SPECIAL NOTICE

CHANGES AND ADDITIONAL OPPORTUNITIES RELATING TO PUBLIC MEETINGS

In response to Executive Orders issued by Governor Newsom the City will no longer offer in-person public meeting location for members of the public to attend. Public meetings will be conducted utilizing Zoom Video Communications. To participate in the meeting from the comfort of your own home or office download Zoom on any phone or computer device and enter meeting ID# cityofglendora.org/zoom or https://zoom.us/j/9329247224. The teleconferenced meeting allows the City to continue to conduct essential business and comply with Public Health Administration recommendations to protect the public and City employees, practice social distancing and limit exposure.

Want to watch?
All our City Council meetings can be watched live through Internet Streaming at www.cityofglendora.org, through Spectrum cable television Channel 3 and Verizon Channel 31.

How do I participate?
You may give public comment at the commencement of the meeting when the presiding officer calls for public comment. Speakers are limited to three (3) minutes, speaking once, on both on- and off-agenda items. If there are any public hearings scheduled, individuals will be given an additional opportunity to comment under said items. To ensure that the public will be able to participate, the city is providing three methods in which the public can submit their comments:

OPTION 1: LIVE COMMENTS
Public is invited to participate via Zoom Video Communications, enter meeting ID# cityofglendora.org/zoom or https://zoom.us/j/9329247224. If you wish to address the governing board on any matter posted on the agenda or within subject matter jurisdiction should utilize one of the following protocols:

Utilizing "Raise Your Hand" Feature	**Utilizing "Chat" Feature**
Step 1. Virtually "raise your hand" using zoom,	Step 1. Utilizing the Chat function send a message to the City Clerk and let her know which item(s) you wish to comment on (aka: Public Comment, or Item No. 1 or 2),
Step 2. Wait to be called on by the City Clerk,	Step 2. Wait to be called on by the City Clerk,
Step 3. Unmute your audio,	Step 3. Unmute your audio,
Step 4. Verbalize your comments (less than 3 minutes)	Step 4. Verbalize your comments (less than 3 minutes)

OPTION 2: E-MAIL
Public Comments can be submitted via email to publiccomment@cityofglendora.org with the subject "Public Comment – *Insert Governing Body and Meeting Date*". Public Comments received will be added to the associated Agenda Packet before 5:00 p.m. each day leading up to meeting (weekends and holidays excluded). Emails received in real time and prior to the commencement of Public Comment Period or Public Hearing and not already incorporated in the agenda will be read out loud (up to 3 minutes).

OPTION 3: MAIL
Public comments may be mailed to 116 E. Foothill Boulevard, Glendora, ATTN: City Clerk's Department-Public Comment. The City Clerk will read public comments received out loud (up to 3 minutes) into the public record if received before 5 p.m. on the date of the meeting. Otherwise, public comments will be considered late correspondence and incorporated into the meeting minute record.

The City of Glendora thanks you in advance for your cooperation and support as we work to provide city services in new and creative ways. If you have any questions, feel free to contact the City Clerk's Department at (626) 914-8210.

Your health and safety is our top priority.

For more information on the Governors Executive Orders regarding implementing virtual meetings in compliance with the Ralph M. Brown Act visit the City website at www.cityofglendora.org/COVID19.

CITY OF GLENDORA AGENDA

City Council, Successor Agency and Housing Authority
7:00 PM

TUESDAY, MARCH 9, 2021

VIA ZOOM VIDEO COMMUNICATIONS, MEETING ID#
CITYOFGLENDORA.ORG/ZOOM OR HTTPS://ZOOM.US/J/9329247224

MAYOR/CHAIR
Michael Allawos

MAYOR PRO TEM/VICE-CHAIR
Karen K. Davis

COUNCIL/COMMISSIONERS
David Fredendall, District 2
Gary Boyer, District 3
Mendell Thompson, District 5

