment Plan is prepared. Once complete, a final report of all activities shall to be submitted to the Native American Heritage Commission.
- The Gabrieleño Band of Mission Indians - Kizh Nation Tribe does not authorize any scientific study or the utilization of any invasive diagnostics on human remains.
- If the Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the coroner. Reburial shall be in an appropriate setting. If the coroner determines the remains to be modern, the coroner shall take custody of the remains.
- Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony shall be removed to a secure container on-site, if possible. These items shall be retained and reburied within six months of recovery.
- The site of reburial/repatriation shall be at a location determined between the Tribe and a landowner at a site to be protected in perpetuity, and not on the project site.
- There shall be no publicity regarding any cultural materials recovered.

F. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A TRIBAL CULTURAL RESOURCE, DEFINED IN PUBLIC RESOURCES CODE SECTION 21074 AS EITHER A SITE, FEATURE, PLACE, CULTURAL LANDSCAPE THAT IS GEOGRAPHICALLY DEFINED IN TERMS OF THE SIZE AND SCOPE OF THE LANDSCAPE, SACRED PLACE, OR OBJECT WITH CULTURAL VALUE TO A CALIFORNIA NATIVE AMERICAN TRIBE, AND THAT IS A RESOURCE DETERMINED BY THE LEAD AGENCY, IN ITS DISCRETION AND SUPPORTED BY SUBSTANTIAL EVIDENCE, TO BE SIGNIFICANT PURSUANT TO CRITERIA SET FORTH IN SUBDIVISION (C) OF PUBLIC RESOURCES CODE SECTION 5024.1?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Response 4.5.E.

MITIGATION MEASURES

Refer to Mitigation Measures CUL-1 through CUL-5. No additional mitigation measures are required.

4.6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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.				✓
2) Strong seismic ground shaking?		✓		
3) Seismic-related ground failure, including liquefaction?			✓	
4) Landslides?			✓	
b. Result in substantial soil erosion or the loss of topsoil?			✓	
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?		✓		
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?		✓		
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?				✓

Sources Cited in Section 4.6

City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007

Alta California Geotechnical, Inc.(Alta), *Geotechnical Investigation, The Duarte 25 Project on Huntington Drive, City of Duarte, California*, April 27, 2018 (refer to Appendix B)

State of California, *Seismic Hazard Zones, Duarte Quadrangle, Official Map*, Released March 25, 1999

Table 4. Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of January 2010. This is an updated version of Table 4 from the 2007 edition of Special Publication 42 (Fault-Rupture Hazard Zones in California, by William A. Bryant and Earl W. Hart)*. California Department of Conservation website
<http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

A. WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY, OR DEATH INVOLVING:

1. 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.

NO IMPACT

Southern California, including the project area, is subject to the effects of seismic activity due to the active faults that traverse the area. Active faults are defined as those that have experienced surface displacement within Holocene time (approximately the last 11,000 years) and/or are in a State-designated Alquist-Priolo Earthquake Fault Zone. No Alquist-Priolo Earthquake Fault zones exist within the City of Duarte. According to Table 4 of Special Publication 42 and the Seismic Hazard Zones Map, the project site is not located within an Alquist-Priolo Special Studies Zone (within the Duarte Quadrangle, dated 1999). Therefore, no impacts would result from the potential for fault rupture of a known earthquake fault.

MITIGATION MEASURES

No mitigation measures are required.

2. STRONG SEISMIC GROUND SHAKING?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Southern California is considered a tectonically active area. Since the project site is located in a seismically active region, numerous faults capable of generating moderate to large earthquakes exist within the project vicinity. Several large, active fault systems including the Elsinore-Whittier, Newport-Inglewood, and the San Andreas occur in the region surrounding the site. These fault systems have been studied extensively and in a large part control the geologic structure of southern California.

The City of Duarte is traversed by fault section "D" (Duarte extension) of the Sierra Madre Fault Zone in the northern portion of the City, north of the project site. Other faults in proximity to the project site are the Raymond Hill and San Andreas Fault zones. The Raymond Hill Fault is linked to the Sierra Madre Fault system.

The nearest known active faults (movement occurring 11,000 years ago) to the project site are the Sierra Madre Fault, Raymond Fault, and Clamshell-Sawpit Fault, located approximately 1.4, 1.7, and 2.8 miles, respectively (USGS, 2008). The San Andreas Fault is located approximately 30 miles northeast of the project site.

During the life of the future residential uses, the project site would likely experience moderate to high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the Southern California region. The proposed project would be required to incorporate necessary design and structural elements to resist strong ground motion in compliance with the *California Building Code*.

Although some structural damage is typically not avoidable during a large earthquake, the proposed project would be constructed to meet existing construction ordinances and the *California Building Code* in order to protect against building collapse and major injury during a seismic event. The *California Building Code* includes specific design measures, which are based on the determination of Site Classification and Seismic Design Categories specific to the project site. These design measures are intended to maximize structural stability in the event of an earthquake. Thus, adherence to the *California Building Code* requirements, as well as Mitigation Measure GEO-1, would reduce the potentially significant risks related to strong seismic shaking to less than significant.

MITIGATION MEASURES

GEO-1 Prior to the issuance of grading and/or building permits, the recommendations in Geotechnical Investigation Section 5.0 – Engineering Properties and Analysis, Section 6.0 - Conclusions and Recommendations, Section 7.0 – Design Considerations, and Section 8.0 – Lot Maintenance shall be confirmed or modified by a geotechnical engineer to ensure compliance with the California Building Code. The recommendations of the geotechnical engineer shall be implemented during site grading and construction.

3. SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?

LESS THAN SIGNIFICANT IMPACT

Seismic agitation of relatively loose saturated sands, silty sands, and some silts can result in a buildup of pore pressure. If the pore pressure exceeds the overburden stresses, a temporary quick condition known as liquefaction can occur. Liquefaction effects can manifest in several ways including: 1) loss of bearing; 2) lateral spread; 3) dynamic settlement; and 4) flow failure. Lateral spreading has typically been the most damaging mode of failure.

In general, the more recent that a sediment has been deposited, the more likely it will be susceptible to liquefaction. Other factors that must be considered are: groundwater, confining stresses, relative density, and the intensity and duration of seismically-induced ground shaking.

Groundwater was not encountered during the subsurface investigation which extended to a depth of 26 feet. The regional groundwater map indicates that the historic high groundwater level is 150 feet (CDMG, 1998). The site is not located in a liquefaction zone per the seismic hazard maps (CDMG, 1999). Based on the depth of groundwater, the *Geotechnical Investigation* determined that the potential for liquefaction is minimal at the site. Thus, the potential for on-site liquefaction impacts is less than significant.

MITIGATION MEASURES

No mitigation measures are required.

4. LANDSLIDES?

LESS THAN SIGNIFICANT IMPACT

The geologic and topographic characteristics of an area often determine its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential slope failure and landslide events.

General Plan EIR Exhibit 4.7-2, Areas of Potential Landslides and Liquefaction, identifies potential liquefaction and landslide areas within the City of Duarte as well as surrounding areas, including the eastern portion of the City of Monrovia. According to Exhibit 4.7-2, the project site is not located within a potential landslide or liquefaction area.

The project site is located in the alluvial fan deposits, Quaternary fan of the San Gabriel Mountains. No landslides were encountered during the site evaluation for the *Geotechnical Investigation*. No groundwater was encountered in any of the boring holes to the depths explored and none is expected at an elevation that would impact the proposed project.

Due to a lack of slopes within or nearby the property, seismically-induced landslides would not pose a danger to the site. Therefore, impacts as a result of seismic-related ground failure, including landslides, would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?

LESS THAN SIGNIFICANT IMPACT

Fill soils were encountered during the *Geotechnical Investigation*. The fill soils appeared to be disturbed up to a depth of approximately 3.5 feet. As discussed in Response 4.6.C, all undocumented artificial fill and the uppermost portions of the young alluvial fan deposits would be removed and recompacted to accommodate the proposed residential development.

The on-site grading and earthwork activities to create the proposed project would result in ground surface disruption that could create the potential for short-term erosion by wind and water to occur.

All demolition and construction activities on-site would be subject to compliance with the *California Building Code*. Further, the proposed project would be subject to compliance with the requirements set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water General Construction Permit for construction activities; refer to Response 4.9.A. The NPDES Storm Water General Construction Permit requires preparation of a Storm Water Pollution Prevention Plan, which would identify specific erosion and sediment control Best

Management Practices that would be implemented to protect storm water runoff during construction activities. Compliance with the *California Building Code* and NPDES would minimize effects from erosion and ensure consistency with the Los Angeles Regional Water Quality Control Board Water Quality Control Plan.

Once construction is complete, disturbed surfaces would be stabilized through vegetation or pavement. Therefore, substantial soil erosion or loss of topsoil is not expected to occur during long-term operations.

Following compliance with NPDES requirements, project implementation would result in less than significant impacts regarding soil erosion.

MITIGATION MEASURES

No mitigation measures are required.

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 AN ON-SITE OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION OR COLLAPSE?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Investigation and Laboratory Testing

Alta conducted a subsurface investigation on April 11, 2018 consisting of the excavation, logging and select sampling of four bucket auger borings. The locations of the borings are shown on enclosed Plate 1 and the boring logs are presented in *Geotechnical Investigation* Appendix B.

Laboratory testing was performed on bulk and ring samples obtained during the field investigation. A brief description of the laboratory test procedures and the test results are presented in *Geotechnical Investigation* Appendix C.

Infiltration Testing

Alta conducted infiltration testing on April 2, 2018. A summary of the results is presented in the *Geotechnical Investigation* (Alta, 2018). Logs of the test borings are presented in *Geotechnical Investigation* Appendix B.

Stratigraphy

Based on the literature review and subsurface investigation conducted for the *Geotechnical Investigation*, the project site is underlain by undocumented artificial fill and young alluvial gravels and sands.

Undocumented Artificial Fill (No map symbol). The undocumented artificial fill encountered at the site consists primarily of gray and grey brown silty sand with gravel in a dry to damp,

moderately dense to medium dense condition. The unit was logged to a depth of 3.5 feet below the ground surface and is directly underlain by young alluvial fan deposits.

Young Alluvial Fan Deposits (Map symbol Qal). The site is underlain by Holocene-age fan deposits sourced from alluvial fan outwash from nearby canyons and drainages. The alluvial deposits encountered at the site consist primarily of gray, gray brown, and brown sand, and gravelly to cobbly silty sand in a dry to moist, loose to moderately dense condition. The unit was logged to a depth of 25 feet below the ground surface. Slight to moderate caving was observed in the majority of the borings as noted on *Geotechnical Investigation* Plates B-1 through B-4.

Engineering Properties and Analysis

Geotechnical Investigation Section 5.0 provides a discussion of materials properties and engineering analysis. Below is a general discussion of the engineering properties of the on-site materials that would be encountered during construction of the proposed project.

Excavation Characteristics. Based on the data provided from the subsurface investigation, the majority of the on-site materials possess favorable excavation characteristics such that conventional equipment can be utilized. Gravel and cobbles were encountered during the subsurface investigation, although were generally less than 12 inches in diameter.

Compressibility. The undocumented artificial fill and upper portions of the young alluvial fan deposits on-site are considered compressible and unsuitable to support the proposed improvements. Recommended removal depths are presented in *Geotechnical Investigation* Section 6.1.2.

Hydro-Consolidation. Hydro-consolidation is the effect of introducing water into soil that is prone to collapse. Upon loading and initial wetting, the soil structure and apparent strength are altered resulting in almost immediate settlement. That settlement can have adverse impacts on engineered structures, particularly in areas where it is manifested differentially. Differential settlements are typically associated with differential wetting, irregularities in the subsurface soil conditions, or irregular loading patterns. Based on the laboratory testing (*Geotechnical Investigation* Appendix C), the potential for hydro-collapse on-site is low and should be within foundation tolerances upon the completion of the recommended unsuitable soil removals.

Expansion Potential. Expansion index testing was performed on samples taken during the subsurface investigation. Based on the results, it is anticipated that the majority of materials on-site are "very low" to "low" in expansion potential (05El550, Appendix C) when tested per ASTM D: 4829.

Earthwork Adjustments. The values presented in *Geotechnical Investigation* Table 5-2 are deemed appropriate for estimating purposes and may be used in an effort to balance earthwork quantities. As is the case with every project, contingencies should be made to adjust the earthwork balance when grading is in-progress and actual conditions are better defined.

Chemical Analyses. Chemical testing was performed on samples of material underlying the project site. Soluble sulfate test results indicate that the soluble sulfate concentrations of the soils tested are classified as negligible (Class S0) per ACI 318-11.

Negligible chloride levels were detected in the on-site soils. Resistivity testing conducted as part of the investigation indicates that the soils are "mildly corrosive" to buried metals (per Romanoff, 1989). Additional discussions on corrosion are presented in *Geotechnical Investigation* Section 7.9. Corrosion tests results are presented in *Geotechnical Investigation* Appendix C.

Impact Conclusion

The undocumented artificial fill and the uppermost portions of the young alluvial fan deposits on-site are compressible and as such, are not suitable to support the proposed structures. Thus, the undocumented artificial fills and the highly weathered portions of the underlying alluvial across the site and as close to the property boundaries would be completely removed. Also, for design fill and shallow cut areas, the upper five (5) feet of existing soils on the building pads would be removed and recompacted.

In conclusion, the existing soils are not suitable for the support of structural fill or foundations for the proposed project. All such fill soils would be removed, cleaned of all trash and debris, and recompacted prior to placing any structural fill soils and beneath future proposed structures, including patios/porches, driveways, hardscape, and all associated footings. Any imported soils to be used for fill would be evaluated prior to placement on-site.

In order to ensure that the proposed project is not susceptible to damage as a result of on-site soils and geological conditions, the *Geotechnical Investigation* has included specific recommendations to reduce this risk to less than significant levels, which are to be reviewed and revised as necessary as part of Mitigation Measure GEO-1.

MITIGATION MEASURES

Refer to Mitigation Measure GEO-1. No additional mitigation measures are required.

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 WITH MITIGATION INCORPORATED

Expansive soils can be a problem, as variation in moisture content will cause a volume change in the soil. Expansive soils heave when moisture is introduced and contract as they dry. During inclement weather and/or excessive landscape watering, moisture infiltrates the soil and causes the soil to heave (expansion). When drying occurs the soils will shrink (contraction). Repeated cycles of expansion and contraction of soils can cause pavement, concrete slabs on grade and foundations to crack. This movement can also result in misalignment of doors and windows.

Expansion testing was performed for the on-site soils, and the soils were concluded to have a very low expansion potential (refer to test results in *Geotechnical Investigation* Appendix C).

However, in order to ensure that the proposed project is not susceptible to damage as a result of on-site soils and geological conditions, the *Geotechnical Investigation* has included specific recommendations to reduce this risk to less than significant levels, which are to be reviewed and revised as necessary as part of Mitigation Measure GEO-1.

MITIGATION MEASURES

Refer to Mitigation Measure GEO-1. No additional mitigation measures are required.

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

Sewers are currently available for the on-site disposal of wastewater; therefore, it would not be necessary to install septic tanks or alternative wastewater disposal systems. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.7. GREENHOUSE GASES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

Sources Cited in Section 4.7

California Air Resources Board, *First Update to the Climate Change Scoping Plan: Building on the Framework*, May 2014

California Air Resources Board, *California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Target*, November 2017

CARB, Cap-and-Trade Program, <https://www.arb.ca.gov/cc/capandtrade/capandtrade.htm>, accessed July 2018

City of Duarte, *Municipal Code* Chapter 19.52, Sustainable Development Practices

City of Duarte, *Energy Action Plan*, November 13, 2012

Pomeroy Environmental Services, Greenhouse Gas Emissions Analysis, July 2018 (Calculation data and modeling results are contained in Appendix C)

- A. WOULD THE PROJECT GENERATE GREENHOUSE GAS EMISSIONS, EITHER DIRECTLY OR INDIRECTLY, THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT?**
- B. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE PLAN, POLICY OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES?**

LESS THAN SIGNIFICANT IMPACT

Gases that trap heat in the atmosphere are called greenhouse gases (GHGs), since they have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the earth's temperature. The State of California has undertaken initiatives designed to address the effects of greenhouse gas emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California. Activities associated with the proposed project, including construction and operational activities, would have the potential to generate greenhouse gas emissions.

The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e).

California has enacted several pieces of legislation that relate to GHG emissions and climate change, much of which sets aggressive goals for GHG reductions within the state. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigation measures are included or provided in these CEQA Guideline amendments.

Regulatory Setting

Assembly Bill 32 (Statewide GHG Reductions)

The California Global Warming Solutions Act of 2006, widely known as AB 32, requires the California Air Resources Board (CARB) to develop and enforce regulations for the reporting and verification of statewide GHG emissions. CARB is directed to set a statewide GHG emission limit, based on 1990 levels, to be achieved by 2020. The bill set a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner. The heart of the bill is the requirement that statewide GHG emissions be reduced to 1990 levels by 2020.

The CARB AB 32 Scoping Plan (Scoping Plan) contains the main strategies to achieve the 2020 emissions cap. The Scoping Plan was developed by CARB with input from the Climate Action Team (CAT) and proposes a comprehensive set of actions designed to reduce overall carbon emissions in California, improve the environment, reduce oil dependency, diversify energy sources, and enhance public health while creating new jobs and improving the State economy. The GHG reduction strategies contained in the Scoping Plan include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

CARB has adopted the First Update to the Climate Change Scoping Plan.⁵ This update identifies the next steps for California's leadership on climate change. The first update to the initial AB 32 Scoping Plan describes progress made to meet the near-term objectives of AB 32 and defines California's climate change priorities and activities for the next several years. It also frames activities and issues facing the State as it develops an integrated framework for achieving both air quality and climate goals in California beyond 2020.

In the original Scoping Plan, CARB approved a total statewide GHG 1990 emissions level and 2020 emissions limit of 427 million metric tons of CO₂e. As part of the update, CARB revised the 2020 Statewide limit to 431 million metric tons of CO₂e, an approximately 1 percent increase

⁵ CARB, *First Update to the Climate Change Scoping Plan: Building on the Framework*, May 2014.

from the original estimate. The 2020 business-as-usual (BAU) forecast in the update is 509 million metric tons of CO₂e. The State would need to reduce those emissions by 15.3 percent to meet the 431 million metric tons of CO₂e 2020 limit.

CARB also aims to reduce GHG emissions significantly by 2030. As California moves closer to reaching the 2020 GHG emission reduction goal state legislation has focused on furthering GHG emission reduction targets. Executive Order B-30-15 was issued April 2015 and establishes a mid-term GHG reduction target for California of 40 percent below 1990 levels by 2030. In 2016, the Legislature passed SB 32 with the companion bill AB 197 which further mandates the 2030 target and provides additional direction to CARB on strategies to reduce GHG emissions. In response to Executive Order B-30-15 and SB 32 CARB has released California's 2017 Climate Change Scoping Plan.⁶ The plan shows California is on track to exceed its 2020 climate target, and establishes a path that will lead California to its 2030 climate goal. Per SB 32, the 2030 limit is 260 MMTCO₂e a year. However, known commitments are expected to result in emissions that are 60 MMTCO₂e above the target in 2030, and have a cumulative emissions reduction gap of about 236 MMTCO₂e. This means the known commitments do not decline fast enough to achieve the 2030 target. The remaining 236 MMTCO₂e of estimated GHG emissions reductions would not be achieved unless further action is taken to reduce GHGs. However, while there is a potential GHG emissions reduction gap of approximately 236 MMTCO₂e, the following paragraphs note that the California legislature passed AB 398 to extend the cap-and-trade program from January 1, 2021 through December 31, 2030 in order to achieve the necessary GHG reductions associated with SB 32.

Cap-and-Trade Program

As mentioned above, the Scoping Plan identifies a cap-and-trade program as one of the strategies the State will employ to reduce GHG emissions that cause climate change. The cap-and-trade program is implemented by CARB and "caps" GHG emissions from the industrial, utility, and transportation fuels sections, which account for roughly 85 percent of the State's GHG emissions. The program works by establishing a hard cap on about 85 percent of total state-wide GHG emissions. The cap starts at expected business-as-usual emissions levels in 2012 and declines two to three percent per year through 2020. Fewer and fewer GHG emissions allowances are available each year, requiring covered sources to reduce their emissions or pay increasingly higher prices for those allowances. The cap level is set in 2020 to ensure California complies with AB 32's emission reduction target of returning to 1990 GHG emission levels.

The scope of GHG emission sources subject to cap-and-trade in the first compliance period (2013-2014) includes all electricity generated and imported into California (the first deliverer of electricity into the State in the "capped" entity and that one that will have to purchase allowances as appropriate), and large industrial facilities emitting more than 25,000 MTCO₂E per year (e.g., oil refineries and cement manufacturers). The scope of GHG emission sources subjected to cap-and-trade during the second compliance period (2015-2017) expands to include distributors of transportation fuels (including gasoline and diesel), natural gas, and

⁶ California Air Resources Board, *California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Target*, November 2017.

other fuels. The regulated entity will be the fuel provider that distributes the fuel upstream (not the gas station). In total, the cap-and-trade program is expected to include roughly 350 large businesses, representing about 600 facilities. Individuals and small businesses will not be regulated.

Under the program, companies do not have individual or facility-specific reduction requirements. Rather, all companies covered by the regulation are required to turn in allowances⁷ in an amount equal to their total GHG emissions during each phase of the program. The program gives companies the flexibility to either trade allowances with others or take steps to cost-effectively reduce emissions at their own facilities. Companies that emit more will have to turn in more allowances. Companies that can cut their emissions will have to turn in fewer allowances. Furthermore, as the cap declines, total GHG emissions are reduced. On October 20, 2011, CARB's Board adopted the final cap-and-trade regulation. The cap-and-trade program began on January 1, 2012, with an enforceable compliance obligation beginning with the 2013 GHG emissions.⁸

On July 17, 2017 California legislature passed AB 398 to extend the cap-and-trade program from January 1, 2021 through December 31, 2030. AB 398 established the Compliance Offsets Protocol Task Force to provide guidance in approving new offset protocols that increase direct environmental benefits in the state. Moreover, AB 398 continues the gradual reduction in the number of allowances given to industries and reduces carbon offset credits to 4 percent from 2021 through 2025 and 6 percent from 2026 through 2030.

California Senate Bills 1078, 107, and 2; Renewables Portfolio Standard

Established in 2002 under California Senate Bill 1078 and accelerated in 2006 under California Senate Bill 107, California's RPS requires retail suppliers of electric services to increase procurement from eligible renewable energy resources by at least 1 percent of their retail sales annually, until they reach 20 percent by 2010.

On April 2, 2011, Governor Jerry Brown signed California Senate Bill 2 to increase California's RPS to 33 percent by 2020. This new standard also required regulated sellers of electricity to procure 25 percent of their energy supply from certified renewable resources by 2016.

Low Carbon Fuel Standard

California Executive Order S-01-07 (January 18, 2007) requires a 10 percent or greater reduction in the average carbon intensity for transportation fuels in California regulated by CARB. CARB identified the LCFS as a Discrete Early Action item under AB 32, and the final resolution (09-31) was issued on April 23, 2009.

Sustainable Communities and Climate Protection Act (SB 375)

California's Sustainable Communities and Climate Protection Act, also referred to as Senate Bill (SB) 375, became effective January 1, 2009. The goal of SB 375 is to help achieve AB 32's GHG emissions reduction goals by aligning the planning processes for regional transportation,

⁷ "Allowance" means a limited tradable authorization to emit up to one metric ton of carbon dioxide equivalent.

⁸ CARB, Cap-and-Trade Program, website: <https://www.arb.ca.gov/cc/capandtrade/capandtrade.htm>, accessed July 2018.

housing, and land use. SB 375 requires CARB to develop regional reduction targets for GHGs, and prompts the creation of regional plans to reduce emissions from vehicle use throughout the State. California's 18 Metropolitan Planning Organizations (MPOs) have been tasked with creating Sustainable Community Strategies (SCS) in an effort to reduce the region's vehicle miles traveled (VMT) in order to help meet AB 32 targets through integrated transportation, land use, housing and environmental planning. Pursuant to SB 375, CARB set per-capita GHG emissions reduction targets from passenger vehicles for each of the State's 18 MPOs. On September 23, 2010, CARB issued a regional eight (8) percent per capita reduction target for the planning year 2020, and a conditional target of 13 percent for 2035.

California Green Building Standards (CALGreen) Code

Although not originally intended to reduce greenhouse gases, California Code of Regulations (CCR) Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Since then, Title 24 has been amended with recognition that energy-efficient buildings that require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. The 2016 Title 24 standards (effective as of January 1, 2017) were revised and adopted in part to respond to the requirements of AB 32. Specifically, new development projects constructed within California after January 1, 2017 are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the 2016 California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11).

Local Policies and Regulations

The City of Duarte does not have any plans, policies, regulations, significance thresholds, or laws addressing climate change at this time. The *Duarte Municipal Code* Chapter 19.52 (Sustainable Development Practices) promotes natural resources conservation, increased energy efficiency, and use of sustainable practices in the development process and the implementation of State laws involving reducing greenhouse gas emissions, water conservation and other resource conservation directives for all new construction in the City.

On November 13, 2012, the City adopted an *Energy Action Plan*, created in partnership with the San Gabriel Valley Council of Governments (SGVCOG) and Southern California Edison (SCE). The Plan provides the City guidance in following the California's Long Term Energy Efficiency Strategic Plan (CEESP) by ascertaining existing and future energy use and develops an energy efficiency strategy to meet future energy reduction goals. As the Plan is a part of a unified regional framework, it also assists in identifying a clear path to successfully implementing actions, policies, and goals that will achieve the City's reduction targets. Additionally, the City promotes utility company incentive programs to retrofit existing development with energy efficient lighting, air conditioning and heating systems to reduce energy consumption.

GHG Significance Threshold

The City, the SCAQMD, nor the CEQA Guidelines Amendments provide adopted quantitative thresholds of significance for addressing a residential project's GHG emissions. Nonetheless, *CEQA Guidelines* Section 15064.4 serves to assist lead agencies in determining the significance of the impacts of GHGs. As required in *CEQA Guidelines* Section 15064.4, this analysis includes an impact determination based on the following: 1) an estimate of the amount of greenhouse gas emissions resulting from the project; 2) a qualitative analysis or performance based standards; 3) a quantification of the extent to which the project increases greenhouse gas emissions as compared to the existing environmental setting; and 4) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

In December 2008, the SCAQMD adopted an interim 10,000 metric tons CO₂e (MTCO₂e) per year screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency. The SCAQMD continues to consider adoption of significance thresholds for non-industrial development projects. The most recent proposal issued in September 2010 uses the following tiered approach to evaluate potential GHG impacts from various uses:

Tier 1: Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

Tier 2: Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearings and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.