PLEASE TURN OFF CELL PHONES AND PAGERS WHILE MEETING IS IN PROGRESS

PUBLIC COMMENT

The public is encouraged to address the governing body on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the governing body, you may do so during the **PUBLIC COMMENT** period noted on the agenda. Each person is allowed three (3) minutes speaking time.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, (626) 914-8210 no later than 72 hours prior to the meeting. (28 CFR 34.102.104 ADA TITLE II)

BROWN ACT

Agendas are drafted to accurately state what the legislative body is being asked to consider. The legislative body can take action on "all items" listed on the agenda and be in compliance with the open meeting laws.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The governing body may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, in the City Clerk's office during regular business hours, Glendora Public Library and on the City's website www.ci.glendora.ca.us. For further information, please contact the office of the City Clerk at (626) 914-8210, or via e-mail at ksessman@ci.glendora.ca.us.

DOCUMENTS DISTRIBUTED FOLLOWING THE POSTING OF THE AGENDA

Any writing that relates to an agenda item for an open session that is distributed after the posting of the agenda is available for public inspection at the City Clerk's Office, 116 E. Foothill Blvd., Glendora.

PUBLIC MEETINGS

VIEW LIVE	REPLAYS ON AIR
Stream "LIVE" on City Website www.cityofglendora.org Air "LIVE on Channel 3 (Cable) & Channel 31 (Verizon)	Thursday - Sunday week following the meeting: on Channel 3 (Cable) & Channel 31 (Verizon)

NOTICE AND CALL
OF A CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY MEETING
OF THE
CITY OF GLENDORA

TO THE MEMBERS OF THE CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY OF THE CITY OF GLENDORA AND TO THE CITY CLERK:

NOTICE IS HEREBY GIVEN that the City Council, Successor Agency and Housing Authority will conduct a meeting at 7:00 PM on Tuesday, March 9, 2021, in via Zoom Video Communications, meeting ID# cityofglendora.org/zoom or https://zoom.us/j/9329247224. The purpose of said meeting is as follows:

CALL TO ORDER

ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

In permitting a nonsectarian invocation, the City does not intend to proselytize, advance, or disparage any faith or belief. Neither the City nor the City Council endorses any particular belief or form of invocation.

- Invocation
- Pledge of Allegiance

SPECIAL ITEMS

1. COVID-19: Reopening the Economy Update.

2. Briefing from the City of Glendora Disaster Council.

STUDENT REPORTS - NONE

PUBLIC COMMENT

Three (3) Minute speaking time limit
Due to COVID-19 health recommendations, comments can be made by participating via Zoom Video Communications, by emailing publiccomment@cityofglendora.org or mail.

Under the agenda item "Public Comment", the presiding officer may recognize any person desiring to address the governing body concerning any subsequent item calendared for action or discussion at that meeting. Public comment may also be given when an item is scheduled for consideration. Comments on Consent Calendar items should be made during the Public Comment Period. The Public Comment Period is limited to 30 minutes. Each speaker shall be limited to three minutes unless, upon motion, such time is extended by the governing body.

Any person given permission to address the governing body shall advance to the rostrum and state his/her name and the subject matter he/she wishes to discuss. No question shall be asked of governing body members or a member of the staff, except through the presiding officer.

3. Public Comments received prior to posting of Agenda.

REPORTS AND STATEMENTS

REORDERING OF AND ADDITIONS TO THE AGENDA

PUBLIC HEARINGS

Public hearings shall conform to the protocol established by Resolution 07-17. Following presentation of the staff report, the applicant/appellant will be allowed ten (10) minutes in which to make a presentation. Testimony by proponents or those wishing to speak in support of the item shall be limited to three (3) minutes per speaker, speaking once, and to a total of fifteen (15) minutes. Testimony by opponents or those wishing to speak in opposition of the item shall be limited to three (3) minutes per speaker, speaking once, and to a total of fifteen (15) minutes. The Presiding Officer may permit a five (5) minute rebuttal/summation by a representative of applicant/appellant. The public hearing will then be closed, and no member of the public shall be allowed to speak further unless, upon motion, the public hearing is reopened by the City Council. Any person desiring to provide testimony during a Public Hearing item shall make his/her presence known to the Presiding officer. Speaker cards are available in the lobby. Speakers are entitled to submit written or other graphic evidence. All such evidence presented shall be retained by the City Clerk as part of the Clerk's record.