Tier 3: Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MTCO₂e/year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MTCO₂e/year), commercial projects (1,400 MTCO₂e/year), and mixed-use projects (3,000 MTCO₂e/year). Under option 2 a single numerical screening threshold of 3,000 MTCO₂e/year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.

Tier 4: Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MTCO₂e per service population for project level analyses and 6.6 MTCO₂e per service population for plan level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5: Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

The thresholds identified above are not adopted by the SCAQMD or distributed for widespread public review and comment, and the working group tasked with developing the thresholds has not met since September 2010. The future schedule and likelihood of threshold

adoption is uncertain. However, for the purpose of evaluating the GHG impacts associated with the proposed project, this analysis utilizes the proposed Tier 3 threshold which identifies a screening threshold of 3,500 MTCO₂e/year for residential projects. This threshold has been utilized on other recent development projects in the Basin.

In addition, and separate from the above quantitative draft threshold, if the proposed project can demonstrate qualitative consistency with applicable plans, policies and regulations adopted for the purpose of reducing the emissions of GHGs, then impacts associated with GHG emissions would be less than significant.

Impact Analysis

Construction GHG Emissions

Construction emissions represent an episodic, temporary source of GHG emissions. Emissions are generally associated with the operation of construction equipment and the disposal of construction waste. To be consistent with the guidance from the SCAQMD for calculating criteria pollutants from construction activities, only GHG emissions from on-site construction activities and off-site hauling and construction worker commuting are considered as project-generated. As explained by California Air Pollution Controls Officers Association (CAPCOA) in its 2008 white paper, the information needed to characterize GHG emissions from manufacture, transport, and end-of-life of construction materials would be speculative at the CEQA analysis level. CEQA does not require an evaluation of speculative impacts (CEQA Guidelines Section 15145). Therefore, the construction analysis does not consider such GHG emissions, but does consider non-speculative on-site construction activities and off-site hauling and construction worker trips. All GHG emissions are reported on an annual basis.

Emissions of GHGs were calculated using CalEEMod 2016.3.2 for each year of construction of the proposed project and the results of this analysis are presented in Table 4.7-1, Project Construction-Related GHG Emissions. As shown in Table 4.7-1, the greatest annual increase in GHG emissions from proposed project construction activities would be 353.11 metric tons in 2019, and total construction GHG emissions would be 378.05 metric tons. Thus, the proposed project would result in less than significant impacts for construction-related GHG emissions.

TABLE 4.7-1 PROJECT CONSTRUCTION-RELATED GHG EMISSIONS

Year	CO ₂ e Emissions (Metric Tons per Year)
2018	24.94
2019	353.11
Total Construction GHG Emissions	378.05
Source: Pomeroy Environmental Services (July 2018). Calculation data and results provided in Appendix C.	

Consistent with SCAQMD recommendations and to ensure construction emissions are assessed in a quantitative sense, construction GHG emissions have been amortized over a 30-year period

and have been added to the annual operational GHG emissions of the proposed project identified in *Table 4.7-2, Project Operational GHG Emissions*.

Operational GHG Emissions

The proposed project would demolish the existing uses and construct six multi-unit buildings containing a total of 25 multi-family residences (townhomes), along with attached garages, guest parking spaces, and a community common area. The operations of the proposed project would generate GHG emissions from the usage of on-road motor vehicles, electricity, natural gas, water, and generation of solid waste and wastewater. The proposed project's GHG emissions were estimated with the incorporation of the following GHG reduction measures:

- Compliance with SCAQMD Rule 1113 (Architectural Coatings);
- The use of energy efficient appliances such as clothes-washer machines, refrigerators, fans, dish-washers, etc.;
- The proposed project would reduce water demand by at least 20 percent due to low-flow and/or high efficiency water fixtures such as low-flow toilets, urinals, showerheads, faucets, and high-efficiency clothes-washers and dishwashers;

Emissions of operational GHGs are shown in *Table 4.7-2, Project Operational GHG Emissions*. As shown, the proposed project would result in 465.74 CO₂e MTY and would therefore not have the potential to exceed the 3,500 MTCO₂e per year draft threshold for residential projects.

TABLE 4.7-2 PROJECT OPERATIONAL GHG EMISSIONS

Emissions Source	Estimated Project CO ₂ e Emissions (Metric Tons per Year)
Area Sources	8.44
Energy (Electricity & Natural Gas)	155.76
Mobile (Motor Vehicles)	262.74
Solid Waste Generation	5.78
Water Demand	20.42
Construction Emissions ¹	12.60
Project Total	465.74
Sources: Pomeroy Environmental Services (July 2018). Calculation data and results provided in Appendix C.	
Notes: 1. Consistent with SCAQMD recommendations, the total construction GHG emissions were amortized over 30 years and added to the operation of the proposed project.	

In addition, and separate from the quantitative analysis above, there is substantial evidence to support that the proposed project is qualitatively consistent with Statewide goals and policies in place for the reduction of greenhouse gas emissions, including SB 32, and AB 32 with the corresponding Scoping Plan. As discussed previously, the proposed project would comply with the 2016 CALGreen Code; comply with SCAQMD Rule 1113 to reduce VOC emissions from

architectural coatings; include energy efficient appliances such as clothes-washer machines, refrigerators, fans, dishwashers, etc.; and, the proposed project would reduce water demand by at least 20 percent due to low-flow and/or high efficiency water fixtures such as low-flow toilets, urinals, showerheads, faucets, and high-efficiency clothes-washers and dishwashers. Also, the proposed would be required to meet the 2016 *CALGreen Code* and would thus be consistent with applicable plans, policies and regulations adopted for the purpose of reducing the emissions of GHGs. Thus, the proposed project would result in less than significant impacts for operational GHG emissions.

GHG Emissions Associated With Motor Vehicles

Motor vehicle related GHG emissions are regulated at the Federal, State and local levels. As discussed in the CARB *Scoping Plan*, the transportation sector – largely the cars and trucks that move goods and people – is the largest contributor with 38 percent of the State’s total GHG emissions. Many of the transportation-related reduction measures identified in the Scoping Plan are focused on improving motor vehicle efficiencies through more restrictive statewide laws and regulations. Some of these measures include Pavley I & II Standards for light-duty vehicles, Low Carbon Fuel Standards (LCFS), aerodynamic improvements for heavy-duty vehicles, and medium- and heavy-duty vehicle hybridizations. Together, these measures are estimated to reduce 2020 forecasted emissions by 52.60 MMTCO₂E. These regulatory measures are aimed at improving efficiencies of the motor vehicle fleet mix across the State, and as such, GHG emissions from future motor vehicles accessing the project would be reduced as a result of these statewide programs. In addition, the project site is considered an urban infill development which typically results in fewer VMTs due to walkability, proximity with transit opportunities, and nearby retail and commercial developments. These features would be consistent with SCAG’s *RTP/SCS* goal to reduce the region’s VMT in order to help meet AB 32 targets through integrated transportation, land use, housing and environmental planning. Thus, the proposed project would result in less than significant impacts for GHG emissions associated with motor vehicles.

Cumulative Impacts

Given the proposed project’s compliance with the *CALGreen Code* and its urban infill location, the proposed project would be consistent with local and Statewide goals and policies aimed at reducing the generation of GHGs, including SB 32 and the CARB *Scoping Plan*. In addition, the proposed project’s operational GHG emissions would not have the potential to exceed the 3,500 metric tons of CO₂e per year screening threshold proposed by the SCAQMD for residential projects. Therefore, the proposed project’s generation of GHG emissions would not make a cumulatively considerable contribution to GHG emissions. Thus, the proposed project would result in less than significant cumulative impacts for GHG emissions.

MITIGATION MEASURES

No mitigation measures are required.

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4.8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓	

Sources Cited in Section 4.8

City of Duarte, *Duarte General Plan*, August 2007

City of Duarte, *Local Hazard Mitigation Plan*, 2014

Department of Toxic Substances Control,

<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>, accessed on July 15, 2018

PIC Environmental Services, Phase I Environmental Site Assessment Report, March 7, 2018
(refer to Appendix D1)

Stantec, Phase II Environmental Site Assessment Report, May 18, 2018 (refer to Appendix D2)

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

The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The project proposes to demolish two existing buildings and construct 25 multi-family residential units (townhomes).

Long-term operations associated with the proposed project would not require the transport, use, or disposal of any regulated amounts of hazardous materials.

Development plans for the proposed project would also be reviewed by the Los Angeles County Fire Department for hazardous material use, safe handling, and storage, as appropriate. The Los Angeles County Fire Department would require that conditions of approval be applied for the project applicant to reduce hazardous material impacts, if applicable. Thus, impacts would be less than significant in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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 WITH MITIGATION INCORPORATED

A *Phase I Environmental Site Assessment (Phase I ESA)* was conducted by PIC Environmental Services (PIC; March 7, 2018) and a *Phase II Environmental Site Assessment (Phase II ESA)* was conducted by Stantec (Stantec, May 18, 2018).

Phase I Environmental Site Assessment

The *Phase I ESA* reported that the project site historically operated with various residential and commercial occupants including: a tavern/bar, a motel (inn), a shoe repair business, a liquor store, a doll shop, a waterproofing/ painting contractor, a telephone answering service, a restaurant, and a grocery market.

PIC noted that the subject property has been improved with two residential buildings. Exterior areas contain asphalt or unpaved areas. PIC observed no underground storage tanks, no industrial waste interceptors (clarifiers), and no significant surface staining. The on-site buildings were constructed prior to 1980. Thus, asbestos containing construction materials (ACM) may be present. PIC observed no obvious ACM, but testing for ACM in suspect building materials was not conducted.

PIC concluded the following in the Phase I ESA:

1. No documented, significant historic occurrences of petroleum or hazardous materials contamination were discovered at the project site.
2. No significant existing or historic on-site sources of petroleum or hazardous materials contamination were discovered.
3. The site lacks significant environmental impairments (Recognized Environmental Conditions).
4. PIC recommended no additional investigation.

On-site structures would be demolished and removed as part of the proposed project. Given the age of the existing buildings on-site, it is likely that the buildings contain ACMs, as well as lead-based paints (LBP) and/or other contaminants. The *Phase I ESA* noted that obvious ACM was not observed; however, testing for ACM was not conducted. Also, the potential exists that construction activities may release potential contaminants that may be present in building materials (e.g., mold, lead, etc.). Thus, there is the potential that construction workers and the public could be exposed to contaminants present in the building materials.

Federal and State regulations govern the renovation and demolition of structures where ACM and/or LBP are present. All demolition that could result in the release of ACM or LBP must be conducted according to Federal and State standards. The National Emission Standards for Hazardous Air Pollutants mandates that building owners conduct an asbestos survey to determine the presence of asbestos-containing materials prior to the commencement of any remedial work, including demolition. If ACM material is found, abatement of asbestos would be required prior to any demolition activities. Compliance with the Mitigation Measure HAZ-1 (compliance with South Coast Air Quality Management District Rule 1403) would reduce potential impacts to less than significant.

Phase II Environmental Site Assessment

Upon review of the *Phase I ESA*, Stantec identified the following environmental conditions that warranted additional investigation:

1. The PIC Phase I ESA referenced that agricultural usage (citrus trees) was observed on the property from prior to 1928 until sometime after 1949. Due to this agricultural, usage potential exists that residual pesticides and metals associated with herbicide application (arsenic and lead) could exist in the site soils at levels of concern to residential use. Stantec identified this potential as a REC to the Property and recommended evaluation of shallow site soil.
2. Jasmine Cleaners is located within the commercial center on the adjacent property to the east. Stantec identified this facility as a REC to the project site due to its close proximity, and the potential that solvents used in the cleaning process could have been released to the soil and affected the project site by soil vapor migration.

As a result of these identified RECs, Stantec recommended that a Phase II ESA be conducted to evaluate sub-surface conditions. Between May 4th and May 9th, 2018, Stantec conducted a *Phase II ESA* to evaluate the shallow soil for chemicals of potential concern (COPCs) including organochlorine pesticides (OCPs), lead and arsenic, and soil vapor for volatile organic compounds (VOCs) including the dry-cleaning solvent tetrachloroethene (PCE) and associated degradation products.

The results of the *Phase II ESA* are summarized below. The full report is provided as Appendix D2, which provides a detailed discussion of the investigation methods and results. Soil boring locations are depicted on Appendix D2 Figure 1. Analytical results are tabulated on Appendix D2 Figure 2.

Soils encountered during drilling consisted of fine to coarse grains sand-silty mixtures to the total explored depth of 15 feet below ground surface (bgs). Groundwater was not encountered in any of the soil borings.

Soil Analytical Results

- The organochlorine pesticide (OCP) 4,4'-DDE was reported in sample HA-2-1 at a concentration of 2.8 micrograms per kilogram (ug/Kg). Other OCPs were not reported above laboratory reporting limits in any other analyzed sample. The reported concentration of 4,4'-DDE in sample HA-2-1, is well below the US EPA Region 9 Regional Screening Levels (RSLs) for residential receptors published at 2,000 ug/Kg.
- Lead was reported at concentrations up to 36 milligrams per kilogram (mg/Kg). Reported lead concentrations are well below the California Department of Substance Control (DTSC) Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3 residential screening level of 80 mg/Kg.
- Arsenic was reported at concentrations up to 9.7 mg/Kg. The reported arsenic concentrations are consistent with typical Southern California background concentrations which range up to 12 mg/Kg (DTSC, 2012).

Therefore, the metals, lead and arsenic and organochlorine pesticides are not a concern to the project site and no further assessment is recommended. Thus, soil impacts are considered less than significant.

Soil Vapor Analytical Results

- The volatile organic compound (VOC) tetrachloroethene (PCE) was reported in all analyzed vapor samples at concentrations ranging from 122 micrograms per cubic meter (ug/m³) up to 1,100 ug/m³, with the highest concentration reported in sample SV-1-15. The soil vapor sample results indicated that in five of the six analyzed samples reported concentrations of PCE that exceed the DTSC HERO Note 3 residential screening level for indoor air. The value of 230 ug/m³ was calculated based on a default attenuation factor of 0.002 under the residential future construction scenario.
- Very low concentrations of styrene were reported in five of the six vapor samples analyzed. The collected vapor samples reported concentrations ranging from non-detect up to 44 ug/m³. All reported concentrations are well below the DTSC HERO Note 3 residential screening level for indoor air, based on a default attenuation factor of 0.002 from the contaminant source to indoor air under the residential future construction scenario calculated to be 470,000 ug/m³.
- No other VOCs were reported above laboratory reporting limits.

Based on the results of the completed investigation, soil vapor beneath western portions of the property is impacted with concentrations of PCE that exceed preliminary risk-based screening levels. The concentrations appear to increase with depth and the limits of impact are not

defined in any direction. The source of impact appears to be the Jasmine Dry-Cleaners located on the adjacent eastern commercial property.

In the absence of additional data to determine the severity of the soil vapor impact, Vapor Intrusion (VI) barriers would be required for the construction of the four residential buildings along the eastern property line; refer to Mitigation Measure HAZ-2. Vapor Intrusion mitigation can include passive methods such as vapor barriers and natural venting systems; active systems such as sub-slab depressurization (SSD) systems; or a combination of passive and active methods. Frequently in new construction, elements of both passive and active methods are combined (e.g., a vapor barrier may be installed along with active SSD) or a passive ventilation system may be designed to allow for conversion to an active system (e.g., by adding blowers) at a later time if the passive system fails to prevent VI. Installation of the VI barriers per Mitigation Measure HAZ-2 would reduce potentially significant soil vapor impacts to less than significant.

MITIGATION MEASURES

- HAZ-1 To comply with South Coast Air Quality Management District Rule 1403, prior to structural demolition/renovation activities, demolition materials containing asbestos-containing materials and/or lead-based paints shall be removed and properly disposed of at an appropriate permitted facility per existing Federal and State regulations.
- HAZ-2 A Vapor Intrusion (VI) mitigation system(s) (e.g., vapor barriers, sub-slab ventilation, etc.) shall be designed and installed for the four residential buildings along the eastern property boundary. The VI mitigation system design shall consider the following components for effective VI resistant construction, as applicable:
- permeable sub-slab support material (e.g., gravel),
 - venting all sub-slab areas below occupied spaces,
 - properly-sized sub-slab and riser piping,
 - a sealed vapor barrier, and
 - if an active system is specified, a properly-sized blower to maintain sufficient negative pressure beneath the slab.

The VI mitigation system shall be reviewed and approved by the Community Development Department Building Division prior to issuance of a Building Permit.

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?

NO IMPACT

The proposed residential uses would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste; and therefore, would not impact any existing or proposed schools within one-quarter mile of the project site. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?

NO IMPACT

The project site is not listed in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.⁹ No impact would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

The project site is not located within an airport land use plan or within two miles of an airport or a private airstrip. The nearest airport is the El Monte Airport, approximately 4.4 miles southwest of the project site. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

⁹ Department of Toxic Substances Control, <http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>, accessed on July 15, 2018.

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

Refer to Response 4.8.E.

MITIGATION MEASURES

No mitigation measures are required.

G. WOULD THE PROJECT IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?

LESS THAN SIGNIFICANT IMPACT

Emergency vehicles would continue to have access to project-related and surrounding roadways during construction and upon completion of the proposed project. The proposed project would not impact access to emergency response. In addition, the proposed project would not physically interfere with the County's or the City's emergency evacuation routes. Therefore, less than significant impacts would result from the construction and operation of the proposed project in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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 and surrounding areas are predominately built out and no wildlands occur within or adjacent to the project site. According to the *Duarte General Plan*, the risk of wildfire is greatest in the north wilderness area and non-urbanized portion of the City where vegetation, varied topography, and slopes are all present. The southern urbanized area is exposed to the least amount of threat because of minimal exposure to fire prone vegetation, relatively flat topography, and developed character. The urban area is located in close proximity to fire stations and response times would be within the Los Angeles County Fire Department's desired range of five minutes. The proposed project is located within the southern urbanized area. In addition, as shown on *Local Hazard Mitigation Plan* Exhibit 6, Wildfire Hazard Areas, the project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ). Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			✓	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			✓	
f. Otherwise substantially degrade water quality?			✓	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
j. Inundation by seiche, tsunami, or mudflow?			✓	

Sources Cited in Section 4.9

Federal Emergency Management Agency, *Flood Insurance Rate Map Number 06037C1725F*, effective date September 26, 2008

Los Angeles County Department of Public Works, *County of Los Angeles Hydrology Manual*, January 2006

Los Angeles County Department of Public Works, *Los Angeles County Low Impact Development (LID) Manual*, February 2014

KES Technologies, Inc., *Hydrology & Hydraulics Study, TTM 82129 in the City of Duarte, California*, April 2018 (refer to Appendix E)

A. WOULD THE PROJECT VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?

LESS THAN SIGNIFICANT IMPACT

The project site is located in the City of Duarte, which is within the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB).

Urban runoff, both dry and wet weather, discharges into storm drains and, in most cases, flows directly to creeks, rivers, lakes, and the ocean. Polluted runoff can have harmful effects on drinking water, recreational water, and wildlife. Urban runoff pollution includes a wide array of environmental, chemical, and biological compounds from both point and non-point sources. In the urban environment, storm water characteristics depend on site conditions (e.g., land use, impervious cover, pollution prevention, types and amounts of Best Management Practices), rain events (duration, amount of rainfall, intensity, and time between events), soil type and particle sizes, multiple chemical conditions, the amount of vehicular traffic, and atmospheric deposition (United States Environmental Protection Agency 2000). Major pollutants typically found in runoff from urban areas include sediments, nutrients, oxygen-demanding substances, heavy metals, petroleum hydrocarbons, pathogenic, and bacteria.

Urban runoff can be divided into two categories – dry and wet weather urban runoff:

- Dry weather urban runoff occurs when there is no precipitation-generated runoff. Typical sources include landscape irrigation runoff; driveway and sidewalk washing; noncommercial vehicle washing; groundwater seepage; fire flow; potable water line operations and maintenance discharges; and permitted or illegal non storm water discharges.
- Wet weather urban runoff refers collectively to non-point source discharges that result from precipitation events. Wet weather runoff includes storm water runoff. Storm water discharges are generated by runoff from land and impervious areas such as paved streets and parking lots, building rooftops.

Wet- and dry-weather runoff typically contains similar pollutants of concern. However, except for the first flush concentrations following a long period between rainfalls, the concentration levels found in wet weather flows are typically lower than levels found in dry weather flows because the larger wet weather flows dilute the amount of pollution in runoff waters. Most urban storm water discharges are considered non-point sources and are regulated by a National Pollutant Discharge Elimination System Municipal General Permit or Construction General Permit.

The proposed project's water quality impacts would be short-term during the earthwork and construction phase, and following construction, prior to the establishment of ground cover, and long-term following completion.

Short-Term Construction

There are three sources of short-term construction-related storm water pollution associated with the proposed project that could impact the beneficial uses of downstream water bodies:

- Handling, storage, and disposal of construction materials containing pollutants
- Maintenance and operation of construction equipment
- Earthmoving activities

These sources, if not controlled, can generate soil erosion and on- and off-site transport via storm run-off or mechanical equipment. Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze, or other vehicle-related fluids on the project site are also common sources of storm water pollution and soil contamination. Implementation of the proposed project has the potential to produce typical pollutants such as nutrients, heavy metals, pesticides and herbicides, toxic chemicals related to construction and cleaning, waste materials including wash water, paints, wood, paper, concrete, food containers, and sanitary wastes, fuel, and lubricants. Generally, standard safety precautions for handling and storing construction materials can adequately reduce the potential pollution of storm water by these materials. These types of standard procedures can be extended to non-hazardous storm water pollutants such as sawdust, concrete washout, and other wastes.

In addition, grading activities can greatly increase erosion processes, leading to impacts on storm drains and sediment loading to storm runoff flows. Two general strategies are recommended to prevent soil materials from entering local storm drains. First, erosion control procedures should be implemented for those areas that must be exposed, and secondly, the project site should be secured to control off-site transport of pollutants.

In order to reduce the amount of on-site exposed soil, grading would be limited to the extent feasible, and any graded areas would be protected against erosion once they are brought to final grade. Furthermore, development associated with implementation of the proposed project would be required to comply with the Construction General NPDES Permit. Prior to construction, the General Permit requires the following:

- Electronic submittal of the Permit Registration Documents (PRD) to the SWRCB at least 30 days before the start of construction, which includes submittal of a Notice of Intent (NOI), risk assessment, site map, Storm Water Pollution Prevention Plan (SWPPP), annual fee, and a signed certification statement;
- Preparation and implementation of a SWPPP; and
- Electronic submittal of a Notice of Termination (NOT) to the SWRCB upon completion of construction and stabilization of the site.

Construction activities for development associated with implementation of the proposed project would be subject to inspection by the City Public Works/Engineering Department. The General Permit requires that non-storm water discharges from construction sites be eliminated or reduced to the maximum extent practicable, that a SWPPP be developed governing construction activities for the proposed project, and that routine inspections be performed of all

storm water pollution prevention measures and control practices being used at the site, including inspections before and after storm events.

Through compliance with standard City Conditions of Approval COA-1 listed later in this section, the proposed project would reduce potential short-term water quality impacts to less than significant.

Long-Term Operation

The 1.24-acre site is developed with two single-family residences, and the site surface flows to the south through an existing fence into the southern adjacent parcels as shown on Exhibit 4.9-1, Existing Conditions Hydrology Map. With these existing on-site uses, the site is 83 percent pervious and 17 percent impervious.

Implementation of the proposed project would result in the development of 25 multi-family residential units (townhomes). Table 4.9-1, Existing and Proposed Pervious and Impervious Site Conditions, shows that the post-project conditions result in an decrease of 60 percent in the amount of pervious area and an increase to 50 percent in the amount of impervious area.

TABLE 4.9-1 EXISTING AND PROPOSED PERVIOUS AND IMPERVIOUS SITE CONDITIONS

Project Area	Pervious	Impervious
	Percentage	Percentage
Pre-Project Conditions	83%	17%
Post-Project Conditions	23%	77%
Source: KES Technologies, Inc. (April 2018)		

The long-term operation and maintenance of the proposed project would be a source of pollutants, including suspended solids/sediment, nutrients, heavy metals, pathogens (bacteria/virus), pesticides, oil and grease, toxic organic compounds, trash and debris, and household hazardous wastes. The vegetated areas are likely to produce suspended solids/sediment, nutrients, and pesticides. The beneficial uses of downstream water bodies could be impacted due to development of the proposed project. Therefore, the proposed project would be required to prepare and implement a plan in accordance with the guidance to be developed by the NPDES Permit permittees that includes post-construction BMPs to reduce pollutant loading. Design and feasibility screening shall be per methods outlined in the *Los Angeles County Low Impact Development (LID) Manual* (February 2014).

The proposed project qualifies as a Designated Project per the *LID Manual* as the project involves one acre or greater of disturbed area and adds more than 10,000 square feet of impervious surface area. All Designated Projects must retain 100 percent of the SWQDv on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof unless it is demonstrated that it is technically infeasible to do so.

Through compliance with standard City Conditions of Approval COA-2 and COA-3 listed below, the proposed project would reduce potential long-term water quality impacts to less than significant.

Standard City Conditions of Approval Applicable to Proposed Project

- COA-1 For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2012-0006-DWQ (as amended by all future adopted Construction General Permits). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2012-0006-DWQ, however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.
- COA-2 The project is subject to Low Impact Development (LID) regulations, Applicant/Developer must submit a site-specific drainage concept and stormwater quality plan to implement LID design principals.
- COA-3 A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
- i. 8 1/2" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
 - iii. Clear depiction of location of BMPs, especially those located below ground.
 - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.

- v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
- vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.

MITIGATION MEASURES

No mitigation measures are required.

- 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 (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)?**

LESS THAN SIGNIFICANT IMPACT

The proposed project would continue to be connected to the City's utility lines and is not anticipated to deplete groundwater supplies through the consumption of the water. Refer to Response 4.17.D. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

- C. WOULD THE PROJECT SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?**

LESS THAN SIGNIFICANT IMPACT

No natural drainages (i.e., stream or river) exist on-site and existing drainage patterns have been determined by past development on-site and in the surrounding area.

Each drainage area was divided as demonstrated on Exhibit 4.9-1 and Exhibit 4.9-2, Proposed Conditions Hydrology Map. Each drainage area was analyzed for acreage, impervious cover, and time of concentration (Tc) according to the Rational Method. The flows, expressed in cubic feet per second (cfs), were totaled at outfall locations.

Analysis and Design Assumptions

- The on-site drainage area was analyzed for a 50-year storm event using Rational Method Analysis per County of Los Angeles Standards (January 2006).
- No additional infiltration was utilized for reducing the storm water flows.
- Perimeter street right- of-way is considered to be untreated for water quality.
- All flows are based on the complete future development of land.
- Tc and other calculation were obtained by utilizing the Los Angeles County Tc calculator.

Existing Site Drainage

Exhibit 4.9-1 shows the identified drainage subarea for the existing condition. *Table 4.9-2, Existing and Proposed Conditions Hydrology*, shows the existing hydrology calculations per subarea. Currently, no water quality BMPs are in place or utilized on-site.

TABLE 4.9-2 EXISTING AND PROPOSED CONDITIONS HYDROLOGY

Area ID	Area (Acres) ³	Soil Type	Tc Minimum	I (Inches/Hour)	BMP Volume	Q50 CFS	Pervious %
A1 ¹	1.26	7	5	4.29	3,248.0	4.70	23
X1 ²	1.26	7	5	4.29		4.25	83
Sources: KES Technologies, Inc. (April 2018)							
Notes: 1. Proposed Hydrology Condition 2. Existing Hydrology Condition 3. 1.26 acres was used for the hydrology modeling. The project site is 1.24 acres. Tc = Time of Concentration; Q50 – Peak Flow Rate; CFS = cubic feet per second							

Proposed Site Drainage

The proposed project includes the demolition of all on-site structures and construction of 25 multi-family residential units (townhomes) on approximately 1.24 acres. The proposed project would capture and infiltrate the required LID volume within a 72-inch perforated pipe along the southern property line. Any flow, in addition to this flow, would be pumped to the public right-of-way south of the project site through an under walk drain. Once in the public right-of-way, the flow is gathered in a City-maintained storm drain that ultimately outlets into the San Gabriel River.

The proposed project includes a pump and force main system that would be sized for a 100-year storm event. Positive overflow would be through open head joints in the proposed wall. Prior to outletting into the public system, storm water flows would be directed to flow through on-site landscape areas. These systems are representative for a typical site treatment system.

Exhibit 4.9-2 shows the identified drainage subareas and *Table 4.9-2* shows the existing hydrology calculations per subarea. The proposed project only has one subarea as denoted on *Exhibit 4.9-2*. The flows have been allocated to flow in the direction that closely matches existing

conditions. As shown on *Table 4.9-2*, the proposed project would increase the impervious area on-site by 0.45 cfs over existing conditions. This minimal flow increase would be accommodated in the proposed water quality system.

Impact Conclusion

The results from this hydrology and hydraulic analysis demonstrate the following:

- The site is designed to manage runoff from a 50- and 100-year storm.
- The subject site safely transfers storm water into the existing right-of-way to maintain the existing drainage patterns.
- The increase in flow would be directed to a public drainage conveyance and would not exceed the flow capacity within the off-site public street systems.

The proposed project would increase the percentage of pervious surfaces on-site, and result in a slight increase in the rate and quantity of runoff from the site. However, in the proposed conditions, the site's drainage pattern would not substantially change from current conditions. In addition, implementation of the proposed project would not result in a substantial increase in runoff that could result in flooding on- or off-site. Thus, impacts would be less than significant in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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

Refer to Response 4.9.C.

MITIGATION MEASURES

No mitigation measures are required.

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

Refer to Responses 4.9.A and 4.9.C. Compliance with standard City Conditions of Approval COA-1, COA-2, and COA-3 listed earlier in this section, would reduce potentially significant impacts to less than significant.

MITIGATION MEASURES

No mitigation measures are required.

F. WOULD THE PROJECT OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?

LESS THAN SIGNIFICANT IMPACT

The proposed project is not anticipated to result in water quality impacts other than the potential short-term construction and long-term operational impacts identified above in Responses 4.9.A and 4.9.C. Compliance with standard City Conditions of Approval COA-1, COA-2, and COA-3 listed earlier in this section, would reduce potentially significant impacts to less than significant.

MITIGATION MEASURES

No mitigation measures are required.

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

Flood zones are geographic areas that the Federal Emergency Management Agency (FEMA) has defined according to a location's varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. Other Flood Areas include Zone X, which includes areas of 0.2% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

According to the Flood Insurance Rate Map (FIRM), Map Number 065026, Panel Number 1415F, September 26, 2008, published by the Federal Emergency Management Agency (FEMA), the project site is located within Other Areas Zone X. Other Areas Zone X is defined as “Areas determined to be outside the 0.2 percent annual chance floodplain.” The proposed project would not place housing within the 100-year floodplain. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

H. WOULD THE PROJECT PLACE WITHIN A 100-YEAR FLOOD HAZARD AREA STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?

NO IMPACT

As discussed in Response 4.9.G, the project site is located within Other Areas Zone X. The proposed project would not place structures within the 100-year floodplain. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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

Three major dams in the upper watershed of the San Gabriel River provide flood protection for the City of Duarte. Two of these dams, Cogswell Dam and San Gabriel Dam, were built in the San Gabriel Canyon between 1934 and 1937, respectively. A third dam, known as Morris Dam was constructed in 1934 by the City of Pasadena. Minimal threat of a severe earthquake, which would cause flooding due to the failure of Morris, San Gabriel and/or Cogswell Dams exists. If a dam rupture were to occur, flood waters would reach Duarte in 20 to 40 minutes. It is anticipated flood waters would last approximately one hour before receding. The City’s existing protocols to notify constituents regarding a dam failure ensure that future residents would not experience any significant risks relative to flooding. Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

J. WOULD THE PROJECT EXPERIENCE INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?

LESS THAN SIGNIFICANT IMPACT

A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of a sea floor associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

The project site is not located within proximity to any enclosed or semi-enclosed bodies of water and would not be subject to seiche impacts. Additionally, the project site is not located within proximity to the ocean, and therefore would not be subject to tsunami impacts.

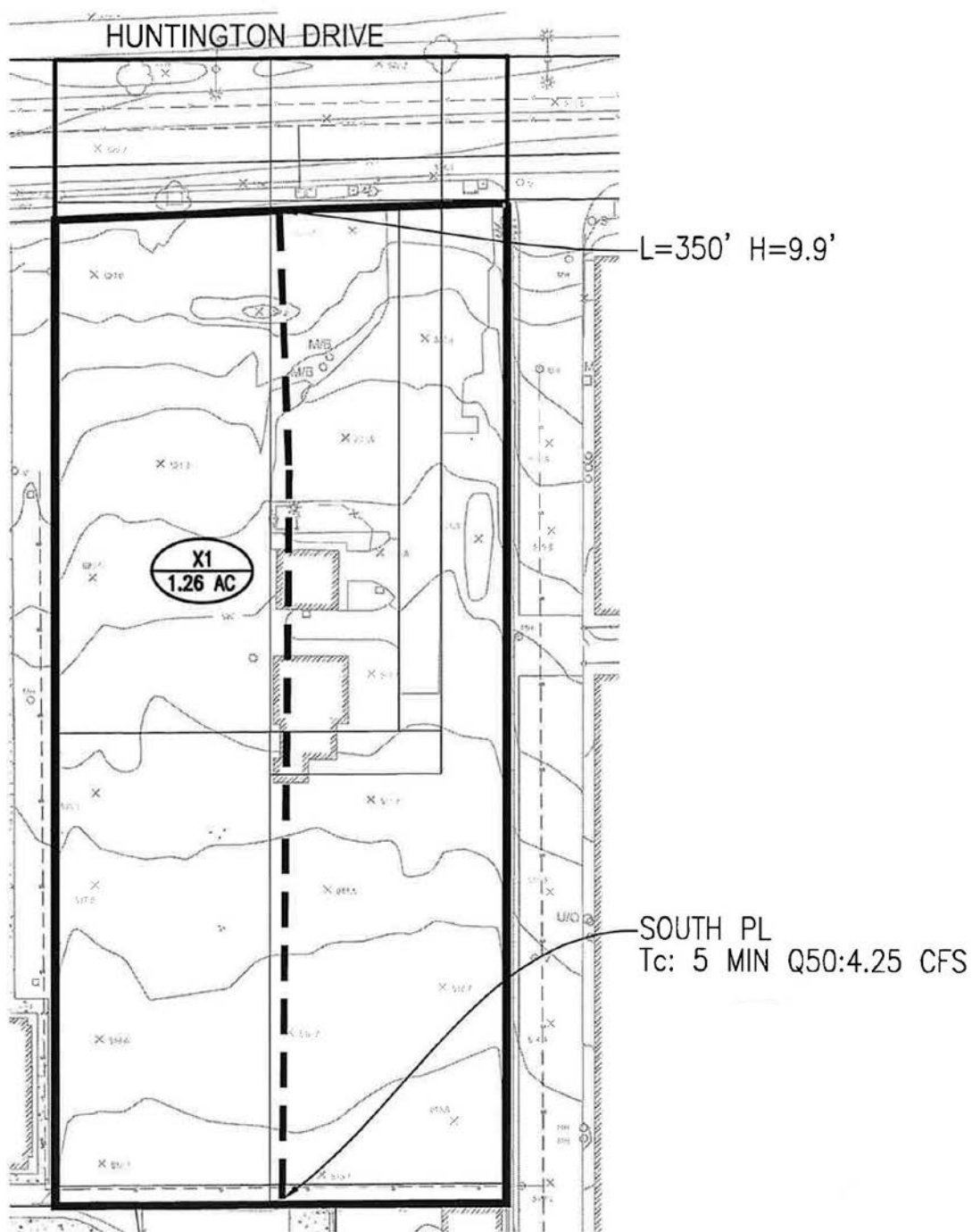
The project site and surrounding area are relatively flat; however, the project site is positioned downslope from an area of potential mudflow, particularly after a wildfire. Mudflows tend to flow in channels, but can spread out over a floodplain, and generally occur in places where they have occurred before. Debris flows could originate off-site and pass through the project site. The project site has not been subject to mudflows in the recent past, and the construction of residential uses on-site would not result in a change in the potential for mudflow impacts over existing conditions. Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

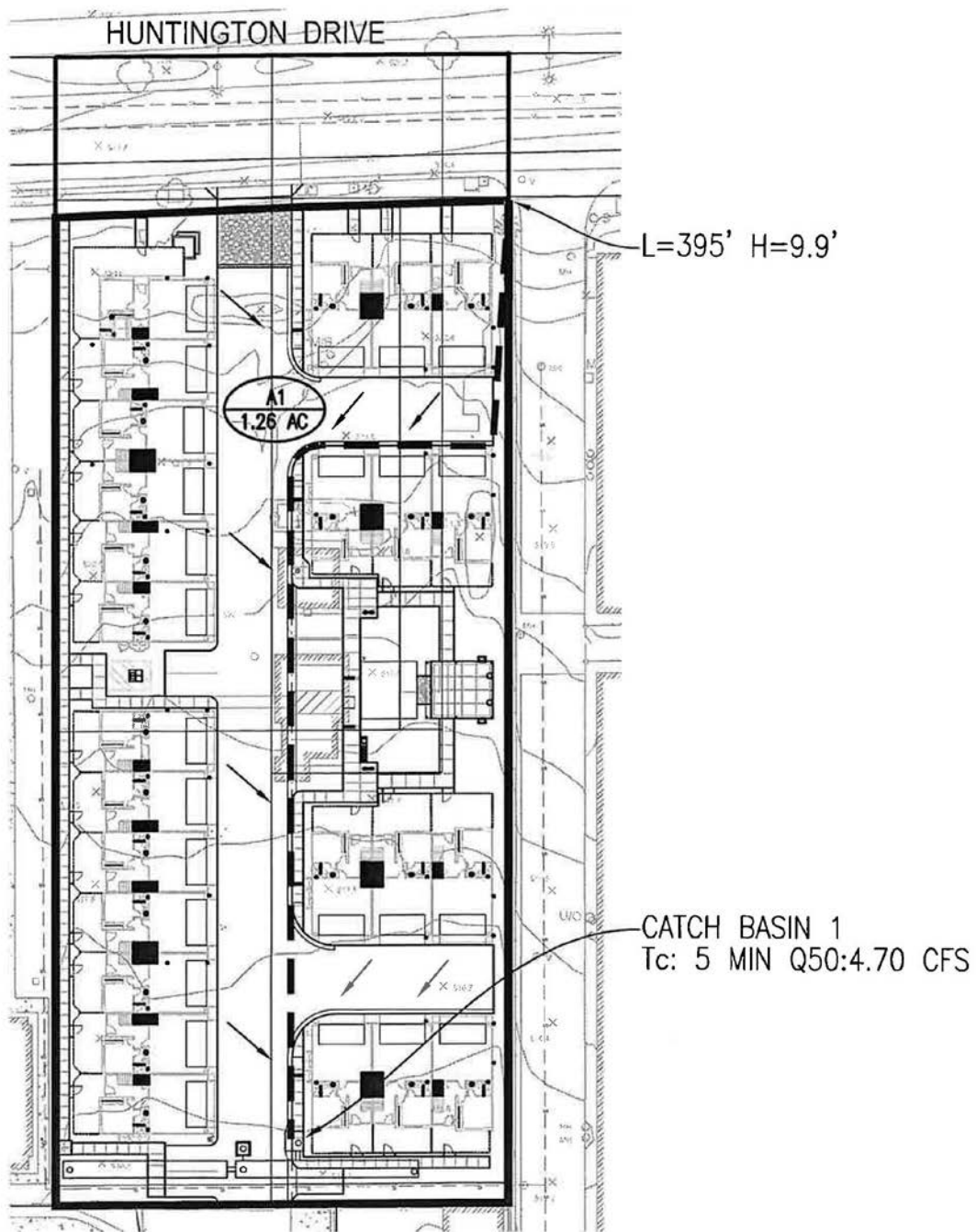
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Exhibit 4.9-1 Existing Condition Hydrology Map



Source: KES Technologies, Inc. (April 2018)

Exhibit 4.9-2 Proposed Condition Hydrology Map



Source: KES Technologies, Inc. (April 2018)

4.10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				✓
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

Sources Cited in Section 4.10

City of Duarte, *Duarte General Plan*, August 2007

City of Duarte, *Development Code*, Online content updated on January 19, 2018

A. WOULD THE PROJECT PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?

NO IMPACT

The 1.24-acre project site is owned by the City of Duarte and by a private property owner, and has been previously developed with two single-family residences at 946-962 Huntington Drive. The buildings are located on the south side of Huntington Drive.

Surrounding uses include single-family residential, multi-family residential, commercial, and public/quasi-public uses.

Single-family homes are located to the immediate south of the project site on Bloomdale Street, Maynard Drive, and Park Rose Avenue. Multi-family residential uses are located to the immediate west of the project site on the south side of Huntington Drive, as well as further west on the south side of Huntington Drive. Northeast of the project site is mobile home park in Monrovia.

Commercial uses are located north of the site in Monrovia, as well as west and east of the project site in Duarte. The Mountain Vista Plaza, a commercial shopping center, is located immediately east of the project site on the south side of Huntington Drive. The Duarte Public Safety/Sheriff's Satellite Station is immediately east of the project site within the Mountain Vista Plaza.

The proposed project would be located on a site in an urbanized area, consistent with the existing on-site and surrounding established land use patterns. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

LESS THAN SIGNIFICANT IMPACT

The *Duarte General Plan* Land Use Diagram designates the site as General Commercial. The Zoning Map designates the project site as C-F Commercial Freeway Public Facility and Open Space. The proposed project includes:

- General Plan Amendment from General Commercial to High Density Residential
- Zone Change from C-F Commercial Freeway to R-4 Multiple-Family Residential High Density
- Planned Development Permit

The proposed project would involve the demolition of all on-site buildings and the construction of 25 multi-family residential units (townhomes) on the 1.24-acre (54,014 square foot) project site. As shown in *Exhibit 2-3*, 25 three-story townhome units with attached garages would be constructed on the site. Three-bedroom units would be 1,775 square feet, and four-bedroom units would be 1,852 square feet. Vehicular access to all proposed units would be provided via a single driveway off Huntington Drive.

General Plan and Zoning

The High Density Residential (HDR) designation allows for a maximum density of 21 to 28 dwelling units per gross acre. The Zoning District that corresponds with this designation is R-4. The R-4 zone provides for higher-density, multi-story residential development, with a focus on providing an intensity and function at locations within easy walking distance to transit, recreation and community facilities, and commercial services. The maximum permitted density is 28 dwelling units per net acre.

The proposed project would result in a density of 20.2 dwelling units per gross acre, and thus, would be consistent with the HDR designation. The proposed project would result in a density of 20.2 dwelling units per net acre, and thus, would be consistent with the R-4 designation.

Development Code

The proposed project is subject to *Development Code*, Article 2, Chapter 19.10 - Residential Zones and Chapter 19.118 - Planned Development Permits. The site-specific development standards for the proposed project are shown in *Table 4-10.1, Development Standards*.

Huntington West Residential Project
Initial Study/Mitigated Negative Declaration

TABLE 4.10-1 DEVELOPMENT STANDARDS

Development Regulation for R-4	Standard	Proposed Project	Complies with Development Regulation
Front Setback	30 feet	20 feet	No
Side Setback (Interior)	5 feet	5 feet	Yes
Rear Setback ¹	20 feet	25 feet	No (30 ft) ¹
Rear Setback Abutting R-1 Zone ¹	25 feet	25 feet	No (30 ft) ¹
Height (Maximum)	50 feet or 4 stories, whichever is less	3 stories, maximum of 40 feet	Yes
Density (Maximum)	1 unit per 1,556 square feet of site area (34)	25	Yes
Density (Maximum)	28 dwellings unit per net acre (34)	20.2	Yes
Lot Area (Minimum)	10,000 square feet	51,014 square feet	Yes
Lot Depth (Minimum)	120 feet	345 feet	Yes
Lot Coverage (Maximum)	60%	36.30%	Yes
Minimum Floor Area of Dwelling Unit (# Bedrooms) – Square Feet			
3 Bedrooms	800 square feet	1,775 square feet	Yes
More than 3 Bedrooms	1,000 square feet + 175 square feet per additional bedroom	1,852 square feet	Yes
Common Open Space	200 square feet per unit	6,520 square feet	Yes
Private Open Space	200 square feet per unit; Minimum dimension of 10-feet	5,480 square feet ³	No ²
Parking	2.0 spaces per unit	50	Yes
	0.25 guest spaces per unit	12	Yes
Source: Duarte Development Code, Article 2, Chapter 9.10			
Notes:			
1. Duarte Development Code Section 19.10.040.B - For structures with more than one story in the R-3 and R-4 zones, the rear setback shall be increased by five feet for each story or fractional story above the first story. Per the Code Section, the project requirement is a 30-foot rear setback.			
2. Project does not meet the requirement as two units have less than 200 square feet; the minimum requirement is 200 square feet for each unit. All other units exceed the 200 square foot minimum requirement.			

Density and Lot Coverage

The proposed project would result in a density of 20.2 dwelling units per acre and a lot coverage of 36.30 percent.

Building Heights

The maximum building height would be a maximum of three stories and 40 feet.

Open Space

Duarte Development Code Section 19.10.030 requires a minimum of 200 square feet each of common open space and private open space and common open space per unit for R-4 zoning. The proposed project includes a total of 6,520 square feet of common open space (average of 261 square feet per unit) and 5,480 square feet of private open space (average of 219 square feet per unit) for a total of 12,000 square feet of common and private open space. With respect to the private open space, two units have less than 200 square feet; all other units exceed the 200 square foot minimum requirement.

Planned Development Permit

Planned Development Permits are allowed per *Duarte Development Code* Chapter 19.118, and the permit allows for review and approval of customized development standards for projects where flexibility in standards can produce unique living and business environments. In addition, modifications to Development Code standards are allowed per Section 19.118.020.E, which can include adjustments or modifications to any applicable development standard (e.g., building envelope [coverage, FAR, height, and setbacks], fence and wall heights, landscaping, parking, open space, street layout, etc.), with the exception of an increase in the applicable density or intensity specified in Article 2 (Zones, Allowable Uses, and Development Standards).

With the Planned Development Permit, the Applicant is seeking modifications to the front and rear setbacks, private open space, and approval of an Open Space Plan.

Impact Conclusion

Development of the project site would be subject to the City's discretionary review process, including approval of a General Plan Amendment, Zone Change, Planned Development Permit, and a Tentative Tract Map. Upon approval of the General Plan Amendment and Zone Change, the proposed project would be consistent with the *Duarte General Plan* HDR land use designation. The proposed project is generally consistent with the *Duarte Zoning Map* R-4 designation, with the exception of the front and rear setbacks, and private open space.

In addition, the proposed multi-family residential units are consistent with adjacent multi-family and single-family uses to the west and south, as well as with adjacent commercial uses to the north and east, and quasi-public facilities (Duarte Public Safety/Sheriff's Station) to the east.

Therefore, impacts would be less than significant in this regard.

MITIGATION MEASURES

No mitigation measures are required.

**C. WOULD THE PROJECT CONFLICT WITH ANY APPLICABLE HABITAT
CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?**

NO IMPACT

Refer to Response 4.4.F.

MITIGATION MEASURES

No mitigation measures are required.

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4.11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

Sources Cited in Section 4.11

City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007

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?

NO IMPACT

The project site is currently developed and not identified as a site with mineral resources that would be of value to the region or the residents of the State. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

The *Duarte General Plan Update Environmental Impact Report* does not identify the project site as an important mineral resource recovery site. Thus, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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4.12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

Sources Cited in Section 4.12

City of Duarte, *Duarte General Plan Noise Element*, August 2007

City of Duarte, *Duarte Municipal Code*, Chapter 9.68

California Department of Transportation, *Transportation- and Construction –Induced Vibration Guidance Manual*, June 2004

Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, May 2006

Pomeroy Environmental Services, *Noise Analysis*, July 12, 2018 (Calculation data and modeling results are included in Appendix F)

Regulatory Framework

A significant impact may occur if a project would generate excess noise that would cause the ambient noise environment at the project site to exceed noise level standards set forth in the *Duarte General Plan Noise Element* (Noise Element) and the *Duarte Municipal Code* (DMC) Chapter 9.68, Noise Regulations.

The Noise Element includes noise compatibility guidelines based on various land uses. For low density residential uses like the proposed project and vicinity, noise levels up to 60 dBA CNEL are considered normally acceptable, and noise levels up to 70 dBA CNEL are considered conditionally acceptable. In addition, the City's Noise Regulation (DMC Section 9.68.050) provides ambient base noise levels for specific zones. Refer to *Table 4.12-1, Ambient Base Noise Levels*.

TABLE 4.12-1 AMBIENT BASE NOISE LEVELS

Zone	Day 7:00 A.M – 9:00 P.M	Night 9:00 P.M. – 7:00 A.M.
R-1 and R-2	55 dB(A)	45 dB(A)
R-3 and R-4	55 dB(A)	50 dB(A)
Commercial	60 dB(A)	55 dB(A)
Industrial and Light Manufacturing	70 dB(A)	70 dB(A)
Sources: <i>Duarte Municipal Code</i> , Ambient Base Noise Levels, Section 9.68.050(a)		
Notes: dB(A) = decibels		

DMC Section 9.68.120 (Construction of buildings and projects) includes the following provisions for construction activities:

“It is unlawful for any person within a residential zone, or within a radius of five hundred feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile-driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device (between the hours of ten p.m. of one day and seven a.m. of the next day) in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefor has been duly obtained from the planning and zoning division, department of public services.”

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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Existing Noise Levels

To identify the existing ambient noise levels in the general vicinity of the project site, noise measurements were taken with a 3M SoundPro SP DL-1 sound level meter, which conforms to industry standards set forth in ANSI S1.4-1983 (R2006) – Specification for Sound Level Meters/Type 1. This noise meter also meets and exceeds the requirements of a sound level meter defined in *DMC* Section 9.68.020(u). This instrument was calibrated and operated according to the manufacturer’s written specifications. At the measurement sites, the microphone was placed at a height of approximately five feet above grade.

The measured noise levels are shown in *Table 4.12-2, Measured Ambient Daytime Noise Levels*. Refer to Appendix F for the noise data and graphic illustrating the noise measurement locations, and sensitive receptors. The measured noise levels are consistent with the *Duarte General Plan* Noise Element’s normally acceptable range for residential uses.

TABLE 4.12-2 MEASURED AMBIENT DAYTIME NOISE LEVELS

No.	Location	Primary Noise Sources	Noise (dBA) ^a		
			L _{eq}	L _{min}	L _{max}
1	Northwest corner of the project site, near adjacent residential sensitive receptors.	Traffic, pedestrian/residential activity along Huntington Drive.	63.3	52.9	77.6
2	Southeast corner of the project site, near adjacent residential sensitive receptors.	Traffic, parking, and residential activity near alley to the east of the project site.	56.1	52.8	64.6
3	Northwest of the project site across Huntington Drive, near motel sensitive receptor.	Traffic, pedestrian, car wash activity along Huntington Drive.	63.1	56.7	71.6
Sources: Pomeroy Environmental Services (July 2018). Refer to Appendix F for noise measurement data.					
Notes: Noise measurements were taken on June 7, 2018 at each location for a duration of 15 minutes.					

Construction Noise

Construction of the proposed project would require the use of heavy equipment for demolition, grading, and foundation preparation, the installation of utilities, and building construction. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity.

The U.S. Environmental Protection Agency (U.S. EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment and typical construction activities. The data pertaining to the types of construction equipment and activities that would occur at the project site are presented in *Table 4.12-3, Noise Range of Typical Construction Equipment*, and *Table 4.12-4, Typical Outdoor Construction Noise Levels*, respectively, at a distance of 50 feet from the noise source (i.e., reference distance).