PLEASE NOTE: If you challenge any of the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

4. Conduct Public Hearing and adopt Resolutions and an Ordinance amending the Glendora General Plan (Community Plan 2025) Land Use Element; Zone Change; Development Plan Review; and Tentative Tract Map No. 82949 to consolidate three parcels and subdivide the site's 0.72 acres of land to create eight (8) attached three-story residential townhomes and a commercial building located at 501 West Route 66 and 532 Parker Drive, Glendora, California. (Project No. PLN19-0046 - Applicant/Project Sponsor: Robert Artura, 501 E. Route 66 Partners, LLC/Building Worx Development, LLC; Property Owner: Successor Agency to the Glendora Community Redevelopment Agency).

   CITY RECOMMENDATION: Open and conduct the Public Hearing, accept evidence and testimony presented and, in the absence of substantial evidence to the contrary, consider the following actions: 1) Adoption of a California Environmental Quality Act (CEQA) Mitigated Negative Declaration relating to the attendant resolutions; 2) Adopt City Council Resolution entitled, "A RESOLUTION APPROVING A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND AN AMENDMENT TO THE GLENDORA GENERAL PLAN (COMMUNITY PLAN 2025) TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF CERTAIN PROPERTY AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE FROM HIGH DENSITY RESIDENTIAL TO ROUTE 66 SPECIFIC PLAN (PROJECT NO. PLN19-0046);" 3) Introduce for first reading of an Ordinance entitled, "AN ORDINANCE APPROVING A ZONE CHANGE FROM MULTI-FAMILY RESIDENTIAL (R-3) TO TOWN CENTER MIXED USE (RT66-TCMU) ON CERTAIN PROPERTY LOCATED AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE, GLENDORA, CALIFORNIA (PROJECT NUMBER: PLN19-0046); COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA);" and 4) Adopt a City Council Resolution entitled, "A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 82949 AND DEVELOPMENT PLAN REVIEW TO ALLOW FOR THE CONSTRUCTION OF EIGHT, THREE-STORY TOWNHOME CONDOMINIUM UNITS WITHIN TWO BUILDINGS AND ONE COMMERCIAL BUILDING LOCATED AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE, GLENDORA, CA (PROJECT NO. PLN19-0046); COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)."

CONSENT CALENDAR

Items on the Consent Calendar will be enacted by one motion without individual discussion. There will be no separate discussion of these items unless a member of the governing body requests specific item(s) be removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be considered after the Consent Calendar is approved. Anyone wishing to address a Consent Calendar item should do so during the Public Comment Period.

5. City Council, Successor Agency for the former Community Redevelopment Agency, and Housing Authority Minutes.

   CITY/AGENCY/AUTHORITY RECOMMENDATION: Affirm the following minutes: a) October 13, 2020 Special Meeting Minutes, b) November 10, 2020 Special Meeting Minutes, and c) February 23, 2021 Special Meeting Minutes.

6. Warrants and Demands Issued on February 19, 2021 and February 26, 2021.

   CITY/AGENCY/AUTHORITY RECOMMENDATION: 1) Affirm the following Warrants and Demands were received and filed as presented: a) General Warrant Register dated 2/19/2021 in the amount of $595,503.49, b) General Warrant Register dated 2/26/2021 in the amount of $530,304.73, and c) Payroll EFT - P/E 2/21/2021 in amount of $530,304.73.

7. Appropriate Additional Funds to Complete First/Last Mile Demonstration Project.

   CITY RECOMMENDATION: 1) Authorize the Administrative Services Director/City Treasurer to make the necessary budget changes to appropriation of $25,000 to Fund 203 - Transportation Development Act Article III Bicycle and Pedestrian Facilities and to appropriation of $12,450 to Fund 255 - Measure M Local Return.

8. Final Tract Map No. 76051 (Applicant - Owner: Applicant: Shaw Investments, Inc, A California Corporation; Location 905 East Arrow Highway).