The noise levels shown in *Table 4.12-4* represent composite noise levels associated with typical construction activities, which take into account both the number of pieces and spacing of heavy construction equipment that are typically used during each phase of construction.

As shown in *Table 4.12-4*, construction noise during the heavier initial periods of construction is presented as 86 dBA Leq when measured at a reference distance of 50 feet from the center of construction activity. These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 84 dBA Leq measured at 50 feet from the noise source to the receptor would reduce to 78 dBA Leq at 100 feet from the source to the receptor, and reduce by another 6 dBA Leq to 72 dBA Leq at 200 feet from the source to the receptor.

Construction activities associated with the proposed project would be expected to occur and generate noise at off-site locations consistent with the estimates provided in *Table 4.12-4*. The nearest off-site noise sensitive receptors are adjacent residential uses to the west and south. Additionally, a motel use is located to the northwest at 135 feet and residential uses are located to the north at 260 feet (refer to Appendix F for the graphic illustrating sensitive receptor locations).

TABLE 4.12-3 NOISE RANGE OF CONSTRUCTION EQUIPMENT

Construction Equipment	Noise Level in dBA L_{eq} at 50 Feet ¹
Front Loader	73-86
Trucks	82-95
Cranes (moveable)	75-88
Cranes (derrick)	86-89
Vibrator	68-82
Saws	72-82
Pneumatic Impact Equipment	83-88
Jackhammers	81-98
Pumps	68-72
Generators	71-83
Compressors	75-87
Concrete Mixers	75-88
Concrete Pumps	81-85
Back Hoe	73-95
Tractor	77-98
Scraper/Grader	80-93
Paver	85-88
Sources: Pomeroy Environmental Services (July 2018) United States Environmental Protection Agency, <i>Noise from Construction Equipment and Operations, Building Equipment and Home Appliances</i> , PB 206717, 1971.	
Notes: 1. Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of noise emissions as that shown in this table.	

TABLE 4.12-4 TYPICAL OUTDOOR CONSTRUCTION NOISE LEVELS

Construction Phase	Noise Levels at 50 Feet with Mufflers (dBA L_{eq})	Noise Levels at 60 Feet with Mufflers (dBA L_{eq})	Noise Levels at 100 Feet with Mufflers (dBA L_{eq})	Noise Levels at 200 Feet with Mufflers (dBA L_{eq})
Ground Clearing	82	80	76	70
Excavation, Grading	86	84	80	74
Foundations	77	75	71	65
Structural	83	81	77	71
Finishing	86	84	80	74
Sources: Pomeroy Environmental Services (July 2018) United States Environmental Protection Agency, <i>Noise from Construction Equipment and Operations, Building Equipment and Home Appliances</i> , PB 206717, 1971.				

Due to the use of construction equipment during the construction phase, the proposed project would expose surrounding off-site receptors to increased ambient exterior noise levels comparable to those listed above in *Table 4.12-4*. Specifically, based on the data provided in *Table 4.12-4*, construction noise levels at the adjacent residences to the south, west, and within 50 feet of construction activities could reach and exceed 86 dBA compared to the existing measured noise levels of 63.3 dBA and 56.1 dBA for the area.

However, any increase in noise levels at off-site receptors during construction of the proposed project would be temporary in nature, and would not generate continuously high noise levels, although occasional single-event disturbances from construction are possible. In addition, the construction noise during the heavier initial periods of construction (i.e., demolition and grading work) would typically be reduced in the later construction phases (i.e., interior building construction) as the physical structures of the proposed project would break the line-of-sight noise transmission from the construction area to the nearby sensitive receptors.

The City does not have specific limitations on construction noise levels. Instead, construction noise is regulated by limiting construction activity to the less noise sensitive daytime hours. Specifically, construction and other noise-generating activities would occur at the project site between the hours of 7:00 AM and 10:00 PM in accordance with *DMC* Section 9.68.120. As the City permits construction related noise to occur during these hours, for the purpose of this analysis, the proposed project's construction activities are assumed to result in less than significant impacts if construction related activities occur between 7:00 AM and 10:00 PM.

The proposed project would comply with the *DMC* Chapter 9.68, Noise Regulations; thus, impacts with respect to construction noise would be less than significant. However, Mitigation Measure NOI-1 has been included to ensure that construction-related noise levels remain at less than significant levels.

Operational Noise

Upon completion and operation of the proposed project, on-site operational noise would be generated by heating, ventilation, and air conditioning (HVAC) equipment. However, the noise levels generated by these equipment types are not anticipated to be substantially greater than those generated by the current HVAC equipment serving the existing buildings on-site and in the project vicinity. As such, the HVAC equipment associated with the proposed project would not represent a new source of noise in the project site vicinity. In addition, the operation of any on-site stationary sources of noise would be required to comply with the *DMC* Section 9.68.160 (Machinery, equipment, fans and air conditioning), which states it is unlawful for any person to operate any machinery, equipment, pump, fan, air conditioning apparatus, or similar mechanical device (between the hours of 10:00 PM of one day and 7:00 AM of the following day), when use of which is attended by loud or unusual noises. And, the proposed project would also comply with *DMC* Section 19.44.010 (residential architectural and design standards), which states mechanical equipment on the ground or on the roof should be screened from view from adjacent properties and the public right-of-way by an enclosure designed as part of the building or by appropriate landscaping. Compliance with these code

provisions would ensure noise impacts from heating, ventilation, HVAC and other mechanical equipment would be less than significant.

On-site residences would not be adversely impacted by existing ambient urban noise levels because the project would be constructed to meet and exceed *Title 24* insulation standards of the California Code of Regulations for residential buildings, which serves to provide an acceptable interior noise environment for sensitive uses. Specifically, as required by *Title 24*, the proposed project would be designed and constructed to ensure interior noise levels would be at or below a CNEL of 45 dBA in any habitable room of the project. Given the existing measured noise levels of 63.3 dBA, 56.1 dBA, and 63.1 dBA in the vicinity, and up to a 30 dBA exterior-to-interior noise reduction for new residential construction,¹⁰ it is clear that standard construction methods and materials would achieve interior noise levels at or below 45 dBA. As such, impacts associated with interior noise levels at the proposed residences would be less than significant.

MITIGATION MEASURES

NOI-1 To ensure construction noise levels are reduced to the maximum extent feasible, Construction Contractors shall implement the following construction best management practices:

- Implement noise attenuation measures to the extent feasible, which may include, noise barriers or noise blankets around stationary equipment.
- The construction contractor shall provide advance notification to adjacent property owners and post notices around the boundaries of the project site with information detailing the schedule of construction activities.
- All construction equipment with a high noise-generating potential, including all equipment powered by internal combustion engines, must be muffled or controlled.
- Machinery, including motors, must be turned off when not in use.
- All noise-generating construction equipment and construction staging areas must be placed away from noise-sensitive uses, where feasible.
- Construction activities shall not take place between the hours of 7:00 PM and 7:00 AM Monday through Saturday, or at any time on Sunday or a Federal holiday.

¹⁰ *Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings* requires substantial building insulation and windows which reduces exterior to interior noise transmission.

B. WOULD THE PROJECT RESULT IN EXPOSURE OF PERSONS TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?

LESS THAN SIGNIFICANT IMPACT

Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the root mean square (RMS) velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level, while RMS is defined as the square root of the average of the squared amplitude of the level. PPV is typically used for evaluating potential building damage, while RMS velocity in decibels (VdB) is typically more suitable for evaluating human response.

The background vibration velocity level in residential areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction Vibration

Construction activities for the proposed project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the proposed project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance).

Significance Threshold

In terms of construction-related impacts on buildings, the City has not adopted policies or guidelines relative to groundborne vibration. While the *Los Angeles County Code* (LACC Section 12.08.350) states a presumed perception threshold of 0.01 inch per second RMS, this threshold applies to groundborne vibrations from long-term operational activities, not construction. Consequently, as both the City and the County of Los Angeles do not have a significance threshold to assess vibration impacts during construction, the Federal Transit Administration (FTA) and California Department of Transportation's (Caltrans) adopted vibration standards

for buildings which are used to evaluate potential impacts related to construction. Based on the FTA and Caltrans criteria, construction impacts relative to groundborne vibration would be considered significant if the following were to occur:¹¹

- Project construction activities would cause a PPV groundborne vibration level to exceed 0.5 inches per second at any building that is constructed with reinforced-concrete, steel, or timber;
- Project construction activities would cause a PPV groundborne vibration level to exceed 0.3 inches per second at any engineered concrete and masonry buildings;
- Project construction activities would cause a PPV groundborne vibration level to exceed 0.2 inches per second at any non-engineered timber and masonry buildings; or
- Project construction activities would cause a PPV ground-borne vibration level to exceed 0.12 inches per second at any historical building or building that is extremely susceptible to vibration damage.

In addition, the City has not adopted any thresholds associated with human annoyance for groundborne vibration impacts. Therefore, this analysis uses the FTA's vibration impact thresholds for human annoyance. These thresholds include 80 VdB at residences and buildings where people normally sleep (e.g., nearby residences) and 83 VdB at institutional buildings, which includes schools and churches. No thresholds have been adopted or recommended for commercial and office uses.

Impact Analysis

Table 4.12-5, Vibration Source Levels for Construction Equipment, identifies various PPV and RMS velocity (in VdB) levels for the types of construction equipment that would operate at the project site during construction.

TABLE 4.12-5 VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT

Equipment	Approximate PPV (in/sec)					Approximate RMS (VdB)				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Caisson Drilling	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Loaded Trucks	0.076	0.027	0.020	0.015	0.010	86	77	75	72	68
Jackhammer	0.035	0.012	0.009	0.007	0.004	79	70	68	65	61
Small Bulldozer	0.003	0.001	0.0008	0.0006	0.0004	58	49	47	44	40
Sources: Pomeroy Environmental Services (July 2018) Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, 2006.										

¹¹ Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, May 2006; and California Department of Transportation, *Transportation- and Construction-Induced Vibration Guidance Manual*, September 2013.

With respect to construction vibration impacts upon existing off-site structures, there are no known structures adjacent to the project site that would be considered structurally fragile or susceptible to vibration damages. The surrounding buildings consist primarily of engineered concrete and masonry buildings, and reinforced-concrete, steel, or timber buildings. As such, the potential for construction-related vibration damage to off-site structures would be considered remote.

With respect to human annoyance resulting from vibration generated during construction, the sensitive receptors located in the vicinity of the project site could be exposed to increased vibration levels. Based on the data provided in *Table 4.12-5*, the adjacent residential uses to the south, west, and within 25 feet of the site could experience vibration levels of up to 87 VdB. At distances of 50 feet or more from the site, vibration levels would not exceed 78 VdB. As such, the 80 VdB residential annoyance threshold could be exceeded at off-site locations within 50 feet of a worst-case construction activity.

Vibration levels experienced in the project vicinity would be temporary and intermittent, and would be reduced when the construction activities are located toward the center of the project site. Furthermore, consistent with the *DMC Chapter 9.68, Noise Regulations*, the proposed project's construction activities are assumed to result in less than significant impacts if construction related activities occur between 7:00 AM and 10:00 PM. In addition, the construction noise attenuation measures listed previously would also serve to reduce construction vibration levels to the maximum extent feasible. Thus, impacts with respect to construction vibration would be less than significant.

Operational Vibration

The proposed project involves the construction and operation of residential uses and would not involve the use of stationary equipment that would result in high vibration levels, which are more typical for large manufacturing and industrial projects. Groundborne vibrations at the project site and immediate vicinity currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) on the nearby local roadways. Thus, the proposed residential uses at the project site would not result in a substantive increase of these heavy-duty vehicles on the public roadways. While refuse trucks would be used for the removal of solid waste at the project site, these trips would typically only occur once a week and would not be any different than those presently occurring in the vicinity of the project site. Therefore, vibration impacts associated with operation of the proposed project would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

C. WOULD THE PROJECT RESULT IN A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?

LESS THAN SIGNIFICANT IMPACT

Traffic Noise

In order for a new noise source to be audible, there would need to be a 3 dBA or greater CNEL noise increase. As a general rule of thumb, the traffic volume on any given roadway would need to double in order for a 3 dBA increase in ambient noise to occur. As such, if a project results in traffic that is less than double the existing traffic, then a project's mobile noise impacts can be assumed to be less than significant.

Based on a review of the proposed project's *Traffic Study* (refer to Appendix G), the proposed project is expected to generate less than 200 vehicle trips on the typical weekday, with less than 15 vehicle trips in either the AM or PM peak hour. The *Traffic Study* also states that both Huntington Drive and Mountain Avenue carry close to 30,000 vehicles per day. Thus, the proposed project would not double the traffic volumes on any roadway segment in the vicinity of the project site; traffic noise impacts would be less than significant.

Stationary Noise Sources

New stationary sources of noise, such as mechanical HVAC equipment, would be installed for the proposed buildings on the project site. As discussed in Response 4.12.A, the proposed project's compliance with the DMC would ensure noise impacts from heating, ventilation, HVAC, and other mechanical equipment would be less than significant.

Parking Noise

Noise would be generated by activities within the proposed parking areas. Sources of noise within the parking areas would include engines accelerating, doors slamming, car alarms, and people talking. Noise levels within the parking areas would fluctuate with the amount of automobile and human activity. It is anticipated that the types of parking related noise would be substantially similar to the existing noise generated by the existing street parking and roadway activity, and existing surface parking lots in the project site vicinity.

In addition, parking-related noise generated by motor driven vehicles within and around the project site is regulated under DMC Section 9.68.200, which states it is unlawful for any person to operate any motor-driven vehicle within the city in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance; provided, however, any such vehicle which is operated upon any public highway, street, or right-of-way shall be excluded from the provisions of this section. Thus, compliance with the *Duarte Municipal Code* would ensure noise impacts associated with the proposed project's parking areas would be less than significant.

MITIGATION MEASURES

No mitigation measures are required.

D. WOULD THE PROJECT RESULT IN A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE THE LEVELS EXISTING WITHOUT THE PROJECT?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Responses 4.12.A through 4.12.C.

MITIGATION MEASURES

Refer to Mitigation Measure NOI-1. No additional mitigation measures are required.

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?

NO IMPACT

The project site is not located within an airport land use plan or within two miles of an airport or a private airstrip. The nearest airport is the El Monte Airport, approximately 4.4 miles southwest of the project site, and there are no private airstrips near the project site.

Implementation of the proposed project would not expose people residing or working on the project site to excessive noise impacts from the El Monte Airport. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

Refer to Response 4.12.E.

MITIGATION MEASURES

No mitigation measures are required.

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4.13. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?			✓	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	

Sources Cited in Section 4.13

City of Duarte, *Duarte General Plan*, August 2007

State of California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2018, With 2010 Benchmark*, January 1, 2018

Southern California Association of Governments, *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, A Plan for Mobility, Accessibility, Sustainability and a High Quality of Life, Demographics & Growth Forecast Appendix*, Adopted April 2016

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 project proposes to demolish the two on-site residences and construct 25 multi-family residential units (townhomes) on the project site, which would result in a direct growth of the City's permanent population of approximately 76 persons, based on an average of 3.04 people per household¹². This population forecast would represent approximately 0.35 percent growth over the City's 2018 population of approximately 22,013 persons.¹³ SCAG is the responsible agency for developing and adopting regional housing and population forecasts for local Los Angeles County governments, among other counties, and provides population projection estimates in five-year increments up to 2040. SCAG projects that the City's population will be 243,00 persons¹⁴ in 2035. Thus, proposed project would not cause SCAG's 2040 population

¹² State of California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2018, With 2010 Benchmark*, January 1, 2018.

¹³ Ibid.

¹⁴ Southern California Association of Governments, *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, A Plan for Mobility, Accessibility, Sustainability and a High Quality of Life, Demographics & Growth Forecast Appendix*, Adopted April 2016.

forecast for the City to be exceeded. Additionally, the small increase in residential units and population is consistent with the growth projections in the *Duarte General Plan Update Environmental Impact Report*, which forecasted the City's population to be approximately 25,418 persons in 2020. Therefore, the proposed project would not cause the City's 2020 population forecast to be exceeded. Also, the increase in residential units and population is consistent with the City's adopted and certified *2014-2021 Housing Element*.

In conclusion, implementation of the proposed project would not induce substantial population growth within the City either directly or indirectly, resulting in less than significant impacts.

MITIGATION MEASURES

No mitigation measures are required.

B. WOULD THE PROJECT DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?

LESS THAN SIGNIFICANT IMPACT

The project proposes to demolish the two on-site single-family residences, and construct a 25-unit multi-family (townhomes) project on the 1.24-acre project site. There would be a displacement of two residential housing units (ownership or rental), but not the need to construct replacement housing elsewhere, as there is sufficient housing supply in the City. In 2018, the California Department of Finance reported 5,628¹⁵ single-family detached and attached homes in the City, as well as 1,547 multi-family units (two to four units, five plus units). Thus, the small decrease of two homes represents 0.05percent of the City's single-family detached and attached total. The proposed project would displace up to 10 residents, but this would not require the construction of replacement housing elsewhere in the City, given the available housing stock (rental and for-sale) and that the proposed project would be providing 25 units in the City. Thus, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

¹⁵ California Department of Finance, *E-5 City/County Population and Housing Estimates*, January 1, 2018.

**C. WOULD THE PROJECT DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE,
NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?**

LESS THAN SIGNIFICANT IMPACT

Refer to Response 4.13.B.

MITIGATION MEASURES

No mitigation measures are required.

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4.14. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?		✓		
4) Parks?				✓
5) Other public facilities?				✓

Sources Cited in Section 4.13

City of Duarte, *Duarte General Plan*, August 2007

City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007

County of Los Angeles, *Los Angeles County Code*, Title 32, Los Angeles County Fire Code

City of Duarte, *Duarte Municipal Code* Chapter 15.04, Fire Prevention

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:

1. FIRE PROTECTION?

LESS THAN SIGNIFICANT IMPACT

Fire protection and paramedic services are provided to the City of Duarte by the Consolidated Fire Protection District of Los Angeles County/Los Angeles County Fire Department (LACoFD). The primary response station for the City is Fire Station 44, Battalion 16, located at 1105 S. Highland Avenue. Fire Station 44 is located 1.01 miles northeast of the project site.

As part of the proposed project, site access would be improved for emergency service personnel. No road closures are anticipated during project construction. As such, fire protection service in the project vicinity would not be interrupted during project construction.

The increase of 25 multi-family residential units (townhomes) in the City would not result in the need for an additional fire station. Also, the increase in use of the project site would not induce population growth in the area. However, implementation of the proposed project could potentially result in additional demand for fire protection and emergency medical services, including possible additional wear on fire equipment and increased use of medical supplies. The proposed project would be located on a currently developed site, and would not result in a substantial increase in demand on fire services provided by LACoFD. The proposed project would be required to comply with the *Los Angeles County Code*, Title 32, Los Angeles County Fire Code and the *Duarte Municipal Code* Chapter 15.04, Fire Prevention, as applicable. The proposed project would be reviewed by LACoFD and the City of Duarte prior to construction to ensure that adequate water pressure and emergency vehicle access is provided. Thus, implementation of the proposed project would result in less than significant impacts to fire protection services.

MITIGATION MEASURES

No mitigation measures are required.

2. POLICE PROTECTION?

LESS THAN SIGNIFICANT IMPACT

Police protection for the City and the project site is currently provided by the Los Angeles County Sheriff's Department. The Duarte Satellite Station, located at 1042 Huntington Drive, is immediately east of the project site. The Satellite Station serves as a launching center for officers to begin and end their shift. However, the station does not have dispatch or booking ability. These services are provided through the Temple Station, located at 8838 Las Tunas Drive in Temple City.

As part of the proposed project, site access would be improved for emergency service personnel. No road closures are anticipated during project construction. As such, sheriff service in the project vicinity would not be interrupted during project construction.

The population increase anticipated with implementation of the proposed project is consistent with the *Duarte General Plan* buildout projections. However, implementation of the proposed project could potentially result in additional demand for police protection, including possible additional wear on sheriff equipment. The proposed project would be located on a currently developed site, and would not result in a substantial increase in demand on police services provided by the Los Angeles County Sheriff's Department. The proposed project would be reviewed by the Sheriff's Department and the City of Duarte prior to construction to ensure that adequate emergency vehicle access is provided. Thus, implementation of the proposed project would result in less than significant impacts to police protection services.

MITIGATION MEASURES

No mitigation measures are required.

3. SCHOOLS?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The Duarte Unified School District (DUSD) oversees the elementary, intermediate, and high schools within Duarte. The schools closest to the project site include:

- Royal Oaks STEAM Academy, 2499 Royal Oaks Drive (grades K-7)
- Northview Village, 1565 East Central Avenue (grade 8)
- SGV School of Arts, 1565 East Central Ave (grade 8)
- Duarte High School, 1565 East Central Avenue (grades 9-12)

Development associated with the implementation of the proposed project would allow for up to 25 new residential units. The development of these new residential units could result in an associated increase of up to 14 students (assuming 0.55 students per household)¹⁶ attending schools within the District.

In order to maintain adequate classroom seating and facilities standards, individual development projects would be required to pay statutory fees in place at the time to DUSD in order to compensate for the impacts of development on school capacities.

Pursuant to SB 50, payment of fees to the School Districts is considered full mitigation for project impacts, including impacts related to 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, or other performance objectives for schools. Therefore, the Applicant would be required to pay statutory fees (Mitigation Measure PS-1), so that space can be constructed, if necessary, at the nearest sites to accommodate the impact of project-generated students, reducing impacts to a less than significant level.

MITIGATION MEASURES

- SCH-1 The Applicant shall pay all applicable Development Impact Fees to the Duarte Unified School District prior to issuance of building permits. Proof of fee payment shall be provided to the City of Duarte.

4. PARKS?

LESS THAN SIGNIFICANT IMPACT

Potential development associated with implementation of the proposed project would create additional demand on existing parks and recreation facilities within the City. Development of the 25 multi-family residential units (townhomes) could result in a potential population increase of 76 persons. Based upon the City's parkland to population requirement of 2.5 acres of parkland per 1,000 persons, implementation of the proposed project would result in a need

¹⁶ City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007.

for approximately 0.19 acres of parkland. Given that the City's current parkland and leases with Duarte Unified School District, implementation of the proposed project would not create significant impacts regarding the need for additional parkland or recreational facilities.

The proposed project would be required to dedicate land and/or pay fees for the purposes of providing park and recreational facilities in accordance with *Duarte Municipal Code* Chapter 19.82. Dedication and/or payment of the applicable fees and the provision of open space as required would further reduce impacts to a less than significant level.

MITIGATION MEASURES

No mitigation measures are required.

5. OTHER PUBLIC FACILITIES?

NO IMPACT

The project site is in a developed area, currently served by the City of Duarte and Los Angeles County. The proposed project would not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. Therefore, no impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	

Sources Cited in Section 4.15

City of Duarte, *Duarte General Plan*, August 2007

City of Duarte, *Duarte General Plan Update Final Environmental Impact Report*, August 2007

City of Duarte, *Duarte Municipal Code*, Chapter 19.82

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?

LESS THAN SIGNIFICANT IMPACT

Implementation of the proposed project would increase the use of park facilities located within the City, as the proposed project would construct 25 multi-family residential units (townhomes) and generate approximately 76 new residents. The nearest public parks in Duarte are the Duarte Sports Park (0.57 miles east) and the Aloysia Moore Park (0.51 miles south).

The increase in residential units and population is consistent with the growth projections in the *Duarte General Plan* and no additional impacts beyond those identified in the *Duarte General Plan Update Environmental Impact Report* would occur with implementation of the proposed project. Therefore, the population increase associated with the proposed project would not significantly impact the use of the City's existing parks and/or other recreational facilities. However, the proposed project would be required to dedicate land and/or pay fees for the purposes of providing park and recreational facilities in accordance with *Duarte Municipal Code* Chapter 19.82. Dedication and/or payment of the applicable fees and the provision of open space as required would further reduce impacts to a less than significant level. Thus, while the proposed project's population increase would increase the use of parks and other recreational facilities in the City, these impacts are considered less than significant.

MITIGATION MEASURES

No mitigation measures are required.

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

Refer to Response 4.15.A.

MITIGATION MEASURES

No mitigation measures are required.

4.16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e. Result in inadequate emergency access?			✓	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			✓	

Sources Cited in Section 4.16

Albert Grover and Associates, *Trip Generation for the Proposed Residential Development at 946-962 Huntington Drive in the City of Duarte*, May 31, 2018 (refer to Appendix G)

City of Duarte, *Duarte Citywide Bicycle Master Plan* Exhibit 2

Institute of Transportation Engineers, *Trip Generation Manual*, 10th Edition, 2017

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?

LESS THAN SIGNIFICANT IMPACT

Existing Road System

Huntington Drive is a four-lane, divided, east-west roadway, designated in the *General Plan* as a Principal Arterial. It is a regionally significant arterial that essentially parallels Interstate 210 (I-210) in the City of Duarte. Huntington Drive has raised center median islands, a 35 mile per hour (mph) speed limit, and on-street parking in the vicinity of the project site.

Mountain Avenue is a four-lane, north-south roadway also designated as a Principal Arterial, forming part of the western border of the City of Duarte.

In the vicinity of the project site, both Huntington Drive and Mountain Avenue carry close to 30,000 vehicles per day.

Project Traffic

Existing Uses

The project site is comprised of four parcels totaling approximately 1.24 acres, located along the south side of Huntington Drive east of Mountain Avenue in the City of Duarte. Currently, two single-family detached residences exist on one parcel, with the remainder of the site undeveloped.

Proposed Project Trip Generation

A multi-family residential (townhome) development is proposed, and includes 25 residential units (approximately 1,800 square feet each) with attached garages. Access to these housing units is proposed with a single driveway off Huntington Drive. The analysis is conservative and assumes no uses exist on-site.

Project trip generation rates for the proposed development were also determined using the ITE 2017 *Trip Generation Manual*. A summary of the anticipated project trip generation is provided in *Table 4.16-1, Proposed Project Trip Generation*.

TABLE 4.16-1 PROPOSED PROJECT TRIP GENERATION

Proposed Project		Daily	AM Peak Hour			PM Peak Hour		
Use Type ¹	Quantity		In	Out	Total	In	Out	Total ²
Trip Generation Rate ¹	1 DU	7.82	0.11	0.35	0.46	0.35	0.21	0.56
Housing (Residential Townhomes)	25 DU	183	3	9	12	9	5	14
TOTAL TRIPS		183	3	9	12	9	5	14
Sources: Albert Grover and Associates (May 2018) Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition (2017)								
Notes: DU = Dwelling Unit 1. ITE Land Use Code 220: Multi-Family Housing 2. Totals may be higher due to rounding of both the In and Out numbers.								

The proposed project would generate a total of 183 daily trips, and is expected to generate less than 14 vehicle trips in either the AM or PM peak hour, with access provided via one right-turn-only driveway on Huntington Drive. Should residents, their guests, or maintenance and service vehicles need to make a U-turn either upon approaching or departing the project site, nearby traffic signals provide sufficient storage lanes and left-turn arrows within 600 hundred feet of the site. Thus, the proposed residential development is not expected to impact Huntington Drive, or the surrounding commercial and residential areas.

Therefore, implementation of the proposed project would result in less than significant impacts and would not conflict with applicable plan, ordinance, or policy relative to the performance of the circulation system.

Refer to Response 4.16.F for a discussion of impacts relative to pedestrian and bicycle paths and mass transit.

Land Use Trip Generation Analysis

The project site is currently designated for commercial uses, thus, the proposed project would require a General Plan Amendment (GPA) from General Commercial to High Density Residential and a Zone Change C-F Commercial Freeway to R-4 Multiple-Family Residential High Density (commercial use to multi-family residential use).

In order to assess the potential roadway and traffic impacts of the proposed zone change, a trip generation analysis was conducted for the potential uses under the existing zoning at the project site, as well as the maximum allowable development in the proposed multi-family residential zone. The trip generation rates were determined using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition (2017). Based on typical developments in the area and discussion with City staff, trip generation volumes were calculated for medical office, general office, and general retail developments. Of these three scenarios, the medical office would be expected to generate the most traffic, with approximately 47 trips in the AM peak hour and 58 trips in the PM peak hour. A summary of the site's possible trip generation potential under the current zoning is provided in Table 4.16-2, Existing Zoning Trip Generation.

TABLE 4.16-2 EXISTING ZONING TRIP GENERATION

Existing Site			AM Peak Hour ¹			PM Peak Hour ²		
Potential Development Type	Gross Floor Area (SF)		In	Out	Total	In	Out	Total
Medical Office	17,000	592	37	10	47	16	42	58
General Office	17,000	166	17	3	20	3	16	19
General Retail	15,000	566	9	5	14	27	30	57
Worst-Case Traffic Scenario		592	37	10	47	16	42	58
Sources: Albert Grover and Associates (May 2018) Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition (2017)								
Notes: SF = Square Feet 1. AM Peak Hour: One hour (7:00 – 9:00 AM) 2. PM Peak Hour: One hour (4:00 – 6:00 PM)								

In addition, the potential trip generation for the proposed multi-family residential zoning uses was also determined using the *ITE Trip Generation Manual*. Per discussion with City staff, the maximum allowable development on the project site per the R-4 Multiple Family Residential zoning designation would be 36 residential units. The trips for the maximum of 36 multi-family units would be less than the trips generated by 17,000 square feet of commercial uses allowed under the existing zoning designation. A comparison of the expected traffic volumes for the existing and proposed land uses is provided in Table 4.16-3, Existing & Proposed Zoning Maximum Trip Generation.

TABLE 4.16-3 EXISTING & PROPOSED ZONING MAXIMUM TRIP GENERATION

Use	Size/ Quantity	Daily	AM Peak Hour ¹			PM Peak Hour ²		
			In	Out	Total	In	Out	Total
Existing Zoning								
Commercial	17,000 SF	592	37	10	47	16	42	58
Proposed Zoning								
Multi-Family Residential	36 DU	264	4	13	17	13	7	20
Difference Between Existing & Proposed Zoning		-328	-33	3	-30	-3	-35	-38
Sources: Albert Grover and Associates (May 2018) Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition (2017)								
Notes: SF = Square Feet, DU = Dwelling Unit 1. AM Peak Hour: One hour (7:00 – 9:00 AM) 2. PM Peak Hour: One hour (4:00 – 6:00 PM)								

Impact Conclusion

As shown in Table 4.16-3, rezoning the project site for residential use would decrease the expected traffic volumes by 30 or more trips in both the AM and PM peak hours. Therefore, the proposed GPA and zone change would have less than significant traffic impacts on Huntington Drive or other nearby roadways.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

The Congestion Management Program for Los Angeles County is intended to reduce traffic congestion and provide a mechanism for coordinating land use and development decisions

throughout Los Angeles County. The Congestion Management Program requires the analysis of the traffic impacts of individual projects with potential regional significance. In conformance with Congestion Management Program Traffic Impact Analysis Guidelines, a traffic impact analysis is conducted at:

- Congestion Management Program arterial monitoring intersections, including freeway on-ramps or off-ramps, where a project would add 50 or more vehicle trips during either morning or afternoon weekday peak hours.
- Congestion Management Program mainline freeway-monitoring locations, where a project would add 150 or more trips, in either direction, during either the morning or afternoon weekday peak hours.

There are no CMP arterial roadways in Duarte that would receive project-generated trips. Thus, no additional analysis is required. There are two CMP highways in or near Duarte: I-210 and I-605 Freeways. These two mainline freeway-monitoring locations within the project vicinity could receive project-generated trips. However, the proposed project would not add 150 or more vehicle trips to this freeway-monitoring location during the peak hour. The maximum number of net peak hour trips that would result from the proposed project is 12 trips in the morning peak hour and 14 trips in the evening peak hour on a typical weekday. Thus, no additional analysis is required. No impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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?

NO IMPACT

The nearest airport is the El Monte Airport, approximately 4.4 miles southwest of the project site. Due to the distance and nature of the proposed project, implementation of the proposed project would not result in any change in air traffic patterns or traffic levels. Therefore, no impact would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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

Ingress and egress movements for the residential units would be facilitated via one driveway on the south side of Huntington Drive. At the project site driveway, Huntington Drive is divided by a raised median with landscaping, which necessitates that the proposed project driveway be restricted to right-turn in and right-turn out only.

Nearby traffic signals on Huntington Drive at Mountain Avenue to the west and Mountain Vista Plaza to the east both provide left-turn pockets as well as left-turn arrows to facilitate U-turn movements for resident, guest, and service vehicles within 600 hundred feet of the project site.

It is also anticipated that residents would generally avoid unnecessary U-turns and use the freeway access points and/or regional roadways that are most convenient for right-turn access to the project site (i.e., primarily using Huntington Drive eastbound lanes to approach and depart the development).

Internal site circulation is planned via one drive 26-foot-wide drive aisle, which is considered sufficient for two-way traffic consisting of passenger and service vehicles. The site plan includes 25 two-car garages attached to the townhomes and 12 guest parking spaces, one of which is to be compliant with the accessibility requirements of the Americans with Disabilities Act (ADA). Thus, the proposed project provides 62 total parking spaces, which exceeds the 56 parking spaces required by the *Duarte Development Code*.

In addition, the proposed project would be subject to review and approval by the City of Duarte Community Development and Public Works Departments. Access to the project site would be required to comply with all City design standards, which preclude the potential for dangerous conditions.

Thus, impacts would be less than significant in this regard.

MITIGATION MEASURES

No mitigation measures are required.

E. WOULD THE PROJECT RESULT IN INADEQUATE EMERGENCY ACCESS?

LESS THAN SIGNIFICANT IMPACT

The proposed project provides a single driveway on Huntington Drive for ingress and egress movements. Constructed roadways and driveways are required to meet access standards of the Los Angeles County Fire Department. Compliance with Los Angeles County Fire Department and Los Angeles County Sheriff Department requirements would ensure impacts remain less than significant levels.

MITIGATION MEASURES

No mitigation measures are required.

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 proposed project does not include any components that would conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.

Transit

The bus lines of Foothill Transit, Metro, and Duarte Transit service the City of Duarte. Since 1984, Duarte Transit has operated as a free fixed route bus system, which currently includes two routes. The Green Route buses travel in a counterclockwise direction around the City and the Blue Route travels clockwise, each complete the route once every hour. In addition, a Metro Goldline Station is located in the City of Duarte southeast of project site at Highland Avenue and Duarte Avenue.

The proposed project does not involve any modifications to the roadway system within the project vicinity. As the proposed project consists of a townhome residential development, increased use of the public transportation system could result. However, this increase would not be substantial. Thus, the proposed project is not anticipated to impact the effectiveness or performance of existing transit systems. Impacts would be less than significant in this regard.

Pedestrian and Bicycle Facilities

Sidewalks for pedestrians are currently provided on both sides of Huntington Drive; no bicycle facilities exist on this street. The closest existing bicycle facilities include an existing Bike Lane (Class II) on Buena Vista (Royal Oaks Road on the north to Central Street on the south) and on Duarte Road, south of I-210.

Exhibit 2 of the *Duarte Citywide Bicycle Master Plan* shows proposed Bike Lanes (Class II)¹⁷ along Buena Vista Street, Highland Avenue, Central Avenue, and Evergreen Street along with a proposed Bike Route (Class III)¹⁸ along the entire length of Royal Oaks Drive in the City.

The proposed project would not significantly impact the effectiveness or performance of existing pedestrian or bicycle facilities. Although all construction staging would occur within the boundaries of the project site, construction activities may temporarily limit pedestrian use of the sidewalk adjacent to the site. These activities would be temporary and would cease upon project completion. Also, implementation of the proposed project would not limit would not

¹⁷ Class II Bikeway (Bike Lane) provides a striped lane for one-way bike travel on street or highway.

¹⁸ Class II Bikeway (Signed Bike Route) provides for shared use with motor vehicle traffic.

limit the accessibility of the site for bicyclists or pedestrians, or their ability to utilize existing facilities. Thus, impacts would be less than significant in this regard.

MITIGATION MEASURES

No mitigation measures are required.

4.17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓		
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓		
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

Sources Cited in Section 4.17

California American Water, *2015 Urban Water Management Plan for the Southern Division – Los Angeles County District*, June 30, 2016

CalRecycle, Solid Waste Information System (SWIS), *Facility/Site Listing in Los Angeles County*, <http://www.calrecycle.ca.gov/SWFacilities/Directory/SearchList/List?COUNTY=Los+Angeles&OPSTATUS=Active®STATUS=Permitted>, accessed May 29, 2018

CalRecycle, *Jurisdiction Diversion/Disposal Rate Detail, Los Angeles Area Integrated Waste Management Authority*, <http://www.calrecycle.ca.gov/LGCentral/Reports/Viewer.aspx?P=ReportYear%3d2016%26ReportName%3dReportEDRSJurisDisposalByFacility%26OriginJurisdictionIDs%3d621>, accessed May 29, 2018

County Sanitation Districts of Los Angeles County, *Table 1, Loadings for Each Class of Land Use*
City of Duarte, *Duarte Station Specific Plan Environmental Impact Report*, November 26, 2013

A. WOULD THE PROJECT EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

The project site is located within the jurisdictional boundaries of District No. 22 of the County Sanitation Districts of Los Angeles County (Districts). The State Water Resource Control Board (SWRCB) works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City of Duarte and Los Angeles County are within the jurisdiction of the Los Angeles RWQCB. The Districts oversees the treatment facilities that serve the City and Los Angeles County.

Wastewater flow originating from the project site discharges to local sewers before it is conveyed to the Districts' trunk sewers. The trunk sewer that serves the project area is Joint Outfall "B" Unit 8H Trunk Sewer, located in Huntington Drive at Brycedale Avenue. The trunk sewer is 10-inches in diameter with has a design capacity of 2.1 million gallons per day (mgd), and has a peak flow of 0.5 mgd (last measured in 2012).¹⁹

Wastewater originating from the project site is treated at the Districts' San Jose Creek WRP, or the Whittier Narrows WRP. San Jose Creek WRP, located at 1965 Workman Mill Road in unincorporated Los Angeles County, provides primary, secondary, and tertiary treatment for 100 mgd of wastewater. Currently, the San Jose Creek WRP processes an average flow of 64.8 mgd. Whittier Narrows WRP, located at 301 N. Rosemead Boulevard in the City of El Monte, provides primary, secondary, and tertiary treatment for 15 mgd of wastewater. Currently, the Whittier Narrows WRP processes an average flow of 8.0 mgd.

The proposed project would remove existing on-site buildings and construct 25 multi-family residential units (townhomes). As shown on *Table 4.17-1, Existing and Estimated Project Wastewater Generation*, the proposed project is estimated to generate a net increase of 3,380 gallons per day (gpd) of wastewater. To determine peaking rates, a conservative value of 2.5 was multiplied to the net 3,380 gpd of wastewater for a result of 8,450 gpd or 5.87 gallons per minute (gpm). This additional wastewater would require treatment by the existing wastewater treatment plants.

The proposed project would remove existing on-site sewer and install sewer infrastructure for the proposed 25 multi-family residential units (townhomes). The proposed project's sewer plans would be reviewed by the City Engineer and would be required to provide sufficient capacity and comply with County standards.

¹⁹ City of Duarte, 3rd & Oak Residential Project Initial Study/Mitigated Negative Declaration, dated March 14, 2017.

TABLE 4.17-1 EXISTING AND ESTIMATED PROJECT WASTEWATER GENERATION

Use Description	Dwelling Units	Flow Factor ¹	Average Flow (gpd)
Existing			
Residential (Single-Family)	2	260 gpd/unit	520
Proposed			
Residential (5 or More Units)	25	156 gpd/unit	3,900
Net Change			+3,380
1. Source: County Sanitation Districts of Los Angeles County, Table 1, Loadings for Each Class of Land Use			
Notes: gpd = gallons per day			

Implementation of the proposed project would generate increased wastewater flows, placing greater demands on wastewater treatment facilities. The wastewater generated by the proposed project would be collected by the Districts and conveyed for treatment at San Jose Creek WRP or the Whittier Narrows WRP. Assuming the net increase peaking rate of 8,450 gpd, the proposed project represents 0.007 percent of the total 115 mgd capacity of the two treatment plants. Thus, there is capacity in the two treatments plants to accept wastewater from the proposed project. The increase in wastewater flow from the proposed project would not significantly impact the Districts' treatment plants as it represents a minimal percent of the flow directed to either treatment plant. However, Mitigation Measures UTIL-1 through UTIL-3 are recommended to ensure impacts remain at less than significant levels.

MITIGATION MEASURES

- UTIL-1 The Applicant shall conduct a sewer flow monitoring study and submit to the City Engineer for review and approval prior to approval of building permits. The study shall review flows at selected off-site manholes, both upstream and downstream of the point of connection, to determine the capacity of the local and regional system to accept project-related flows. The Applicant shall be responsible to implement the recommendations in the study to ensure that off-site systems operate in accordance with the Los Angeles County Department of Public Works and County Sanitation Districts of Los Angeles County standards.
- UTIL-2 The Applicant shall design and construct on-site and off-site sewer lines in compliance with the Los Angeles County Public Works Department and County Sanitation Districts of Los Angeles County standards.
- UTIL-3 The Applicant and/or City shall pay all applicable connection fees to Los Angeles County Consolidated Sewer Maintenance District and County Sanitation Districts of Los Angeles County.

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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Response 4.17.A.

MITIGATION MEASURES

Refer to Mitigation Measures UTIL-1 through UTIL-3. No additional mitigation measures are required.

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?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Responses 4.9.A. and 4.9.D.

MITIGATION MEASURES

Refer to Mitigation Measures HYD-1 and HYD-2. No additional mitigation measures are required.

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 proposed project does not satisfy the criteria in Senate Bill 610 or Senate Bill 221 (codified as California *Water Code* Sections 10910-10915, *Business and Professions Code* Section 11010, and *Government Code* Section 66473) regarding the preparation of a Water Supply Assessment to verify that sufficient water supplies are available to serve the proposed project from existing entitlements/resources.

Implementation of the proposed project would result in increased water demand when compared to existing conditions. *Table 4.17-2, Existing and Estimated Project Water Demand*, quantifies both the existing uses and the proposed project's estimated water demand. As indicated in *Table 4.17-2*, the proposed project is anticipated to demand an additional 6,900 gallons per day (gpd) of water, or 0.0212 acre-feet per year (AFY) of water when compared to existing conditions.

TABLE 4.17-2 EXISTING AND ESTIMATED PROJECT WATER DEMAND

Use	Dwelling Units	Factor	GPD	AFY
Existing				
Residential	2	300 gpd/unit	600	0.0018
Proposed Project				
Residential	25	300 gpd/unit	7,500	0.0230
Net Change			+6,900	0.0212
Source: Table 5.14-3, Duarte Station Specific Plan Environmental Impact Report, November 26, 2013				
Notes: gpd = gallons per day; AFY = acre-feet per year				

The *California American Water 2015 Urban Water Management Plan for the Southern Division – Los Angeles County District (2015 UWMP)* includes a population forecast of 29,625 for Duarte in 2020, which would include the addition of 76 residents that would result from the proposed project. Thus, the construction and operational activities associated with the proposed project are not anticipated to require a significant amount of water, and this water demand is not expected to have a significant impact on the local or regional supplies, as the growth under the proposed project has been accounted for in the *2015 UWMP*. Therefore, less than significant impacts would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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 GENERATION IN ADDITION TO THE PROVIDER'S EXISTING COMMITMENTS?

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Refer to Responses 4.17.A and 4.17.B. The proposed project would result in a total increase of 76 residents to the City. As discussed in Response 4.13.A, the additional residents are consistent with both City and regional growth forecasts. There is adequate capacity in the existing sewer system to accommodate the net increase in sanitary sewage generated by the proposed project. Thus, with implementation of Mitigation Measures UTIL-1 through UTIL-3, impacts are reduced to less than significant.

MITIGATION MEASURES

Refer to Mitigation Measures UTIL-1 through UTIL-3. No additional mitigation measures are required.

F. WOULD THE PROJECT BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT'S SOLID WASTE DISPOSAL NEEDS?

LESS THAN SIGNIFICANT IMPACT

Buildout of the proposed project includes demolition of on-site buildings and construction of 25 multi-family residential units (townhomes) on 1.24 acres. Site preparation (vegetation removal and grading activities) and construction activities would generate typical construction debris, including wood, paper, glass, metals, cardboard, and green wastes.

The proposed project would be required to comply with standard Conditions of Approval drafted by the City of Duarte, as well as all other reviewing agencies. Non-salvaged construction and demolition waste would result in an incremental and intermittent increase in solid waste disposal at landfills and other waste disposal facilities utilized by the City. Construction-related solid waste could further impact landfills with insufficient capacity. However, according to the Solid Waste Information System, all landfills utilized by the Los Angeles Area Integrated Waste Management Authority (LAAIWMA), of which the City of Duarte is member, have sufficient capacity to support a temporary increase in solid waste during construction of the proposed project²⁰.

According to CalRecycle, in 2016 LAAIWMA disposed of approximately 4,744,957.74 tons of solid waste.²¹ This represents 5.3 pounds per resident per day and 13.2 pounds per employee per day, which is less than the target of 7.1 pounds per resident per day and 17.5 pounds per employee per day.²²

Buildout of the proposed project would generate a net increase of approximately 197.80 tons of solid waste per year, which represents a 0.0008 percent increase to the amount of solid waste generated by the LAAIWMA in 2016. *Table 4.17-3, Existing and Estimated Project Solid Waste Generation*, shows the estimated solid waste generated by the proposed project. This quantity represents the solid waste generated for buildout conditions of the proposed project under a worst-case scenario without any recycling activities in place.

²⁰ CalRecycle, Solid Waste Information System (SWIS), *Facility/Site Listing in Los Angeles County*, <http://www.calrecycle.ca.gov/SWFacilities/Directory/SearchList/List?COUNTY=Los+Angeles&OPSTATUS=Active®STATUS=Permitted>, accessed May 29, 2018.

²¹ CalRecycle, *Jurisdiction Diversion/Disposal Rate Detail*, Los Angeles Area Integrated Waste Management Authority, <http://www.calrecycle.ca.gov/LGCentral/Reports/Viewer.aspx?P=ReportYear%3d2016%26ReportName%3dReportEDRSJurisdictionByFacility%26OriginJurisdictionIDs%3d621>, accessed May 29, 2018.

²² Ibid.

TABLE 4.17-3 EXISTING AND ESTIMATED PROJECT SOLID WASTE GENERATION

Land Use	Existing and Proposed Development	Generation Rate ¹	Solid Waste Generation (pounds/day)
Existing			
Residential	2 DU	8.6 lbs/du/day	17.20
Proposed			
Residential	25 DU	8.6 lbs/du/day	215.00
Net Change			+197.80
Source: 1. Table 5.16-3, Duarte Station Specific Plan Environmental Impact Report, November 26, 2013.			
Notes: DU = dwelling unit; lbs = pounds			

Solid waste disposal within the City is subject to the requirements established in *Duarte Municipal Code* Chapter 6.14, Solid Waste Disposal. The proposed project would be required to comply with the *Duarte Municipal Code*, which requires providing adequate areas for collecting and loading recyclable materials in concert with countywide efforts and programs to reduce the volume of solid waste entering landfills. In addition, the location of recycling/separation areas is required to comply with all applicable federal, public health, state, or local laws relating to fire, building, access, transportation, circulation, or safety. Compliance with all applicable State and Los Angeles County regulations for the use, collection, and disposal of solid and hazardous wastes is also mandated. It can be assumed that the proposed project would include adequate, accessible and convenient areas for collecting recyclable materials. Therefore, it is anticipated that operational solid waste impacts would be reduced to less than significant level in this regard.

MITIGATION MEASURES

No mitigation measures are required.

G. WOULD THE PROJECT COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?

LESS THAN SIGNIFICANT IMPACT

The proposed project would comply with all Federal, State, and local statutes and regulations related to solid waste, including the California Integrated Waste Management Act, Los Angeles County, and City of Duarte recycling programs. A less than significant impact would occur in this regard.

MITIGATION MEASURES

No mitigation measures are required.

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4.18. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
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)?		✓		
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		
d. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?			✓	

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?

NO IMPACT

The project site was previously developed and is surrounded on all sides by urban development. The project site does not contain biological, cultural, or historical resources. Therefore, the proposed project does not have the potential to degrade the environment, and no impacts would occur in this regard.

- 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)?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Based on the analysis contained in this Initial Study, the proposed project would not have cumulatively considerable impacts with implementation of project mitigation measures. Implementation of mitigation measures at the project-level would reduce the potential for the incremental effects of the proposed project to be considerable when viewed in connection with the effects of past projects, current projects, or probable future projects.

- C. DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH WILL CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?**

LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

Previous sections of this Initial Study reviewed the proposed project’s potential impacts related to Cultural and Tribal Cultural Resources; Geology and Soils; Hazards & Hazardous Materials; Noise; Public Services; and Utilities and Service Systems. As concluded in these previous discussions, the proposed project would result in less than significant environmental impacts with implementation of the recommended mitigation measures. Therefore, the proposed project would not result in environmental impacts that would cause substantial adverse effects on human beings.

- D. DOES THE PROJECT HAVE THE POTENTIAL TO ACHIEVE SHORT-TERM ENVIRONMENTAL GOALS TO THE DISADVANTAGE OF LONG-TERM ENVIRONMENTAL GOALS?**

LESS THAN SIGNIFICANT IMPACT

The proposed project is an infill residential project that would provide 25 units. None of the 25 units would be income-restricted. A total of 76 residents are anticipated. The growth in population associated with the proposed project is within the City’s 2020 population forecast. The proposed project assists the City in meeting its RHNA allocation by constructing 25 above-moderate income units, thus making the proposed project consistent with the City’s adopted and certified 2014-2021 *Housing Element*.

The proposed project has no potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. The proposed project would contribute to long-term environmental goals with some short-term environmental impacts which, with the mitigation measures imposed in this document, would be reduced to a less than significant.

Thus, long-term environmental goals in the *Duarte General Plan* would continue to be met with implementation of the proposed project.

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4.19. REFERENCES

Refer to Section 4.1 through Section 4.17 for the listing of references utilized in the preparation of this Initial Study.

4.20. REPORT PREPARATION PERSONNEL

City of Duarte (Lead Agency)

1600 Huntington Drive
Duarte, California 91010

Mr. Craig Hensley, AICP, Community Development Director
Mr. David F. Eoff IV, Associate Planner

Morse Planning Group (CEQA Consultant)

145 N C Street
Tustin, California 92780

Ms. Collette L. Morse, AICP, Principal, Project Manager

Albert Grover and Associates (Traffic)

211 Imperial Highway, Suite 208
Fullerton, California 92835

Mr. Kawai Mang, E.I.T, Associate Engineer

Pomeroy and Associates (Air Quality, Greenhouse Gas, and Noise)

25101 The Old Road, Suite 246
Santa Clarita, California 91381

Mr. Brett Pomeroy, Principal

Alta California Geotechnical, Inc. (Geotechnical)

170 North Maple Street, Suite 108
Corona, CA 92880

Mr. David A. Murphy, CEG
Mr. Scott A. Gray, RGE
Mr. James Coyne
Mr. Fernando Ruiz

5.0 CONSULTANT RECOMMENDATION

Based on the information and environmental analysis contained in the Initial Study/Environmental Checklist, we recommend that the City of Duarte prepare a Mitigated Negative Declaration for the Huntington West Residential Project. We find that the proposed project could have a significant effect on a number of environmental issues, but that mitigation measures have been identified that reduce such impacts to a less than significant level. We recommend that the second category be selected for the City of Duarte's determination (see Section 6.0, Lead Agency Determination).

July 31, 2018

Date



Collette L. Morse, AICP
Project Manager
Morse Planning Group

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6.0 LEAD AGENCY DETERMINATION

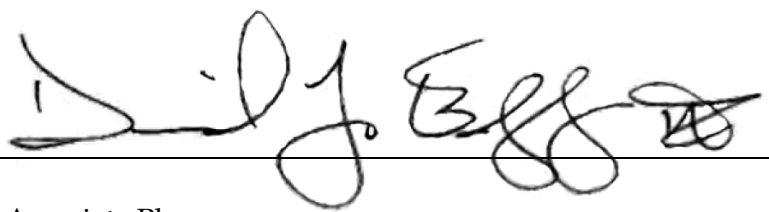
On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 4.0 have been added. A MITIGATED NEGATIVE DECLARATION will be prepared. ✓

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposal MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Signature: 

Title: Associate Planner

Printed Name: David F. Eoff IV

Agency: City of Duarte

Date: July 31, 2018

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7.0 MITIGATION MONITORING AND REPORTING PROGRAM

Section 4.0 of this Initial Study/Mitigated Negative Declaration identifies the mitigation measures that will be implemented to reduce the impacts associated with the Huntington West Residential Project. The *California Environmental Quality Act (CEQA)* requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in *Public Resources Code* Section 21081.6,

... the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.