   CITY RECOMMENDATION: 1) Adopt a City Council Resolution entitled "A RESOLUTION APPROVING TRACT MAP NO. 76051 FOR A TWO LOT SUBDIVISION LOCATED AT 905 E ARROW HIGHWAY, GLENDORA, CALIFORNIA"; 2) Authorize the Mayor to execute the Indemnity and Subdivision Improvement Agreements; and, 3) Authorize the City Engineer and City Clerk to sign Final Tract Map No. 76051.

UNFINISHED BUSINESS

9. Glendora Village Parklet Program Adoption and Appropriation.

   CITY RECOMMENDATION: 1) Adopt a Class One Categorical Exemption under Section 15301 of the CEQA Guideline; 2) Approve the Glendora Village Parklet Program Manual; 3) Authorize the Administrative Services Director/City Treasurer to make the necessary budget adjustments to appropriate an amount not to exceed $500,000 from Fund 255 - Measure M Local Return; and, 4) Direct Staff to initiate conceptual improvements for Meda Avenue and Transit Bus Plaza.

10. Development of a Sub-Regional Homeless Housing Program (Strategic Plan Item 55-ISHS)

    CITY RECOMMENDATION: 1) Receive an update on the City's homelessness efforts; 2) Authorize the City Manager to execute and extend agreements with local hotels, motels and similar businesses to house and provide services to homeless individuals for the duration of the local emergency declared for COVID-19 and after the emergency is over (voucher program); and, 3) Provide direction to City staff on identification of a location for an interim housing site of up to 50 beds.

NEW BUSINESS

11. Amendment of Authorized Position Control Listing and the Classification and Compensation Plan, AFCSME MOU and GMA MOU. (Strategic Plan #18-EEDR).

    CITY RECOMMENDATION: 1) Adopt a City Council Resolution entitled, "A RESOLUTION APPROVING AMENDMENTS TO THE AUTHORIZED POSITION CONTROL LISTING AND THE CLASSIFICATION AND COMPENSATION PLAN FOR THE CITY OF GLENDORA, THE 2019-2023 MEMORANDUM OF UNDERSTANDING WITH THE AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES LOCAL 3915 (AFSCME) AND THE 2019-2023 MEMORANDUM OF UNDERSTANDING WITH THE GLENDORA MANAGEMENT ASSOCIATION (GMA)."

12. Annual General Plan Progress Report and Housing Element Implementation Annual Progress Report.

    CITY RECOMMENDATION: 1) Receive and file the General Plan Annual Progress Report and the Housing Element Implementation Annual Progress Report; and 2) Authorize staff to file the reports with the State of California Department of Housing and Community Development.

COUNCIL AND STAFF ITEMS

CLOSED SESSION - NONE

RECONVENE OPEN SESSION AND ANNOUNCE ANY ACTION TAKEN - NONE

ADJOURNMENT

Certification Dated: March 5, 2021

Kathleen R. Sessman, MMC
City Clerk/Communications Director

I, Kathleen R. Sessman, City Clerk/Communications Director of the City of Glendora, certify that I caused the Notice and Call of a Meeting of the City Council, Successor Agency and Housing Authority to be held Tuesday, March 9, 2021, at 7:00 PM, in the via Zoom Video Communications, meeting ID# cityofglendora.org/zoom or https://zoom.us/j/9329247224, to be delivered electronically or hardcopy to each member of the City Council, Successor Agency and Housing Authority, emailed to the San Gabriel Valley Examiner, and that I posted said notice on the posting board as required by law.

Certification Date: March 5, 2021.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

MARCH 9, 2021 MEETING
of the
City Council Regular Meeting

Re: Public Comment

INFORMATION RECEIVED

Attached:

1) **Index of Correspondence Received**
2) **Correspondence received via email.**

Index of Correspondence Received:

Date Received	From	Email
3/2/2021	Fred Rice	fred@crystallake.name
3/9/2021	Brian Ursettie	Brianursettie@gmail.com
3/9/2021	Luis Schmidt	luis@afscme36.org

From: fred@crystallake.name <fred@crystallake.name>
Sent: Tuesday, March 2, 2021 7:04 PM
To: Public Comment <publiccomment@cityofglendora.org>
Subject: South hills trash clean-up, homeless removal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

I'm Fred Rice.