Public Resources Code Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to adoption of the Mitigated Negative Declaration.

The mitigation monitoring table that follow lists those mitigation measures that may be included as conditions of approval for the project. These measures correspond to those outlined in Section 4.0. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The City of Duarte will have the responsibility for implementing the measures, and the Applicant will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
CULTURAL & TRIBAL CULTURAL RESOURCES						
CUL-1	Prior to commencement of any demolition, grading, or construction activities, the Applicant shall present evidence to the City of Duarte Community Development Department that a qualified Native American Monitor has been retained to provide Native American monitoring services for any construction activities that may disturb native soils. The Native American Monitor shall be selected by the Applicant from the list of certified Native American monitors maintained by the Gabrieleno Band of Mission Indians – Kizh Nation. The Native American Monitor shall be present at the pre-grading conference to establish procedures for tribal cultural resource surveillance. Those procedures shall include provisions for temporarily halting or redirecting work to permit sampling, identification, and evaluation of resources deemed by the Native American Monitor to be Tribal Cultural Resources as defined in Public Resources Code Section 21074. These procedures shall be reviewed and approved by the City of Duarte Community Development Department prior to commencement of any surface disturbance on the project site.	Prior to Commencement of Demolition, Grading, or Construction Activities During Construction	City of Duarte Community Development Department (Planning and Building and Safety Divisions)			
CUL-2	Retain a Native American Monitor. The Applicant shall be required to obtain the services of a qualified Native American Monitor(s) during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleno Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project site.	During Construction-Related Ground Disturbance Activities	City of Duarte Community Development Department (Planning and Building and Safety Divisions)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance			Remarks
			Initials	Date		
- The Native American Monitor(s) shall be approved by the Tribal Representatives from the Gabrieleño Band of Mission Indians-Kizh Nation. - The Gabrieleño Band of Mission Indians-Kizh Nation shall notify the City of Duarte Community Development Department once the Native American Monitor(s) has been approved. - The Native American Monitor(s) shall be present on-site during the construction phases that involve any ground disturbing activities described above. - The Native American Monitor(s) shall prepare daily monitoring logs that provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. - The Native American Monitor(s) shall be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in Public Resources Code Section 21083.2 (a) through (k). - The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and Native American Monitor(s) have indicated that the site has a low potential for archeological resources.						
CUL-3 Professional Standards for Monitors Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid	During Construction	City of Duarte Community Development Department				

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Tribal Cultural Resources in southern California. The Native American Monitor(s) shall possess Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.		(Planning and Building and Safety Divisions)			
CUL-4	Unanticipated Discovery of Tribal Cultural Resources: All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native American Monitor. - If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation Tribe shall coordinate with the Applicant and/or landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. - If a resource is determined by the Qualified Archaeologist to constitute a historical resource pursuant to CEQA Guidelines Section 15064.5(a) or has a unique archaeological resource pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Applicant and/or landowner to develop a	Pre-Construction During Construction	City of Duarte Community Development Department (Planning and Building and Safety Divisions)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	formal Treatment Plan that would serve to reduce impacts to the resources. - The Treatment Plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. - Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. - Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.					
CUL-5	Unanticipated Discovery of Human Remains and Associated Funerary Objects - Prior to the start of ground disturbing activities, the Applicant and/or land owner shall arrange a designated site location within the footprint of the project site for the respectful reburial of the human remains and/or ceremonial objects. - Any discoveries of human skeletal material shall be immediately reported to the Los Angeles County Coroner.	Pre-Construction During Construction	City of Duarte Community Development Department (Planning and Building and Safety Divisions)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION					
MITIGATION MONITORING AND REPORTING PROGRAM					
Mitigation Measure	Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
▪ The Native American Monitor(s) shall immediately divert work at minimum of 50 feet or stop work, if necessary, and place an exclusion zone around the burial. ▪ The Native American Monitor(s) shall then notify the Qualified Archaeologist and the on-site construction manager who will call the Los Angeles County Coroner. ▪ Work shall continue to be diverted or stopped, whichever is most appropriate, while the Coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. ▪ If Native American, the Coroner shall notify the Native American Heritage Commission as mandated by State law, who will then appoint a Most Likely Descendent. ▪ In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. ▪ The Gabrieleño Band of Mission Indians - Kizh Nation shall make every effort to recommend diverting the project and keeping the remains in situ and protected. ▪ If the project cannot be diverted, it may be determined that burials shall be removed. The Gabrieleño Band of Mission Indians - Kizh Nation shall work closely with the Qualified Archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully.					

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION					
MITIGATION MONITORING AND REPORTING PROGRAM					
Mitigation Measure	Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
			Initials	Date	Remarks
▪ If data recovery is approved by the Gabrieleño Band of Mission Indians - Kizh Nation, documentation shall be taken that includes, at a minimum, detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Gabrieleño Band of Mission Indians - Kizh Nation for data recovery purposes. ▪ Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material. ▪ If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate Treatment Plan shall be prepared. The Applicant shall consult with the Gabrieleño Band of Mission Indians - Kizh Nation regarding avoidance of all cemetery sites. ▪ Construction on-site shall be halted until the Treatment Plan is prepared. Once complete, a final report of all activities shall to be submitted to the Native American Heritage Commission. ▪ The Gabrieleño Band of Mission Indians - Kizh Nation Tribe does not authorize any scientific study or the utilization of any invasive diagnostics on human remains. ▪ If the Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated in the same manner of respect with agreement of the coroner. Reburial shall be in an appropriate setting. If the coroner determines the remains to be modern, the coroner shall take custody of the remains. ▪ Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human					

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	remains, funerary objects, sacred objects, and objects of cultural patrimony shall be removed to a secure container on-site, if possible. These items shall be retained and reburied within six months of recovery. - The site of reburial/repatriation shall be at a location determined between the Tribe and a landowner at a site to be protected in perpetuity, and not on the project site. - There shall be no publicity regarding any cultural materials recovered.					
GEOLOGY AND SOILS						
GEO-1	Prior to the issuance of grading and/or building permits, the recommendations in Geotechnical Investigation Section 5.0 – Engineering Properties and Analysis, Section 6.0 - Conclusions and Recommendations, Section 7.0 – Design Considerations, and Section 8.0 – Lot Maintenance shall be confirmed or modified by a geotechnical engineer to ensure compliance with the California Building Code. The recommendations of the geotechnical engineer shall be implemented during site grading and construction.	Prior to Issuance of Grading or Building Permits	City of Duarte Community Development Department (Planning and Building and Safety Divisions)			
HAZARDS AND HAZARDOUS MATERIALS						
HAZ-1	To comply with South Coast Air Quality Management District Rule 1403, prior to structural demolition/renovation activities, demolition materials containing asbestos-containing materials and/or lead-based paints shall be removed and properly disposed of at an appropriate permitted facility per existing Federal and State regulations.	Prior to Structural Demolition or Renovation Activities	City of Duarte Community Development Department (Planning and Building and Safety Divisions)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
HAZ-2	A Vapor Intrusion (VI) mitigation system(s) (e.g., vapor barriers, sub-slab ventilation, etc.) shall be designed and installed for the four residential buildings along the eastern property boundary. The VI mitigation system design shall consider the following components for effective VI resistant construction, as applicable: - permeable sub-slab support material (e.g., gravel), - venting all sub-slab areas below occupied spaces, - properly-sized sub-slab and riser piping, - a sealed vapor barrier, and - if an active system is specified, a properly-sized blower to maintain sufficient negative pressure beneath the slab. The VI mitigation system shall be reviewed and approved by the Community Development Department Building Division prior to issuance of a Building Permit.	Prior to Issuance of Building Permit	City of Duarte Community Development Department (Building and Safety Divisions)			
HYDROLOGY AND WATER QUALITY (STANDARD CONDITIONS OF APPROVAL)						
COA-1	For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2012-0006-DWQ (as amended by all future adopted Construction General Permits). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having	Prior to Issuance of Grading or Building Permit During the Construction Process	City of Duarte Community Development Department (Public Works and Engineering Division and Building and Safety Division)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2012-0006-DWQ, however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.					
COA-2	The project is subject to Low Impact Development (LID) regulations, Applicant/Developer must submit a site-specific drainage concept and stormwater quality plan to implement LID design principals.	Prior to Issuance of Grading Permit	City of Duarte Community Development Department (Public Works and Engineering Division and Building and Safety Division)			
COA-3	A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to: i. 8 1/2" x 11" exhibits with record property owner information. ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not	Prior to Certificate of Occupancy	City of Duarte Community Development Department (Public Works and Engineering Division and Building and Safety Division)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
	conducted without the property owner being aware of the ramifications to BMP implementation. iii. Clear depiction of location of BMPs, especially those located below ground. iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance. v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer. vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.					
NOISE						
NOI-1	To ensure construction noise levels are reduced to the maximum extent feasible, the Applicant shall ensure that the following construction best management practices be implemented by construction contractors: Implement noise attenuation measures to the extent feasible, which may include, noise barriers or noise blankets around stationary equipment.	During Construction Periodic Site Inspections During Grading and Construction	City of Duarte Community Development Department (Public Works and Engineering, Planning, and Building and Safety Divisions) and			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure	Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance			Remarks
			Initials	Date		
- The construction contractor shall provide advance notification to adjacent property owners and post notices around the boundaries of the project site with information detailing the schedule of construction activities. - All construction equipment with a high noise-generating potential, including all equipment powered by internal combustion engines, must be muffled or controlled. - Machinery, including motors, must be turned off when not in use. - All noise-generating construction equipment and construction staging areas must be placed away from noise-sensitive uses, where feasible. - Construction activities shall not take place between the hours of 7:00 PM and 7:00 AM Monday through Saturday, or at any time on Sunday or a Federal holiday.		Public Safety Department (Code Enforcement Division)				
PUBLIC SERVICES						
PS-1	The Applicant shall pay all applicable Development Impact Fees to the Duarte Unified School District prior to issuance of building permits. Proof of fee payment shall be provided to the City of Duarte.	Prior to Issuance of Building Permit Proof of Payment of Development Impact Fees to DUSD	City of Duarte Community Development Department (Building and Safety Division)			

HUNTINGTON WEST RESIDENTIAL PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION						
MITIGATION MONITORING AND REPORTING PROGRAM						
Mitigation Measure		Monitoring Timing/Frequency	Monitoring Agency	Verification of Compliance		
				Initials	Date	Remarks
UTILITIES & SERVICESYSTEMS						
UTIL-1	The Applicant shall conduct a sewer flow monitoring study and submit to the City Engineer for review and approval prior to approval of building permits. The study shall review flows at selected off-site manholes, both upstream and downstream of the point of connection, to determine the capacity of the local and regional system to accept project-related flows. The Applicant shall be responsible to implement the recommendations in the study to ensure that off-site systems operate in accordance with the Los Angeles County Department of Public Works and County Sanitation Districts of Los Angeles County standards.	Prior to Issuance of Building Permits	City of Duarte Community Development Department (Building and Safety Division)			
UTIL-2	The Applicant shall design and construct on-site and off-site sewer lines in compliance with the Los Angeles County Public Works Department and County Sanitation Districts of Los Angeles County standards.	Prior to Issuance of Building Permit	Los Angeles County Public Works Department			
UTIL-3	The Applicant and/or City shall pay all applicable connection fees to Los Angeles County Consolidated Sewer Maintenance District and County Sanitation Districts of Los Angeles County.	Prior to Certificate of Occupancy	Los Angeles County Consolidated Sewer Maintenance District County Sanitation Districts of Los Angeles County			

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8.o COMMENTS AND RESPONSES

A 21-day public review period for the Initial Study/Mitigated Negative Declaration was held from July 31, 2018 to August 20, 2018.

One comment letter was received during the public review period.

1. Adriana Raza, Customer Services Specialist, Facilities Planning Department, County Sanitation Districts of Los Angeles County, dated August 14, 2018.

The comments received from the County Sanitation Districts of Los Angeles update information in the Draft Initial Study/Mitigated Negative Declaration. Pages 4-120 and 4-121 have been modified to reflect the information provided by the County Sanitation Districts of Los Angeles County. These modifications do not change the conclusions in the Initial Study/Mitigated Negative Declaration. The text changes will be incorporated into the Final Initial Study/Mitigated Negative Declaration.

In addition, one comment letter was received following the close of the public review period.

2. Michael Y. Taskeshita, Acting Chief, Forestry Division Prevention Services Bureau, Los Angeles County Fire Department, dated August 22, 2018.

The Planning, Forestry, and Health Hazards Materials Divisions had no comments. The Land Development Unit provided comments, which will be considered for Conditions of Approval for the proposed project.

Both comment letters follow this page.

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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

GRACE ROBINSON HYDE
Chief Engineer and General Manager

August 14, 2018

Ref. Doc. No.: 4672905

Mr. David F. Eoff IV, Associate Planner
Community Development Department
City of Duarte
1600 Huntington Drive
Duarte, CA 91010

RECEIVED

AUG 16 2018

CITY OF DUARTE
COMMUNITY DEVELOPMENT

Dear Mr. Eoff:

NOI Response to the Huntington West Residential Project

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on August 3, 2018. The proposed project is located within the jurisdictional boundaries of District No. 22. We offer the following comments:

1. **4.17. Utilities and Service Systems, page 4-120**, first paragraph of Response A. – Based on the Districts' records, the wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall G Trunk Sewer, located in Mountain Avenue at Beckville Street. The Districts' 15-inch diameter trunk sewer has a capacity of 3.9 million gallons per day (mgd) and conveyed a peak flow of 0.7 mgd when last measured in 2012.
2. **4.17. Utilities and Service Systems, page 4-120**, second paragraph of Response A. – The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average flow of 63.9 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.
3. **4.17. Utilities and Service Systems, page 4-121**, Table 4.17-1 – The expected average wastewater flow from the project, described in 2.4.1 Description of Project as the construction of 25 multi-family residential units (townhomes), is 4,875 gallons per day. For a copy of the Districts' average wastewater generation factors, go to 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. **4.17. Utilities and Service Systems, page 4-121**, top first paragraph – The wastewater generated by the proposed project will be treated at the San Jose Creek WRP. Adjust figures accordingly throughout the document.

Mr. David F. Eoff IV

-2-

August 14, 2018

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

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

"Proud Protectors of Life, Property, and the Environment"

BOARD OF SUPERVISORS

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KATHRYN BARGER
FIFTH DISTRICT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

August 22, 2018

RECEIVED

AUG 27 2018

CITY OF DUARTE
COMMUNITY DEVELOPMENT

David Eoff, Associate Planner
City of Duarte
Development Department
1600 Huntington Drive
Duarte, CA 91010

Dear Mr. Eoff:

**NOTICE OF INTENT TO ADOPT A MITGATED NEGATIVE DECLARATION,
"HUNTINGTON WEST RESIDENTIAL PROJECT," PROPOSES TO DEMOLISH TWO
EXISTING SINGLE-FAMILY DWELLING UNITS, REMOVE ALL ON-SITE LANDSCAPING
AND TREES, AND CONSTRUCT 25 MULTI-FAMILY RESIDENTIAL UNITS ON THE 1.24-
ACRE PROJECT SITE, DUARTE, FFER 201800084**

The Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
2. The statutory responsibilities of the County of Los Angeles Fire Department's Land Development Unit are the review of, and comment on, all projects within the unincorporated areas of the County of Los Angeles.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLENDDORA
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWNDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

PARAMOUNT
PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within contract cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities located within non-contract cities. The County of Los Angeles Fire Department's Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division which may create a potentially significant impact to the environment.

3. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
4. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.
5. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.
6. The development may require fire flows up to 4,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration. The actual fire flow requirement shall be determined by the County of Los Angeles Fire Code Appendix B Table B105.1. PROVIDE ON THE SITE PLAN THE CONSTRUCTION TYPE AND SQUARE FOOTAGE PER STRUCTURE (NOT PER PRODUCT TYPE).
7. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.
 - c) When cul-de-sac depth exceeds 200 feet hydrants will be required at the corner and mid-block.
 - d) Additional hydrants will be required if the hydrant spacing exceeds specified distances.
8. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.

9. All on-site driveways shall provide a minimum unobstructed width of 28 feet clear-to-sky. The 28-foot width does not allow for parking and shall be designated as a "Fire Lane" and have appropriate signage. The centerline of the on-site driveway shall comply with the County of Los Angeles Fire Code Appendix D. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.
10. The 28 feet in width shall be increased to:
 - a) 34 feet in-width when parallel parking is allowed on one side of the access way.
 - b) 36 feet in-width when parallel parking is allowed on both sides of the access way.
 - c) Any access way less than 34 feet in-width shall be labeled "Fire Lane" on the final recording map and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
11. When serving land zoned for residential uses having a density of more than four units per net acre:
 - a) A cul-de-sac shall be a minimum of 34 feet in-width and shall not be more than 700 feet in-length.
 - b) The length of the cul-de-sac may be increased to 1,000 feet if a minimum of 36 feet in-width is provided.
 - c) A Fire Department approved turning area shall be provided at the end of a cul-de-sac.
12. All access devices and gates shall meet the following requirements:
 - a) Any single-gated opening used for ingress and egress shall be a minimum of 26 feet in-width clear-to-sky.
 - b) Any divided gate opening (when each gate is used for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
 - c) Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used the 50 feet shall be measured from the right-of-way to the intercom control device.

- d) All limited access devices shall be of a type approved by the Fire Department.
 - e) Gate plans shall be submitted to the Fire Department prior to installation. These plans shall show all locations, widths, and details of the proposed gates.
13. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.

The Fire Prevention Division, Land Development Unit, has reviewed the Tentative Map Submittal for this project and specific corrections and comments are contained within. The County of Los Angeles Fire Department comments for the Tentative Map Submittal have been copied to the City of Duarte and the applicant via regular mail on August 14, 2018.

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's, Inspector Claudia Soiza, FPEA II at (323) 890-4243 or Claudia.Soiza@fire.lacounty.gov.

The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.

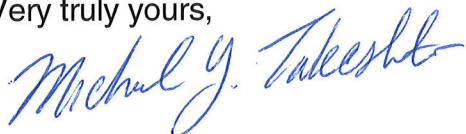
The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

RESOLUTION NO. 18-R-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT (GPA 18-01) FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR FOUR PARCELS OF LAND LOCATED AT 946, 952, 956, 962 HUNTINGTON DRIVE

WHEREAS, the City Council has considered proposed General Plan Amendment 18-01, an amendment to the Land Use Policy Diagram of the City's General Plan designation of four parcels (APN 8530-013-902, 8530-013-903, 8530-013-904, and 8530-013-009) from General Commercial to High Density Residential ("General Plan Amendment"); and

WHEREAS, General Plan Amendment 18-01 provides, among other provisions, for the development of Multiple-Family Residential for a 25-unit, owner-occupied, three-story townhome development; and

WHEREAS, notice of a public hearing on the proposed General Plan Amendment, was given in accordance with applicable law; and

WHEREAS, on August 20, 2018 the Planning Commission held a duly noticed public hearing on the proposed General Plan Amendment, whereupon the Planning Commission received public testimony and recommended approval to the City Council; and

WHEREAS, on September 11, 2018 the City Council held a duly noticed public hearing on the proposed General Plan Amendment, whereupon the City Council received public testimony; and

WHEREAS, the City Council received and considered the staff report and all of the information, evidence, and testimony presented in connection with the foregoing; and

WHEREAS, The City Council determines that the proposed change in land use designation from General Commercial to High Density Residential is the highest and best use for the subject property; and

WHEREAS, The City Council determines that the General Plan Amendment is in the best interests and welfare of the City and its residents; and

WHEREAS, the City Council has considered the analysis and recommendation provided in the staff report, and all information, evidence and public testimony received at the public meeting held on September 11, 2018 at 7:00 p.m. in the City Council Chambers and approves the General Plan Amendment, amending the Land Use Policy Diagram of the City's General Plan designation of four parcels from General Commercial to High Density Residential.

NOW, THEREFORE, the City Council of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS FOR GENERAL PLAN AMENDMENTS

The City Council finds and determines as follows: findings for General Plan Amendment, as set forth in DDC Section 19.142.060.A, as:

1. The amendment is internally consistent with all other provisions of the Duarte General Plan;

The project conforms to the goals and objectives on the General Plan by establishing a designation that will accommodate a range and mix of housing in proximity to complementary uses such as the retail and service commercial shopping center to the east. Furthermore, the project meets the goals and objectives of the General Plan by re-designating underutilized non-residential properties into higher-density residential sites. The land use of High Density Residential complements the land use of the surrounding developments and will provide an improvement along Huntington Drive.

2. The amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

The project will amend an existing land use designation to high density residential, which typically allows for a multi-family attached housing developments. The land use is consistent with the adjacent property to the west and is complementary to the remaining surrounding properties. The amendment will establish a designation that facilitates an improvement to an underutilized property and the surrounding community.

3. The affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The proposed amendment will allow for an amendment from General Commercial to High Density Residential. The proposed site is adequate to accommodate a multi-family residential project. The site is adjacent to Huntington Drive, the City's main thoroughfare, and accessible regionally by the Interstate-210. The project will be designed to accommodate proper public and emergency personnel and will be adequately served by utilities. A traffic analysis was conducted as part of the project review and determined that the impacts to traffic will be substantially less with the amendment to High Density Residential in comparison to the current designation of

General Commercial. The amendment will allow the development of multi-family project that will accommodate a density on average between 17 to 23 units. It is not anticipated that the project will endanger or jeopardize the property or improvements in the vicinity. The project will allow the improvement of underutilized properties with a development that is compatible to its surroundings and with minimal impacts to the adjacent neighborhood.

SECTION 3. CEQA DETERMINATION

By adoption of Resolution 18-R-33 for the General Plan Amendment, the City Council finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) with the Mitigated Negative Declaration that has been prepared for the project and circulated for public review and comment, and is hereby certified by the City Council.

SECTION 4. RECOMMENDATION

The City Council approves Resolution 18-R-33, based on the findings listed in Section 2 for the amendment of the land use designation of four parcels (APN 8530-013-902, 8530-013-903, 8530-013-904, and 8530-013-009) and amendment to the City's General Plan Land Use Diagram from General Commercial to High Density Residential. Except as expressly amended herein, the Land Use Policy Diagram shall remain in full force and effect and shall apply to the property affected by this Resolution.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2018.

Mayor John Fasana

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 18-R-33 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 11th day of September, 2018, by the following Roll Call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

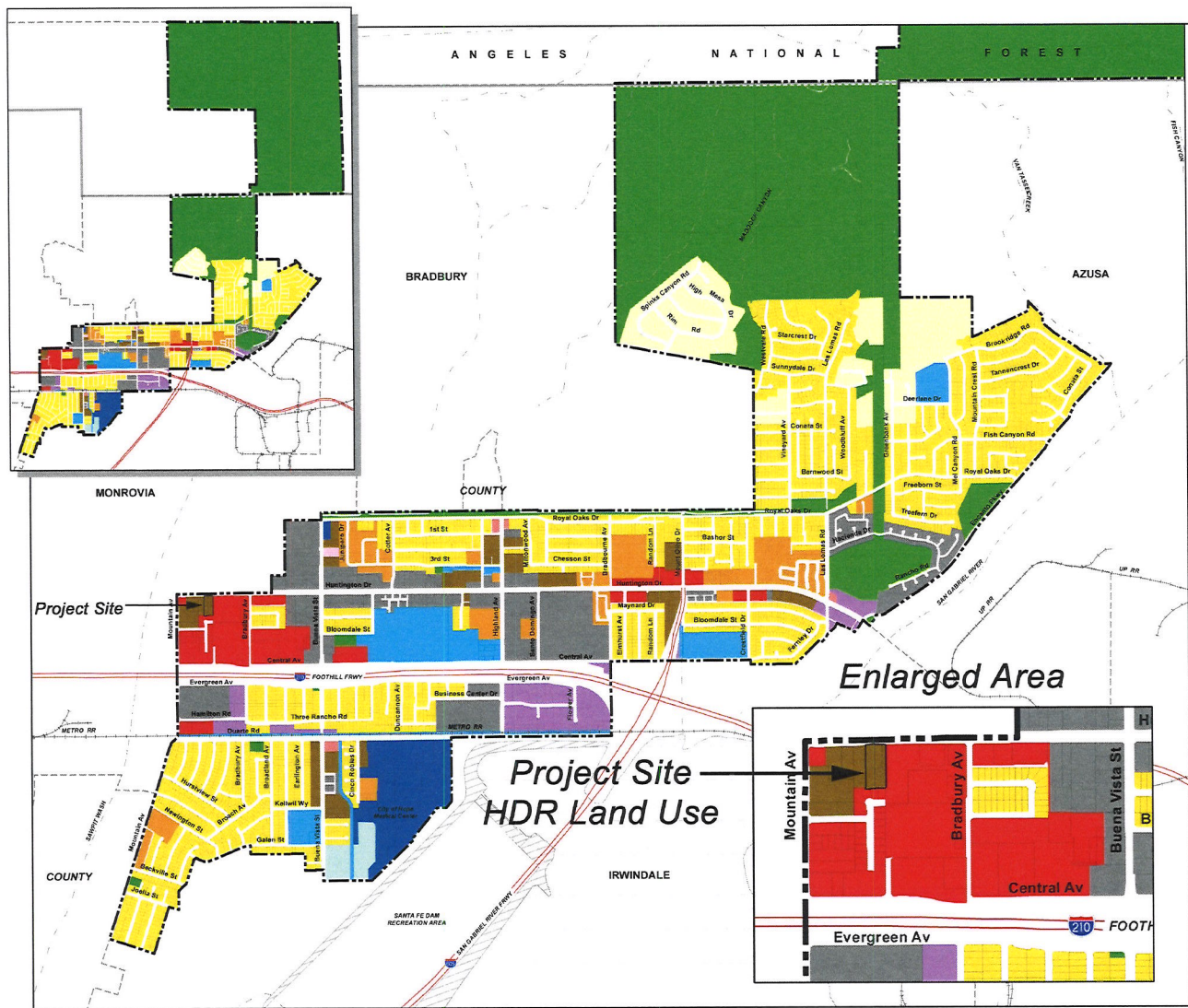
City Clerk Marla Akana
City of Duarte, California

City of Duarte General Plan Diagram Legend

- General Plan Designations**
- VLDR Very Low Density Residential
 - LDR Low Density Residential
 - MDR Medium Density Residential
 - HDR High Density Residential
 - CP Administrative/Professional
 - NC Neighborhood Commercial
 - GC General Commercial
 - I Industrial
 - PF Public Facility
 - RD Research & Development
 - H Hospital
 - OS Open Space
 - SP Specific Plan
- Map Symbols**
- Duarte City Boundary
 - Surrounding City Boundary
 - Highway
 - Major Road
 - River/Creek/Channel
 - Dam
 - Santa Fe Flood Control Basin

Revised: August 2, 2016
Source: City of Duarte, 2016

0 1,200 2,400 3,600 4,800 Feet



ORDINANCE NO. 18-O-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUARTE APPROVING ZONE CHANGE (ZC 18-01) TO MODIFY THE CITY OF DUARTE ZONING MAP FROM C-F COMMERCIAL FREEWAY TO R-4 MULTIPLE-FAMILY RESIDENTIAL HIGH DENSITY FOR FOUR PARCELS OF LAND LOCATED AT 946, 952, 956, 962 HUNTINGTON DRIVE

WHEREAS, the City Council has considered proposed Zone Change 18-01, changing the zoning designation and modifying the City of Duarte Zoning Map for four parcels (APN 8530-013-902, 8530-013-903, 8530-013-904, and 8530-013-009) from Commercial-Freeway C-F to R-4 Multiple-Family Residential High Density; and

WHEREAS, Zone Change 18-01 provides, among other provisions, for development of a 25-unit, owner-occupied, three-story townhome development; and

WHEREAS, Zone Change 18-01 is contingent upon the approval of General Plan Amendment 18-01; and

WHEREAS, notice of a public hearing for the proposed Zone Change, was given in accordance with applicable law; and

WHEREAS, on August 20, 2018 the Planning Commission held a duly noticed public hearing on the proposed Zone Change, whereupon the Planning Commission received public testimony and recommended approval to the City Council; and

WHEREAS, on September 11, 2018 the City Council held a duly noticed public hearing on the proposed Zone Change, whereupon the City Council received public testimony; and

WHEREAS, the City Council received and considered the staff report and all of the information, evidence, and testimony presented in connection with the foregoing; and

WHEREAS, The City Council determines that the proposed change to the zoning designation from C-F Commercial Freeway to R-4 Multiple Family Residential High Density Residential is the highest and best use for the subject property; and

WHEREAS, The City Council determines that the Zone Change is in the best interests and welfare of the City and its residents; and

WHEREAS, the City Council has considered the analysis and recommendation provided in the staff report, and all information, evidence and public testimony received at the public meeting held on September 11, 2018 at 7:00 p.m. in the City Council Chambers and approves the Zone Change, modifying the zoning designation of four parcels of land from C-F Commercial-Freeway to R-4 Multiple-Family Residential High Density;

NOW, THEREFORE, the City Council of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All the facts set forth in the Recitals of this Ordinance are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS FOR GENERAL PLAN AMENDMENTS

The City Council finds and determines as follows: findings for Zone Change, as set forth in DDC Section 19.142.060.B, as:

1. The Zone Change is consistent with the Duarte General Plan.

The project conforms to the goals and objectives on the General Plan by establishing a designation that will accommodate a range and mix of housing in proximity to complementary uses such as the retail and service commercial shopping center to the east. The land use of High Density Residential is consistent with the R-4 zoning designation, allowing a high density residential project consisting of multi-family housing. The goals and objectives of the General Plan are further achieved with the re-designation of underutilized non-residential properties that will result in the rezoning into higher density residential sites.

2. The Zone Change will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The project will amend an existing zoning designation to R-4 Multiple Family High Density Residential, which typically allows for a multi-family attached housing developments. The zoning designation is consistent with the adjacent property to the west and is complementary to the remaining surrounding properties. The amendment will establish a designation that will facilitate an improvement to an underutilized property and the surrounding community.

3. The project site is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The zone change will modify the current zoning designation of the project site from C-F Commercial-Freeway to R-4 Multiple Family High Density Residential. The site is adequate to accommodate a multi-family residential project. The site is adjacent to Huntington Drive, the City's main thoroughfare and accessible regionally by the Interstate-210. The project will be designed to accommodate proper public and emergency personnel and will be adequately served by utilities. A traffic analysis was conducted as part of the project review and determined that the impacts to

traffic will be substantially less with the amendment to High Density Residential in comparison to the current designation of General Commercial. The zone change will allow the development of multi-family project that will accommodate a density on average between 17 to 23 units. It is not anticipated that the project will endanger or jeopardize the property or improvements in the vicinity. The project will allow the improvement of an underutilized area with a development that is compatible to its surroundings and with minimal impacts to the adjacent neighborhood.

SECTION 3. CEQA DETERMINATION

By adoption of Ordinance 18-O-07 for the Zone Change, the City Council finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) with the Mitigated Negative Declaration that has been prepared for the project and circulated for public review and comment, and is hereby certified by the City Council.

SECTION 4. RECOMMENDATION

The City Council approves Ordinance 18-O-07, based on the findings listed in Section 2 modifying the zoning designation of four parcels (APN 8530-013-902, 8530-013-903, 8530-013-904, and 8530-013-009) and amendment to the City's Zoning Map from C-F Commercial-Freeway to R-4 Multiple Family High Density Residential. Except as expressly amended herein, the Zoning Map shall remain in full force and effect and shall apply to the property affected by this Ordinance.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2018.

Mayor John Fasana

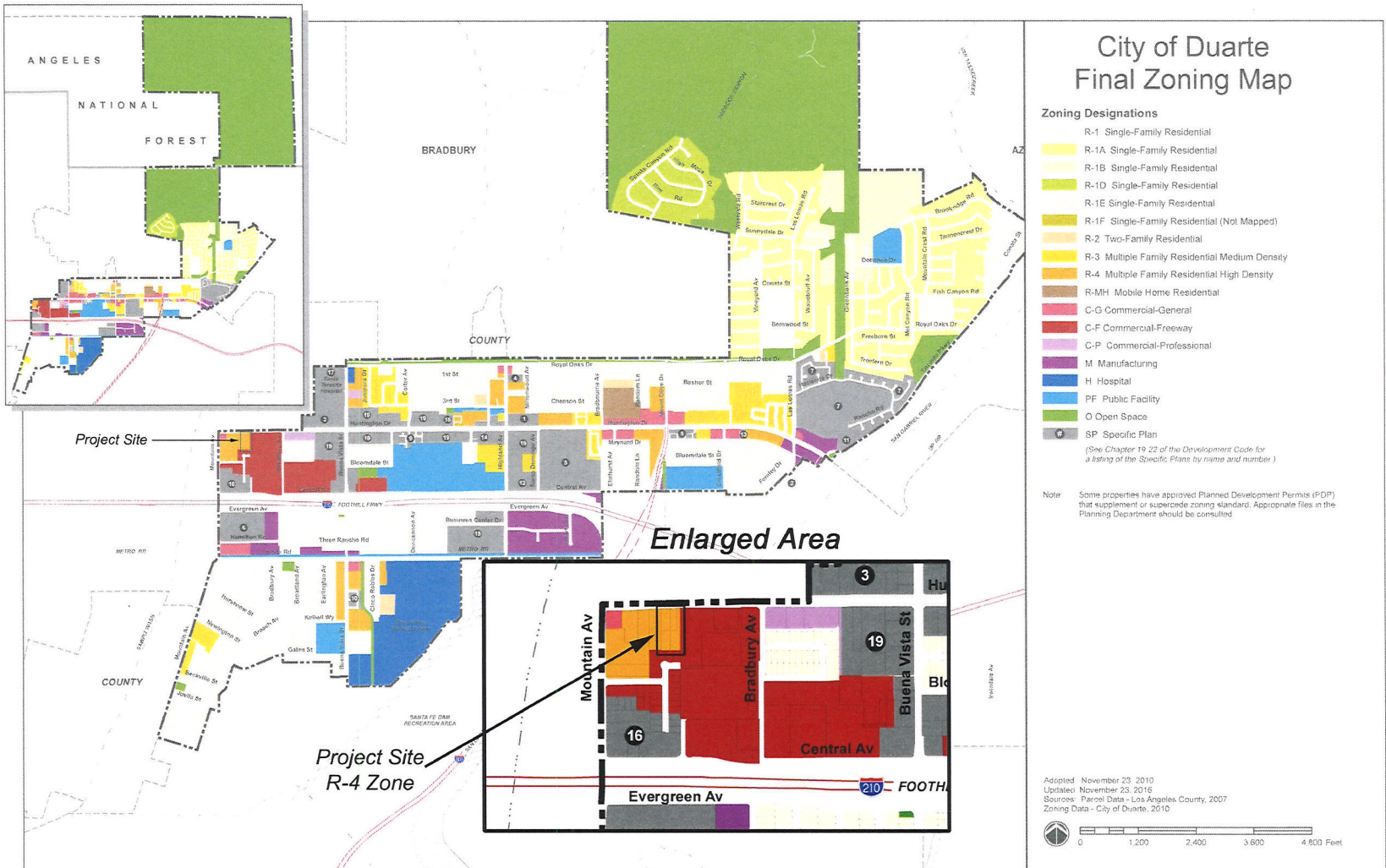
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF DUARTE

} ss.

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Ordinance No. 18-O-07 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 11th day of September, 2018, by the following Roll Call vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California



RESOLUTION 18-R-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE APPROVING TENTATIVE TRACT MAP 82129 FOR CONDOMINIUM PURPOSES TO ALLOW A 25-UNIT, OWNER-OCCUPIED, THREE-STORY TOWNHOME DEVELOPMENT LOCATED AT 946, 952, 956, 962 HUNTINGTON DRIVE

WHEREAS, the applicant is requesting approval of Tentative Tract Map No. 82129 to allow the development of a 25-unit, owner-occupied, townhome development, located at 946, 952, 956, 962 Huntington Drive; and

WHEREAS, the Tentative Tract Map No. 82129 is contingent upon the approval of General Plan Amendment 18-01 and Zone Change 18-01; and

WHEREAS, the City Engineer has found and determined that Tentative Tract Map No. 82129, and the conditions of approval attached thereto, conforms to the State Subdivision Map Act and the applicable requirements of Article Five of the Duarte Development Code; and

WHEREAS, the City Council of the City of Duarte ("Planning Commission") has considered Tentative Tract Map No. 82129 for a 25-unit, owner-occupied, three-story development located 946, 952, 956, 962 Huntington Drive; and

WHEREAS, The City Council finds and determines that Tentative Tract Map No. 82129 is in the best interests and welfare of the City and its residents.

WHEREAS, the City Council has considered the analysis and recommendation provided in the staff report, and all information, evidence and public testimony received at the public meeting held on September 11, 2018 at 7:00 p.m. in the City Council Chambers and approves Tentative Tract Map No. 82129 for a 25-unit, owner-occupied, three-story townhome development, subject to conditions of approval.

NOW, THEREFORE, the City Council of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS FOR TENTATIVE TRACT MAP

The City Council finds and determines as follows: findings for Tentative Tract Map, as set forth in DDC Section 19.72.060.A, as:

1. Tentative Tract Map No. 82129 is consistent with the applicable General Plan.

The project conforms to the goals and objectives on the General Plan by establishing a new subdivision that will accommodate high density housing which will ultimately lead to a range and mix of housing in proximity to complementary uses such as the retail and service commercial shopping center to the east. The goals and objectives of the General Plan are further achieved with the re-designation of underutilized non-residential properties that will result in the rezoning into higher density residential sites.

2. The design of Tentative Tract Map No. 82129 is consistent with the applicable General Plan.

Tract Map 82129 will allow a high-density residential project consisting of multi-family housing on the 1.24 acre property. The high-density housing is consistent with the goals and objectives of the General Plan by allowing a range of housing opportunities that will improve and maintain a balance community with various residential housing types and commercial activities where appropriate.

3. Tentative Tract Map No. 82129 is physically suitable for the proposed development.

Tentative Tract Map 82129 will allow a high density residential townhome development on 1.24 acres. The project will result in a density of 21 units per acre, which is consistent with the General Plan and R-4 zone. The proposed site is adequate to accommodate a multi-family residential project. The site is adjacent to Huntington Drive, the City's main thoroughfare and accessible regionally by the Interstate-210. The project will be designed to accommodate proper public and emergency personnel and will be adequately served by utilities.

4. Tentative Tract Map No. 82129 is physically suitable for the proposed development density allowed in the R-4 Multiple-Family Residential High Density zoning designations.

Tentative Tract Map 82129 will allow a high density residential townhome development on 1.24 acres. The project will result in a density of 21 units per acre, which is consistent with the General Plan and R-4 zone. The proposed site is adequate to accommodate a multi-family residential project. The Tentative Tract Map will include attached structures in the form of a 3-plex, 6-plex, and 7-plex. The structures will be accessible by a main 26-foot wide drive aisle from Huntington Drive and secondary driveways extending from the main drive aisle, also 26 feet wide. The Tentative Tract Map will be designed to provide adequate: pedestrian and vehicular circulation for residents, emergency vehicle access, and open space. The tract map will also be designed to comply with the off-street parking requirements for the R-4 zone, using the main drive aisle as access to residential garages and surface parking areas.

5. Tentative Tract Map No. 82129 and related improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

An Initial Study and Mitigated Negative Declaration (MND) have been prepared pursuant to CEQA to analyze the possible environmental impacts from the project. Several technical reports and studies were completed prior to the completion of the Initial Study, including an air quality analysis, greenhouse gas analysis, cultural resource assessment, geotechnical evaluation, hydrology report, environmental assessments, noise studies, and traffic analysis. The environmental factors identified by the Initial Study that would be potentially affected by this project include: Cultural and Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Public Services, and Utilities. The result of the Initial Study indicated the project would not have any significant environmental impacts with adopted mitigations. The Initial Study recommends the adoption of mitigation measures to reduce these potential impacts to a level of less than significant. These mitigations are then implemented as part of the project and monitored through a mitigation monitoring program as required by the MND. The mitigation measures are provided in the Mitigated Negative Declaration (MND).

Furthermore, the project site is located within an urbanized portion of the City. As an urbanized and disturbed site, there is a lack of quality biological habitat within and immediately surrounding the site. As such, the proposed project would not impact or injure fish or wildlife or their habitat.

6. Tentative Tract Map No. 82129 and related improvements are not likely to cause serious public health problems.

The Tentative Tract Map will establish a new residential subdivision for a 25-unit owner-occupied townhome development. A multi-family development is consistent with the project to the west and is complementary to the remaining surrounding properties. The tract map will help facilitate an improvement to an underutilized property and in. A homeowners association and Codes, Covenants and Restrictions (CC&R's) will ensure the tract map and future project do not cause public health problems to the community.

7. Tentative Tract Map No. 82129 and related improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The Tentative Tract does not include any easements for access through or use of the property within the subdivision that will conflict with the proposed improvements. Easements identified on Tract Map 82129 that are indicated to remain will be incorporated as part of the residential project.

8. Tentative Tract Map No. 82129 will not adversely affect the adjoining properties

as to value, precedent, or be detrimental to the area.

The Tentative Tract Map will allow the development of a multi-family residential project that has been designed to correspond with the allowed land uses and the improvements are consistent with the General Plan and applicable Zone.

SECTION 3. CEQA DETERMINATION

By adoption of Resolution 18-R-34 for Tentative Tract Map 82129, the City Council finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) with the Mitigated Negative Declaration that has been prepared for the project and circulated for public review and comment, and is hereby certified by the City Council.

SECTION 4. RECOMMENDATION

The City Council approves Resolution 18-R-34, based on the findings listed in Section 2, and the Conditions of Approval listed in "Exhibit F-1", and approves Tentative Tract Map 82129, for the establishment of new subdivision for a 25-unit, owner-occupied, three-story residential townhome development located at 946, 952, 956, 962 Huntington Drive.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2018.

Mayor John Fasana

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 18-R-34 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 11th day of September, 2018, by the following Roll Call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California

EXHIBIT F-1
CONDITIONS OF APPROVAL
Tentative Tract Map No. 82129

1. The Applicant/Developer shall provide full street improvements on Huntington Drive within the limits of the development. Improvements shall include curbs and gutters, sidewalks, approaches, and asphalt paving according to City standards and as shown on Tentative Tract Map 82129.
2. The Developer/applicant shall prepare Covenants, Codes, & Restrictions (CC&R's) in a form acceptable to the City Attorney. The CC&R's shall provide regulations that include but are not limited to: onsite parking management, guest parking, use of resident garages for parking, outdoor storage, common area maintenance, trash service, among others. The CC&R's shall include requirements for the establishment of a Homeowners Association that will implement and ensure compliance with the CC&R's. The CC&R's shall be recorded with the County Recorder's Office and proof of recordation shall be provided to the City of Duarte prior to issuance of Certificate of Occupancy. The CC&R's shall not be modified without prior approval from the City.
3. The proposed General Plan Amendment 18-1, Zone Change 18-1, Planned Development Permit 18-1 and Tentative Tract Map 82129 (collectively, "Approvals") would locate a 25 unit townhouse project on the 1.24 acre property at 946-962 Huntington Drive, a property currently zoned for Commercial use. In order to provide customarily expected sales tax revenues to the community, applicant agrees to pay to City the sum of Four Hundred Thirty Five Thousand Dollars (\$435,000.00) as an in-lieu payment ("In-Lieu Payment") to compensate City for the anticipated loss of general fund revenues the City would have received from sales taxes generated by commercial uses at the property. This amount is based in a July 2018 sales tax assessment prepared for the City by EPS. The In-Lieu Payment shall be payable to the City within ninety (90) days after the City Council's approval of the Approvals. The In-Lieu Payment is to be deposited into the City's General fund and expended for any municipal purpose.
4. Decorative paving materials shall be integrated into driveways, parking areas, and pedestrian walkways as shown on Tentative Tract Map 82129 and as approved by the City Engineer and/or Public Works/Engineering Division.
5. The developer shall comply with the City's cable installation requirements, per Chapter 16.34 of the Duarte Municipal Code.
6. The Applicant/Developer shall comply with the latest editions of the codes as adopted by reference by the City of Duarte. California Green Building Standards Code, California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, and California Electrical Code. (Codes as amended by the County of Los Angeles.)

7. The Applicant/Developer shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
8. The Applicant/Developer shall comply with subdivision requirements provided by the Los Angeles County Fire Department, unless otherwise modified by the Community Development Department and/or Fire Department. Such requirements shall include, but not be limited to, the following:
 - Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the buildings or facility (2016 County of Los Angeles Fire Code Section 503.1.1)
 - All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan/exhibit, tentative map, and Final Map along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
 - Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction (Fire Code 501.4).
 - All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
 - Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
 - Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 37 ½ tons and shall be surfaced so as to provide all weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface (Fire Code 503.2.3)
 - Provide approved signs or other approved notices or markings that include the words "No Parking – Fire Lane". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector (Fire Code 503.3).

- A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes (Fire Code 504.1).
 - Fire Apparatus Access Roads shall not be obstructed in any manner, including the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Fire Code Section 503.2.1 shall be maintained at all times (Fire Code 503.4).
 - The required fire flow for the public fire hydrants for the proposed development is set at 1,500 gpm for the duration of 2 hours.
 - The required fire flow for the private on-site fire hydrants for the proposed development is set at 1,250 gpm for the duration of 2 hours.
 - Fire hydrant spacing shall be 300 feet. No portion of lot frontage shall be more than 200 feet from, via vehicular access, a public hydrant. No portion of a building shall be more than 400 feet from, via vehicular access, a properly spaced public hydrant.
 - All fire hydrants shall measure 6 inches by 4 inches by 2 ½ inches, in brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
 - All public fire hydrants shall be installed, tested and accepted prior to beginning construction (Fire Code Section 501.4).
 - Approval of an automatic sprinkler system is required for the proposed buildings within the project development. Submit design plans for the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
9. The Applicant/Developer shall comply with the latest disabled access regulations as found in Title 24 of the California Code of Regulations and the Americans with Disabilities Act. Accessible items shall include, but not be limited to: parking, accessible pedestrian routes, accessible/adaptable units, public/common use areas, swimming pool, etc., as applicable
10. Grading, drainage, civil, and related engineering plans and all required plan check fees shall be submitted to the City Engineer and/or Public Works/Engineering Division for plan check prior to construction. Approval from the City Engineer and/or Public Works/Engineering Division shall be obtained prior to the issuance of permits. Prior to the issuance of a certificate of occupancy, a Public Works right-of-way permit for the proposed right-of-way

modifications shall be obtained, and the work completed. The right-of-way permit must be issued to a licensed concrete contractor.

11. The Applicant/Developer shall submit a Precise Paving and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and/or Public Works/Engineering Division.
12. Building foundation inspections shall not be performed until a rough grading certification, survey stakes in place, and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
13. Fees shall be paid to Duarte Unified School District in compliance with Government Code Section 65995.
14. The Applicant/Developer shall contact the Los Angeles County Public Works Department, Environmental Program Division for any required permit on clearance of industrial and hazardous waste disposal.
15. The Applicant/Developer shall install sanitary sewers to serve the entire development to the specifications of the City Engineer and/or Public Works/Engineering Division. Prior to installing sewer lines, the Applicant/Developer shall perform a sewer capacity study and submit it to the City for review and approval from the City Engineer and/or Public Works Division prior installation of any sewer lines and issuance of building permits. A sewer connection fee is required by the County Sanitation District. Said fees shall be paid and proof of payment shall be provided prior to the issuance of building permits.
16. The Applicant/Developer shall dedicate all street right-of-way as shown on the Tentative Map to correct any right-of-way areas that require dedication associated with the project site that may have been previously overlooked or not completed. The main drive aisle and secondary drive aisles within the project site shall be private. Maintenance on the private drive aisles shall be the responsibility of the Applicant/Developer and the established Homeowners Association.
17. The Applicant/Developer shall submit water plans to be reviewed and approved by the City Engineer and/or Public Works/Engineering Division, California American Water and the Los Angeles County Fire Department.
18. All work adjacent to or within the right-of-way shall be subject to review and approval of the City Engineer and/or Public Works/Engineering Division and the work shall be in accordance with applicable standards of the City of Duarte; i.e. Standard Specifications for Public Works Construction (Green Book) and the California Manual of Uniform Traffic Control Devices (CA MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.

19. The following shall be prepared by a professional registered engineer and submitted to the Engineering/Public Works Division for review:
- LID Plan. A Low Impact Development (LID) Plan shall be submitted to the Engineering/Public Works Division for review. The LID plan shall provide a comprehensive and technical discussion of how the proposed project will comply with the City's stormwater program requirements. LID Guidance and implementation can be obtained from Los Angeles County Public Works LID Standards Manual. Contact the Duarte Public Works Division for more information. The LID plan shall be approved prior issuance of grading permits.
 - Civil Plans. Two sets of complete Civil plans shall be submitted to the Engineering/Public Works Division for review, accurately showing all existing public improvements near the subject development (i.e., street lights, signs, utility vaults and boxes, bus stops, street trees, catch basins, etc.) and shall clearly indicate any proposed modifications to the existing public improvements. Such proposed modifications to the public improvements shall require approval from the City Engineer and Community Development Director prior to issuance of any building permit and/or grading permit.
 - Soils/Geology report and Hydrology Study.
 - A detailed grading and drainage plan, including all supporting information and design criteria shall be prepared by a licensed Civil Engineer and submitted to the Engineering Division for review. The grading and drainage plan shall be approved by the City Engineer prior to the issuance of a grading permit.
 - A detailed utility plan.
20. A final tract map shall be prepared by a licensed land surveyor or a registered Civil Engineer and recorded with the County of Los Angeles prior to the issuance of certificate of occupancy.
21. Security Bonds and/or Subdivision Agreement shall be submitted and recorded prior to the issuance of the grading permit.
22. Prior to exoneration of any security for the project that may include existing survey monuments disturbed through construction activities and deemed necessary for preservation by the City Engineer, the applicant shall file a Corner of Record or Record of Survey with the County Surveyor to establish existing survey control points as defined in Section 8711 (b) of the California Professional Land Surveyors Act.

23. Prior to final approval of completed grading, landscaping, or any public improvements, the developer/applicant/contractor shall provide digital (PDF) and AutoCAD files of each plan to the Public Works Division. The Permit Number and the words "RECORD DRAWING" shall appear on each plan sheets.
24. All utility facilities within the public right of way including but not limited to conduit, cable, cabinets, control boxes, etc. shall be placed underground with any access panels flush with the ground surface. If there are physical constraints restricting the placement of utility facilities underground, the developer shall provide clear engineering reasons why above ground facilities cannot be installed with underground vaults/handholes.
25. All utility services stubbed to the site that will not be used to serve the development shall be properly abandoned.
26. All trees within the City right-of-way along Huntington Drive shall be replaced and/or installed pursuant to the City's adopted Street Tree Plan for Huntington Drive; all sidewalk tree wells shall be consistent with the City's tree well design and shall require a right of way permit from the Public Works Division prior to installation.
27. The Developer shall construct a new driveway approach on Huntington Drive per City standards. Decorative stamped concrete or enhanced paving shall be installed behind the driveway approach. The driveway approach and ramps shall be approved by the City Engineer prior to construction and shall require the issuance of a public right-of-way permit. The approach and driveway shall be designed to ensure the safety of vehicles entering and exiting the property, as well as pedestrians crossing the driveway.
28. All trenching/potholing/street cuts shall be fixed permanently within five (5) working days following the completion and acceptance of the backfill. Temporary asphalt concrete is required immediately following completion of the backfill. If plates are necessary, they shall be placed flush to the road surface and tack welded together if two or more plates are used. If plates are necessary, then under no circumstance shall a trench remain plated longer than 48 hours, unless a longer term is approved by the Public Works Manager.
29. In the event the street pavement is substantially cut and/or altered following the installation of all utilities in the public right of way, the entire street (width, length) in front of the project site shall be sealed, as determined by the City Engineer.
30. Connector Pipe Units shall be installed in all catch basins along the project site. All installations shall be inspected/verified by the Public Works Division prior to issuance of Certificate of Occupancy.
31. Traffic control work (delineation and signage) shall comply with the California Manual on Uniform Traffic Control Devices. A traffic control plan shall be submitted

to the Public Works Division for review and approved prior to beginning construction and/or grading.