Last meeting there was some discussion about contract agreement with a company to perform trash collection in the South Hills and other areas.
Last week we saw volunteers cleaning up used hypodermic needles and other biological hazardous medical wastes. Can we get the contracted company to focus on cleaning the South Hills better? And can we remove the homeless without violating their rights some how?

Thanks!

From: Brian Ursettie <brianursettie@gmail.com>
Sent: Monday, March 8, 2021 9:24 PM
To: Public Comment <publiccomment@cityofglendora.org>
Subject: City Council Meeting 3/9/21

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Mayor, and City Council, I want to thank you for all the work you continue to do for all of us here in the great city of Glendora. I can only imagine how hard it has been over the past year as you have had to navigate creative and new ways of governing, and conducting normal business in an anything but normal year. There is a lot of excitement as our schools are opening, the gold line is coming through, and we can look with anticipation to better days ahead.
The reason I am writing to you this evening is to express concern over actions that were taken at the February 23rd meeting in regards to a stance from the City on SB 29. I do not believe this legislation warrants any position from our City as it is outside what we have elected you to do. While we appreciate our City council being aware of how state laws may affect our city, this seems to be a bit of a stretch of an item that would qualify. As we have elected you to govern in the City, we have also elected state assembly-members and State senators to legislate, support and oppose, in Sacramento. If this item is of concern to any individual councilmember, I fully support them in contacting their legislators to make an official stance as an individual. As the time has passed to reconsider this motion, I do hope that you might consider Rescinding it at a future meeting. Thank you so much for your time, and all that you do.

Brian Ursettie

From: Luis Schmidt <luis@afscme36.org>
Sent: Tuesday, March 9, 2021 4:16 PM
To: Public Comment <publiccomment@cityofglendora.org>
Cc: Luis Schmidt <luis@afscme36.org>
Subject: Public Comment - Item # 11

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Allawos and Members of the City Council.

Good evening and thank you for the opportunity to address you today. My name is Luis Schmidt, AFSCME D.C. 36 Business Representative.

I'm writing in support of item # 11. On behalf of the dedicated employees who make Glendora happen, we thank the Manager and the HR Staff for the dedicated work to make this happen. The PW Department has always attracted employees but struggled in keeping them after the employee received the training. The City has become a great training ground for other agencies who historically have been able to attract Glendora employees with compensation and other incentives, leaving the City of Glendora with continuous training and turnover cost. This item will greatly reduce turnover costs.

With the approval of this item, the City will have a competitive edge while attracting new talent. Employees love to serve and recognize and appreciate the amount of work it has taken to get us to where we are today.

None of this would have been possible without the leadership of Mayor Allawos and the City Council. This leadership hired City Manager Raymond and he recognizes and is able to balance the needs of the community and those of his staff.

And lastly, I thank June Overholt, Karen Resendez and the rest of the HR team for all the behind the scenes work to get this finalized.

Sincerely,

Luis Schmidt

Luis Schmidt
Business Representative
AFSCME D.C. 36
213.252.1396
luis@afscme36.org
www.afscme36.org

STAFF REPORT

TO: **MAYOR AND COUNCIL MEMBERS** **DATE:** **MARCH 9, 2021**

FROM: **COMMUNITY DEVELOPMENT** **DISTRICT(S):** **2**

SUBJECT: **CONDUCT PUBLIC HEARING AND CONSIDER RESOLUTIONS AND AN ORDINANCE AMENDING THE GLENDORA GENERAL PLAN (COMMUNITY PLAN 2025) LAND USE ELEMENT; ZONE CHANGE; DEVELOPMENT PLAN REVIEW; AND TENTATIVE TRACT MAP NO. 82949 TO CONSOLIDATE THREE PARCELS AND SUBDIVIDE THE SITE'S 0.72 ACRES OF LAND TO CREATE EIGHT (8) ATTACHED THREE-STORY RESIDENTIAL TOWNHOMES AND A COMMERCIAL BUILDING LOCATED AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE, GLENDORA, CALIFORNIA (PROJECT NO. PLN19-0046 - APPLICANT/PROJECT SPONSOR: ROBERT ARTURA, 501 E. ROUTE 66 PARTNERS, LLC/BUILDING WORX DEVELOPMENT, LLC; PROPERTY OWNER: SUCCESSOR AGENCY TO THE GLENDORA COMMUNITY REDEVELOPMENT AGENCY).**

RECOMMENDATION

That the City Council:

Open and conduct the Public Hearing, accept evidence and testimony presented and, in the absence of substantial evidence to the contrary, consider the following actions:

1) Adoption of a California Environmental Quality Act (CEQA) Mitigated Negative Declaration relating to the attendant resolutions;
2) Adopt a City Council Resolution entitled, "A RESOLUTION APPROVING A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND AN AMENDMENT TO THE GLENDORA GENERAL PLAN (COMMUNITY PLAN 2025) TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF CERTAIN PROPERTY AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE FROM HIGH DENSITY RESIDENTIAL TO ROUTE 66 SPECIFIC PLAN (PROJECT NO. PLN19-0046);"
3) Introduce for first reading of an Ordinance entitled, "AN ORDINANCE APPROVING A ZONE CHANGE FROM MULTI-FAMILY RESIDENTIAL (R-3) TO TOWN CENTER MIXED USE (RT66-TCMU) ON CERTAIN PROPERTY LOCATED AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE, GLENDORA, CALIFORNIA (PROJECT NUMBER: PLN19-0046); COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA);" and
4) Adopt a City Council Resolution entitled, "A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 82949 AND DEVELOPMENT PLAN REVIEW TO ALLOW FOR THE CONSTRUCTION OF EIGHT, THREE-STORY TOWNHOME CONDOMINIUM UNITS WITHIN TWO BUILDINGS AND ONE COMMERCIAL BUILDING LOCATED AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE, GLENDORA, CA (PROJECT NO. PLN19-0046); COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)."

EXECUTIVE SUMMARY:

The subject site (501 West Route 66 and 532 Parker Drive) consists of three vacant land parcels and is approximately 31,487 square feet (0.72 acres) in size. The project site is bound on the north by a multi-family residential property, on the east by mobile homes and residential uses, on the south by the Historic Route 66 and multi-family residential property, and on the west by Parker Drive and residential and commercial properties. A restaurant (El Amigo) is located on the adjacent neighboring corner parcel directly southwest of the proposed project site. Photos of site are included as Attachment I and an aerial image of site is Attachment J.

The applicant is requesting approval to amend the General Plan Land Use Designation, change the zoning designation, and approve Tentative Tract No. 82949 and Development Plan Review and project related CEQA for a proposal of eight (8), three-story residential townhomes and a single-story commercial office building located at 501West Route 66 and 532 Parker Drive.

APPLICATION/PROJECT COMPONENTS

The property owner/applicant is seeking to develop a project which includes the following construction components:

- Demolition of an existing remnant building foundation and partial parking lot surface.
- Removal of 14 non-native trees including one tree that is partially located within the public right-of-away along Parker Drive; and
- Construction of three new buildings and associated items:
  - *Residential* – Eight (8) three-story residential townhomes within two (2) proposed buildings (Building A and B). Building A would consist of five (5) residential units and Building B would consist of three (3) residential. Each unit includes a two-car garage.
  - *Commercial* – One (1) single-story, 1,000-square-foot office building that fronts Route 66 and what would likely be for an office tenant.
  - Surface parking lot areas providing two (2) residential parking stalls and three (3) residential guest parking stalls and four (4) commercial parking stalls, located at the rear of the commercial building.
  - New landscaping throughout the residential and commercial development, including a common residential open space area (approximately 5,050 square feet), which would be constructed adjacent to the townhomes. Approximately thirty-nine (39) trees would be planted to replace the fourteen (14) removed.

For further discussion information see project analysis memo, which is included as Attachment D. The project plans are Attachment F and the project materials board and color renderings are Attachment G.