32. Vehicular access to public streets and driveways shall remain unobstructed during the construction period.
33. The developer, contractor and all representatives shall comply with the National Pollution Discharge Elimination System (NPDES) Permit No. CAS004001, Order No. R4-2012-075, and amendments, issued by the California Regional Water Quality Control Board, Los Angeles Region. Construction activities that disturb one acre or more are regulated under the NPDES stormwater program. Operators of regulated construction sites are required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and to obtain a Construction General Permit (NOI) from the State Water Resources Control Board to discharge stormwater. A copy of the permit shall be provided to the Public Works Division to keep on file and ensure compliance.
34. The developer and/or contractor is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measure shall be included in the SWPPP and implemented as approved by the City Engineer.
 - Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.
 - Ensure that concrete supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.
 - Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.
35. The developer and/or contractor shall incorporate and comply with all regulations, policies and standards regarding water, sewer, and storm water.
36. Improvement plans and necessary letters of credit, cash, and/or bonds to secure the construction of all streets, storm drains, water, sewer, grading, etc. as required shall be submitted and approved by the City Engineer, and the subdivision agreement and other required agreements approved by City Attorney, prior to the recordation of the Final Map.
37. All easements existing at the time of the Final Tract Map approval must be accounted for on the approved Tentative Map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is

blanket in nature or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location.

38. Easements for Private Driveways and Fire Lanes, and all utilities, including water, sewer, storm drains shall be provided on the Final Map to the satisfaction of the City Engineer and City Attorney.
39. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
40. A preliminary title report and guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the final map is filed with the County Recorder.
41. The tentative tract map must comply with the State Subdivision Map Act and Article 5 (Subdivisions) of the Duarte Development Code.
42. The Tentative Tract Map shall expire 24 months from the date of approval. The subdivider, not less than 60 days prior to the expiration date, may request in writing, to the City, an extension of the approval.
43. Application for approval of the final tract map shall be filed with the City Council 30 days prior to the expiration date of the tentative map.
44. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.

RESOLUTION NO. 18-R-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE APPROVING PLANNED DEVELOPMENT PERMIT 18-01 FOR A 25-UNIT, OWNER-OCCUPIED, THREE-STORY TOWNHOME DEVELOPMENT LOCATED AT 946, 952, 956, 962 HUNTINGTON DRIVE

WHEREAS, the applicant is requesting approval of a Planned Development Permit to allow flexibility in development standards related to front and rear setbacks and private open space requirements, in exchange for excellence in design and enhanced amenities, for the proposed 25-unit, owner occupied, three-story townhome development at 946, 952, 956, 962 Huntington Drive; and

WHEREAS, Planned Development Permit 18-01 is contingent upon the approval of General Plan Amendment 18-01, Zone Change 18-01, and Tentative Tract Map No. 82129, and Site Plan and Design Review 18-17; and

WHEREAS, On July 9, 2018 the Architectural Review Board reviewed the plans for Planned Development Permit 18-01 and Site Plan and Design Review 18-17 and recommended approval to the Planning Commission subject to conditions; and

WHEREAS, on August 20, 2018 the Planning Commission held a duly noticed public hearing on the proposed Planned Development Permit 18-01 and Site Plan and Design Review 18-17, among the other associated/contingent entitlements, whereupon the Planning Commission received public testimony and recommended approval to the City Council; and

WHEREAS, notice of a public hearing on the Planned Development Permit 18-01 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the City Council has considered the analysis and recommendation provided in the staff report for Planned Development Permit 18-01, and all information, evidence and public testimony received at the public meeting held on September 11, 2018 at 7:00 p.m. in the City Council Chambers;

NOW THEREFORE, the City Council of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS FOR PLANNED DEVELOPMENT PERMITS

The City Council finds and determines as follows, findings for Planned Development Permits, as set forth in DDC Section 19.118.050 (B), as:

1. The Planned Development Permit will accommodate a use that is allowed within the subject base zone, be consistent with the Duarte General Plan, be generally in compliance with all the applicable provisions of this Development Code, and ensure compatibility of uses in the surrounding neighborhood.

A General Plan Amendment and Zone Change is included as part of the overall project proposal. The 25-unit, owner-occupied, three-story townhome development is consistent with Land Use Goal 1 of the General Plan to re-designate underutilized non-residential properties, as well as maintaining a balanced community consisting of various residential types and commercial activities. The residential development will comply with all the applicable provisions of the Development Code, apart from the proposed modifications as part of the Planned Development Permit. The project site is surrounded adjacent to residential uses along the south (single-family) and to the west (multi-family). Commercial developments are established to the east (Mountain Vista Shopping Center) and north (City of Monrovia). The proposed R-4, Multiple-Family Residential High Density zone is compatible with the project site, surrounding neighborhood and will have minimal impacts to the abutting residential properties. The characteristics of the project have taken the surrounding uses into consideration regarding the architectural and site design of the project to ensure the project will not create incompatibility with the surrounding areas.

2. The proposed project will produce a comprehensive development of superior quality and excellence of design than might otherwise occur from more typical development applications;

The project will use high quality architectural designs and materials. A semi-smooth 30/30 stucco float will be applied to the exterior throughout the project. All windows will be recessed to provide an enhanced appeal and complement the Spanish architectural style. The drive aisles and surface parking area will be improved with decorative paving; pedestrian walkways will be enhanced using integral colored concrete. Additional features such as accent tile, scalloped sills, trellis and awning features, wrought-iron details, among others will be provided throughout the project to improve the overall design. The site improvements will include a large centrally-located common area and additional open space areas for all residents to enjoy. The amount of common open space exceeds the minimum requirement by 30 percent. The central common space encourages social interaction with a combination of hardscape and landscape, seating options, barbecue equipment, and a large shade structure. Each unit will also include private yard space directly adjacent to the townhome. These private yard areas range in size. Although two units (unit 6 and unit 7) do not contain the minimum required private space, these units are adjacent to the large common area and have the benefit of direct access. The project site has sat underutilized for years. The project will gain an optimal use of the property and provide a visual appeal along Huntington Drive.

3. Appropriate standards and conditions of approval have been imposed to ensure the protection of the public health, safety and welfare;

Associated PC Resolution 18-08 for General Plan Amendment 18-01, PC Resolution 18-09 for Zone Change 18-01, PC Resolution 18-10 for Tentative Tract Map 82129, and PC Resolution 18-12 for Site Plan & Design Review Application 18-17 include multiple conditions of approval that have been imposed on the project to ensure the protection of the public health, safety, and welfare.

4. Appropriate onsite circulation and traffic control is designed into the development;

The circulation on the property is suitable for the proposed residential use and has been reviewed by the LA County Fire Department to ensure adequate circulation is provided for public and emergency vehicle access. The property is accessible from Huntington Drive only using a two-way 26-foot wide drive aisle down the center of the property and two secondary drive aisles extending from the main. The drive aisles provide access to the two-car garages attached to each townhome and to the 12 guest and overflow parking stalls that are provided through the property. A traffic study was conducted to analyze the General Plan Amendment and Zone change from commercial to residential. The results of the study indicated a lower trip generation will occur with the proposed residential in comparison to a commercial use that would be allowed under the previous zoning.

5. The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development;

The residential project will be developed on roughly 1.24 acres of land, and based on the project design is project site is suitable for accommodating the residential structures, drive aisles, open space and pedestrian walkways. The project includes 25 units, which is a density of 21 units per acre, which is below the maximum dwelling unit density of the R-4 zone. The density also allows for enhanced amenities such as increased open space.

6. Adequate public services and facilities exist, or will be provided in compliance with the conditions of approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health safety, and general welfare.

The residential project is unlikely to have a major demand for public services. The subdivision will be designed to meet the requirements of the Fire Department, and various utilities that are necessary for the project development. The site is served by the City's main thorough Huntington Drive which is adequate for accommodating the level of traffic and activity associated with the residential development. The residential development will be served by various utilities, such as water and sewer. The developer will be required to perform the necessary studies and secure will-serve letters from the required agencies. A preliminary review of the project has been completed by the agencies and it is not anticipated the project will cause a substantial reduction in the public services to the surrounding properties.

7. The proposed development, as conditioned, will not have a substantial adverse effect on surrounding properties or allowed uses.

The residential development is permitted with certification of the project's associated Mitigated Negative Declaration and approval of General Plan Amendment GAP 18-01, Zone Change 18-01, Tentative Tract Map No. 82129, Planned Development Permit 18-01, and Site Plan and Design Review 18-17. The proposed mitigations and conditions of approval will avoid potential adverse and detrimental impacts on the City and surrounding community (conditions related to PPD 18-01 are included with Resolution 18-12 for the Site Plan and Design Review). The residential development will redevelop long-standing vacant properties with dilapidated structures into a project that benefits the community. The project is not anticipated to cause a hazard to the public convenience or general welfare of the surrounding areas.

8. The design, location, operating characteristics, and size of the proposed development will be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, and scale.

The characteristics of the project have taken the surrounding uses into consideration with the design of the residential units to ensure the residential development will not decrease the level of compatibility. The development has been designed to: complement the surrounding developments, improve an underutilized dilapidated property, provide adequate access for vehicles and pedestrians, expand the central common space area for greater use and interaction, and adjust front setbacks to provide compatible transitions between adjacent projects. The massing and scale is maintained with the use of varying roof heights; the movement in the building increases the architectural interest and articulation by incorporating bay windows, trellises, and other architectural features. Lastly, the project will feature high quality materials and will be influenced by Spanish architecture style.

SECTION 3. CEQA DETERMINATION

By adoption of Resolution 18-R-35 for the Planned Development Permit, the City Council finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) with the Mitigated Negative Declaration that has been prepared for the project and circulated for public review and comment, and is hereby certified by the City Council.

SECTION 4. RECOMMENDATION

The City Council approves Resolution 18-R-35, based on the findings listed in Section 2 for Planned Development Permit 18-01 allowing customized development standards related to front and rear setbacks, and private open space requirements for the establishment of new 25-unit, owner-occupied, three-story residential townhome development located at 946, 952, 956, 962 Huntington Drive.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2018.

Mayor John Fasana

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF DUARTE

} ss.

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 18-R-35 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 11th day of September, 2018, by the following Roll Call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California

RESOLUTION 18-R-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUARTE APPROVING SITE PLAN AND DESIGN REVIEW CASE 18-17 FOR A 25-UNIT OWNER-OCCUPIED THREE-STORY TOWNHOME DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS, LOCATED AT 946, 952, 956, 962 HUNTINGTON DRIVE

WHEREAS, MJW Investments is requesting approval to develop a 25-unit owner-occupied residential townhome development located at 946, 952, 956, 962 Huntington Drive; and

WHEREAS, the proposed residential development is contingent upon the approval of General Plan Amendment 18-01, Zone Change 18-01, Tentative Tract Map No. 82129, and Planned Development Permit 18-01; and

WHEREAS, new three-story, multiple-family residential construction requires recommendation from the Architectural Review Board to the Planning Commission, and since this project involves entitlements that also require consideration from the City Council, a recommendation from the Planning Commission to City Council is required for complete project approval, pursuant to Section 19.112.030 and Table 7-2 in Section 19.122.030 of the Duarte Development Code; and

WHEREAS, On July 9, 2018 the Architectural Review Board reviewed the plans for Planned Development Permit 18-01 and Site Plan and Design Review Case 18-17 and recommended approval to the Planning Commission subject to conditions; and

WHEREAS, on August 20, 2018 the Planning Commission held a duly noticed public hearing on the proposed Planned Development Permit 18-01 and Site Plan and Design Review 18-17, among the other associated/contingent entitlements, whereupon the Planning Commission received public testimony and recommended approval to the City Council; and

WHEREAS, notice of a public hearing on Site Plan and Design Review 18-17 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the City Council has considered the analysis and recommendation provided in the staff report for Site Plan and Design Review 18-17, and all information, evidence and public testimony received at the public meeting held on September 11, 2018 at 7:00 p.m. in the City Council Chambers;

NOW THEREFORE, the City Council of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2.

FINDINGS FOR SITE PLAN AND DESIGN REVIEW

The City Council finds and determines as follows, findings for Site Plan and Design Review, as set forth in DDC Section 19.122.050 (E), as the project is:

1. Consistent with the General Plan and is in compliance with all applicable provisions of the Duarte Development Code and all other City ordinances and regulations;

General Plan Amendment and Zone Change 18-01 are included as part of the overall project proposal. The residential development is consistent with Land Use Goal 1 of the General Plan to re-designate underutilized non-residential properties and maintain a balanced community consisting of various residential types and commercial activities. The residential development will comply with all the applicable provisions of the R-4 Multiple-Family Residential High Density zoning districts, with the exception of the modifications associated with Planned Development Permit 18-01.

2. To be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development:

The residential project will be developed on roughly 1.24 acres of land, and based on the project design is project site is suitable for accommodating the residential structures, drive aisles, open space and pedestrian walkways. The project includes 25 units, which is a density of 21 units per acre. This is below the maximum of the R-4 zone but suitable for the development and project site. The density also allows for enhanced amenities such as increased open space to further improve the overall project. The use of PDP 18-01 also helps ensure the project site is adequate for the residential development. The PDP allows flexibility in the development standards. These deviations have been applied to the front and rear setbacks and private open space. The setbacks have allowed the project to achieve a suitable density and increase the amount of common open space by 30 percent. The private open space for two units is below the minimum, however these units have direct access to the common area.

3. In compliance with the applicable criteria specified in Subsection 19.122.040(D), and the site is suitable for the proposed development; and

- *Compatibility. The project development has been well designed to improve the subject property and provide a visual enhancement to the surrounding community. The surrounding land uses include single-family residential to the south, multiple-family residential uses to the west, and commercial uses to the east and north. The proposed project will construct multiple-family residential which is compatible with the existing uses that surround the project site.*
- *Architectural Design and Detail. The project proposes a high-quality Spanish architectural style. The proposed style utilizes a variety of architectural features such as bay windows and recessed windows and entries. Tile accent will be applied around the townhome entries. The exterior will be finished using a semi-*

smooth 30/30 stucco in white, with light tan and brown accent colors. The project incorporates additional detail such as wrought iron accents, trellis and awning features, and decorative garage doors. The roof of each structure will include a low scale 3.5:12 or 4:12 pitch using concrete tile to complement the Spanish architecture. The roof style helps control the massing, and the architectural features incorporated into the design provide strong movement and modulation in the building form.

- Landscape, Lighting, Parking, Signs, and Other Design Details.
 - a. Equipment and Utilities. *All new service and utilities will be installed in a manner that screens them from the public right-of-way. New equipment will be installed within attic area or ground-mounted and screened from the public right-of-way. All utilities will be required to be installed underground.*
 - b. Fences/Walls. *Newly proposed or modifications to existing perimeter fences, walls, and/or retaining walls will require review and approval from the Community Development Department. The property currently contains a combination of chain-link fencing and block walls along the perimeter. The project requires the construction of retaining and property line walls as a part of the project, which will be reviewed and approved by Community Development Department to ensure compliance with the Duarte Development Code.*
 - c. Landscaping. *New landscape improvements will be required as a condition of approval. The landscape areas will be designed to meet the intent and purpose of Chapter 19.40 (Landscaping) of the Duarte Development code and will include a variety of drought tolerant plants, tree types, and decorative hardscape materials. Landscape and Irrigation plans will be prepared by a licensed landscape architect and will require review and approval by the Planning Division.*
 - d. Lighting. *A lighting plan will be required for review prior to installing any light fixtures. The lighting plan will require review and approval from the Planning Division to ensure each fixture will be of high quality, decorative form and scaled to compliment the massing of the building and site. Lighting design will be reviewed to also ensure offsite glare is avoided.*
 - e. Parking. *The project meets the off-street parking requirements for the use by providing attached two-car garages for all 25-units, and 12 surface parking spaces for guest and overflow parking requirements. The project also allows adequate circulation into and throughout the property.*
- 4. Designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.

The project site is surrounded by residential uses to the south - single-family residential homes, and to the west – multi-family condominiums. The proposed R-4

zone is consistent with the adjacent residential property to the west and compatible with the other surrounding properties. The characteristics of the project have taken the surrounding uses into consideration regarding the architectural and site design of the project to ensure residential development and will not decrease the level of compatibility with the surrounding uses and will not create and adverse effect on public health, safety, and general welfare on neighboring properties.

SECTION 3. CEQA DETERMINATION

By adoption of Resolution 18-R-36 for the Site Plan and Design Review, the City Council finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) with the Mitigated Negative Declaration that has been prepared for the project and circulated for public review and comment, and is hereby certified by the City Council.

SECTION 4. RECOMMENDATION

The City Council approves Resolution 18-R-36, based on the findings listed in Section 2, and the conditions of approval listed in "Exhibit H-1" for a 25-unit, owner-occupied, three-story residential townhome development located at 946, 952, 956, 962 Huntington Drive.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2018.

Mayor John Fasana

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Marla Akana, City Clerk of the City of Duarte, County of Los Angeles, State of California, hereby attest to the above signature and certify that Resolution No. 18-R-36 was adopted by the City Council of said City of Duarte at a regular meeting of said Council held on the 11th day of September, 2018, by the following Roll Call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

City Clerk Marla Akana
City of Duarte, California

EXHIBIT H-1
CONDITIONS OF APPROVAL
Planned Development Permit 18-01
Site Plan and Design Review ARB 18-17

1. The elevations of each building (townhome cluster) shall be reviewed and approved by the Planning Division prior to submitting to Building and Safety plan check. Final review shall include approval of the color palette, placement of colors, and all finished building materials/elements, including but not limited to the type, color, and/or placement of trims, cornices, awnings, among others. All finished materials/elements incorporated into the building design shall be of high quality and high durability, and shall take into consideration locations that may be more vulnerable to damage or potential maintenance concerns.
2. A common and private open space plan shall be provided to the Community Development Department for final review and approval prior to submitting for Building and Safety plan check. The open space plan shall include the square feet of the usable common area and private area (each unit). The open space plan shall also include a list of amenities for the common open space areas.
3. All windows and doors shall require final approval from the Planning Division prior to permit issuance. A separate window and door plan with an accurate window and door schedule shall be provided to the Planning Division for review prior to submitting to Building and Safety plan check. The schedule shall list the window and door types and their locations. The plan shall include all necessary details on the type, color, and material of all proposed windows and doors; sections/detail drawings depicting the use of trims, moldings, mullions, etc.
4. All garage doors shall be of high quality design that is complementary to the architectural style of the building. Final approval from the Planning Division is required prior to issuance of building permits.
5. The Developer/applicant shall prepare Covenants, Codes, & Restrictions (CC&R's) in a form acceptable to the City Attorney. The CC&R's shall provide regulations that include but are not limited to: onsite parking management, guest parking, use of resident garages for parking, outdoor storage, common area maintenance, trash service, among others. The CC&R's shall include requirements for the establishment of a Homeowners Association that will implement and ensure compliance with the CC&R's. In addition to being a requirement of this approval, the CC&R's shall also be a requirement of the approved subdivision tract map associated with this project; any requirements associated with the tract map or other entitlements as part of the overall project approval shall be incorporated with this approval by reference. The CC&R's shall be recorded with the County Recorder's Office and proof of recordation shall be provided to the City of Duarte prior to issuance of Certificate of Occupancy. The CC&R's shall not be modified without prior approval from the City.

6. The maintenance responsibilities of the Homeowners Association shall include the adjoining private yard areas for each residential unit, in addition to all common areas on the property. The Developer/Applicant shall provide an HOA maintenance plan to the Community Development Director for approval prior to building permit issuance. The HOA plan shall clearly depict the HOA maintenance areas and the private ownership areas. Language to this effect, as determined by the City Attorney, shall be included in the CC&R's.
7. Resident garages shall be used for vehicle parking only. Excessive storage or any reduction of vehicle parking space within the garage shall be prohibited. Garages shall maintain a minimum clearance of 20 feet wide and 20 feet deep for vehicle parking. Garages shall also maintain adequate space outside of the vehicle parking area for resident trash receptacle storage, as depicted on the approved plans. Language to this effect, as determined by the City Attorney, shall be included in the CC&R's.
8. Uncovered off-street parking within the property shall be designated for guest and overflow only and not for the exclusive use of residents. Language to this effect, as determined by the City Attorney, shall be included in the CC&R's.
9. The Developer and/or Homeowners Association shall establish a Residential Parking Management Plan that regulates onsite parking to reduce any potential overflow parking onto the street and within adjacent properties. The parking management plan shall be incorporated into the recorded CC&R's and implemented/monitored by the established Homeowners Association. The management plan shall be provided to the Planning Division for review and approval prior to permit issuance. Language to this effect, as determined by the City Attorney, shall be included in the CC&R's.
10. Final design/location of all fences, walls, and gates shall require approval from the Planning Division. A detailed fence, wall, and gate plan shall be submitted to the Planning Divisions for review and approval prior to permit issuance, and shall include all finish color and material details, block wall cap details, among others.
11. A complete landscape, hardscape, and irrigation plan, prepared by a licensed landscape architect, shall be submitted to the Planning Division for review and approval prior to permit issuance. All landscape areas shall be permanently landscaped and irrigated with a variety of drought-tolerant plants, shrubs, ground cover, large and/or small canopy trees. A variety of hardscape areas shall also be included with the landscape plans. All pedestrian walkways and garage approaches shall be constructed out of concrete; decorative/enhanced paving material shall be incorporated in the drive aisle at the back of the approach. All landscaping and irrigation shall comply with Chapter 19.40 (Landscaping) of the Duarte Development Code. Separate review fees shall apply.
12. An operation plan for trash pick-up service shall be provided to the Planning Division for review and approval prior to permit issuance. The operation plan shall

include pick-up schedules, receptacle placement, receptacle size and type, trash circulation, among others. The developer/applicant shall contact the City's waste disposal company, Burrtec Waste, to create a sufficient disposal schedule that will ensure waste generated by the residents is hauled off site in a timely manner.

13. All exterior lighting shall require final approval from the Planning Division prior to installation and/or issuance of permits. Lighting fixtures shall be of high quality and decorative form and shall be designed to prevent offsite glare. A lighting plan shall be provided to the Planning Division for review and shall include cut-section drawings, manufacture brochure, illumination levels/lighting distribution, operational features, and any additional information as needed for all proposed wall-mounted lights, street lights, pedestrian lights, and common area lighting. Separate review fees for the lighting plan review may apply.
14. A maintenance plan that provides continued and regular maintenance throughout the property shall be submitted to the Community Development Department for review and approval prior to permit issuance. The maintenance plan shall be incorporated in the CC&R's and implemented by the established Homeowners Association. All requirements of the approved maintenance plan shall be incorporated by reference as a condition of approval.
15. The Developer shall provide mailboxes per designs and placement approved by the local postmaster and Community Development Department. Any multi-unit or "cluster box", that serves multiple residents, shall be designed to match or compliment the architectural style of the project. Multi-unit mailboxes shall require review and approval from the Planning Division prior to permit issuance.
16. The storage of bikes, equipment, clothing, or other types of miscellaneous storage on balconies or within the private courtyards visible from Huntington Drive is prohibited. Restrictions on the balcony storage shall be incorporated in the approved CC&R's and regulated by the established Homeowner's Association for the property.
17. The Developer shall comply with all requirements of the Los Angeles County Fire Department, including inspections, unit address identification, among others, prior to the issuance of a certificate of occupancy.
18. The Developer shall install both building and curb address numbers per City and Los Angeles County Fire Department standards, prior to the issuance of a certificate of occupancy.
19. The project is considered a Level 3 project pursuant to Chapter 19.52 of the Duarte Development Code (Sustainable Development Practices). The project will be reviewed for minimum compliance with the requirements outlined in this chapter, including but not limited to: an increase to energy efficiency and waste recycling beyond minimum requirements, assurance of water conservation using water-efficient landscaping, achieving LEED Certified status, use of energy-efficient outdoor lighting, etc.

20. The project shall comply with all regulations of the Duarte Municipal Code and the Duarte Development Code, including the intent and purpose, permitted uses, development standards, and any other applicable sections.
21. Any revisions to the site plan, elevations, colors, and materials in addition to those listed as conditions of approval, shall be reviewed and approved by the Planning Division prior to installation; substantial changes may require review and approval from the Architectural Review Board and/or Planning Commission.
22. Mechanical equipment and related ducts, vents and other apparatus, including HVAC, shall be screened from public view and must be located inside the structure, attic, or ground mounted. Vents, pipes, caps, hoods, and other roof penetrations that must be installed on the roof shall be painted or finished to match the roof color. Ground mounted equipment shall be shielded from public view by landscaping and/or enclosed in integrated utility closet, subject to approval from the Planning Division.
23. All utilities for direct service to the project shall be installed underground and concealed from view, as approved by the Planning Division, except for transformers, which shall be allowed above ground with adequate screening.
24. This project is subject to the requirements of Chapter 6.10 of the Duarte Municipal Code, Diversion and Demolition Waste. Prior to the issuance of any permits, the applicant shall submit a Construction and Demolition Diversion Plan and required security deposit. Contact the Planning Division for more information.
25. A final inspection shall be made by the Planning Division prior to final of any building permits to ensure that all conditions have been met.
26. Plans and all required plan check fees shall be submitted to the Community Development Department for Building & Safety plan check prior to construction. Approval from Building & Safety shall be obtained prior to the issuance of permits. Construction drawings, including the site plan, elevations, and colors shall be consistent and in substantial compliance with the conceptual approval and any required conditions of the City Council.
27. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, and all agents thereof.
28. Building permits for this project must be issued within one-year from the date of approval from the City Council or the application and approval shall expire.
29. Prior to issuing permits, any required school fees shall be paid directly to Duarte Unified School District and proof of payment provided to the City. Contact Duarte Unified School District for more information.

30. The Developer shall comply with applicable City noise ordinances. Construction activities, deliveries and haul-off will only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday. No construction related idling of engines or other disturbances shall occur outside of noted work hours.
31. Prior to the issuance of a Certificate of Occupancy, landscaping and irrigation shall be installed and functional. All landscaping shall be automatically irrigated. Landscaping shall be continuously maintained and permanently irrigated. All existing plant material shall be alive and healthy and in a disease and pest free condition at all times.
32. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.