LEGISLATIVE HISTORY:

Redevelopment Agency

In September 2008, the site was acquired by the Glendora Community Redevelopment Agency (RDA) for the purposes of implementing a Redevelopment Plan to alleviate blight and to facilitate the development of the Property consistent with the existing land use objectives. However, because of changes in state law, the RDA was dissolved as of 2012, and the City of Glendora elected to serve as the Successor Agency to the Former RDA ("Successor Agency"). In 2016 the California Department of Finance approved a Long-Range Management Plan ("2016 LRPMP") which is the controlling document concerning the disposition of properties under the jurisdiction of the Successor Agency. Under the 2016 LRPMP, the Successor Agency is authorized to sell the subject project site (referred to in the 2016 LRPMP as Site No. 4). In support of the efforts of the Successor Agency to dispose of properties held by the Successor Agency, the City actively sought expressions of interest and marketed Site No. 4 for sale with a request that proposals include

development of the site with both residential dwelling units and commercial development. The Successor Agency received three offers and executed a Purchase and Sale Agreement with approval from the Fifth Supervisorial District Consolidated Oversight Board to sell the subject Property to the current project applicant (501 E. Route 66 Partners, a California limited liability company).

PREVIOUS ACTIONS:
On February 2, 2021, the Glendora Planning Commission held a public hearing on the subject proposal. Discussion items included clarification parking for the commercial building and the residences and regarding the process to rezone adjacent properties. The Commission considered all evidence and concluded the hearing with a unanimous recommendation (with one absent) for the City Council to approve the project items.

On February 24, 2021, the following notifications for the March 9, 2021 City Council hearing were done: a mailed notice was sent to all property owners within 2,00 feet of the subject property, the public hearing information was updated on the physical notification sign board posting at the site, and notice was published in the San Gabriel Valley Examiner.

DISCUSSION

General Plan and Zoning:
The project site currently consists of three parcels. The southern parcel has a General Plan (Community Plan 2025) designation of *Route 66 Specific Plan (R66)* and a zoning designation of *Town Center Mixed Use (RT66-TCMU)*. The two northern parcels currently have a land use designation of *High Density Residential (RH)* and are zoned *Multi-Family Residential (R-3).* The proposal seeks to resolve the fact that the site has different land use designations and make it consistent. Attachment K visually depicts the current General Plan designations for the site and the adjacent parcels. Attachment L visually depicts the current zoning designations for the project site and adjacent parcels.

The project involves the following discretionary approvals:

- *General Plan Amendment* to unify all three (3) parcels to a single designation and change the General Plan land use designation for the two northern parcels from *High Density (HD)* residential to *Route 66 Specific Plan (R66)*. The General Plan land use designation for the south parcel (AIN: 8639-027-900) would remain its existing *R66*.
- *Zone Change* to unify all three (3) parcels to a single designation and change the zoning designation for the two northern parcels from *Multi-Family Residential (R-3)* to *Town Center Mixed Use (RT66-TCMU)*. The zoning designation for the south parcel (AIN: 8639-027-900) would remain *RT66-TCMU*.
- *Environmental determination* for the project (CEQA Initial Study/ Mitigated Negative Declaration);
- *Tentative Tract Map No. 82949* to consolidate the three (3) parcels and subdivide the land into a condominium development with a single commercial building and eight (8) attached three-story townhomes, along with shared supporting community infrastructure, landscaping, lighting, and common areas; and
- *Development Plan Review* for the approval of the project's development plans.

The February 2, 2021 Planning Commission Report (Attachment E) and Project Analysis Memorandum (Attachment D) includes detailed information on the following topics:

- Existing General Plan and Zoning designation
- Detailed project analyses and descriptions
- Impacts on public facilities and utilities

The Planning Commission report also included the following referenced documents, which have been included as attachments to this report:

- Draft Resolution – General Plan Amendment & CEQA MND (Attachment A)
- Draft Ordinance – Zone Change (Attachment B)
- Draft Resolution – Tentative Tract Map & Development Plan Review (Attachment C)
- Project Analysis Memo (Attachment D)
- Project Plans (Attachment E)
- Project Material Board & Color Renderings (Attachment F)
- Application (Attachment G)
- Project Site Photos (Attachment H)
- Existing Aerial Image of Project Site (Attachment I)
- Existing General Plan Designations Visual (Attachment J)
- Existing Zoning Designations Visual (Attachment K)
- CEQA Notice of Intent (Attachment L)
- CEQA Initial Study/Mitigated Negative Declaration (IS/MND) – Volume I (Attachment M)
- CEQA IS/MND Volume II Appendices A-J (Attachment N)
- CEQA IS/MND Appendix K – Comment letters (Attachment O)
- CEQA IS/MND Appendix L – Response to Comments (Attachment P)
- CEQA Mitigation Monitoring Program (Attachment Q)

FISCAL IMPACT

This project will have a small financial impact to the City. The applicant paid all application related fees and was responsible for environmental review related costs associated with the proposed project. If approved the proposed project would provide one-time revenue to the City in the form of building and development impact fees. In addition, the City will receive a portion (approximately 10%) of the net proceeds of the sale of the site. In the long-term, the development of the property would also provide increased property taxes.

ENVIROMENTAL DETERMINATION

While the project is relatively small, a California Environmental Quality Act (CEQA) Initial Study was prepared, as required due to fact that the proposal includes a General Plan Amendment. With assistance from Sapphos Environmental, Inc., the City completed an Initial Study on the project in accordance with CEQA. The Draft Initial Study concluded that the project will not have a significant effect on the environment with inclusion of mitigation measures, and a Draft Mitigated Negative Declaration has been prepared.

After due notice was given as required by law, the Draft IS/MND was available for public review on November 23, 2020 and concluded on December 23, 2020. The Notice of Intent and Draft IS/MND are included with this report as Attachments M and N. The City received four written correspondence comments and one verbal comment regarding the Draft IS/MND. The Comment letters received are included as Attachment P and the City's written response to the submitted comments are included as Attachment Q.

The required CEQA mitigation measures were agreed upon and will be imposed on the proposed project. A more detailed description of the project's CEQA is include with the Project Analysis Memo (Attachment

D) and project CEQA related documents are included as Attachments M - R.

Respectfully submitted,
Natalie Espinoza
Community Development Department

Concurs with,
Terry Kent
Planning Commission

Director	Certified as to Available Funds	CEQA
Jeff Kugel	*June Overholt*	*Not Applicable*

Legal Review	City Manager
William W. Wynder	*Adam Raymond*

ATTACHMENTS:

A. Draft Resolution – General Plan Amendment & CEQA MND
B. Draft Ordinance – Zone Change
C. Draft Resolution – Tentative Tract Map & Development Plan Review
D. Project Analysis Memo
E. Planning Commission Report
F. Project Plans
G. Project Material Board & Color Renderings
H. Application
I. Project Site Photos
J. Existing Aerial Image of Project Site
K. Existing General Plan Designations Visual
L. Existing Zoning Designation Visual
M. CEQA Notice of Intent
N. CEQA Initial Study/Mitigated Negative Declaration (IS/MND) – Volume I
O. CEQA IS/MND Volume II Appendices A – J
P. CEQA IS/MND Appendix K – Comment Letters
Q. CEQA IS/MND – Appendix L - Response to Comments
R. CEQA Mitigation Monitoring Program

RESOLUTION CC 2021-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA APPROVING A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND AN AMENDMENT TO THE GLENDORA GENERAL PLAN (COMMUNITY PLAN 2025) TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF CERTAIN PROPERTY AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE FROM HIGH DENSITY RESIDENTIAL TO ROUTE 66 SPECIFIC PLAN (PROJECT NO. PLN19-0046).

THE CITY COUNCIL
City of Glendora, California

THE CITY COUNCIL OF THE CITY OF GLENDORA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council has heretofore duly adopted the General Plan for the City of Glendora (Glendora Community Plan 2025); and

WHEREAS, 501 E. Route 66 Partners, LLC filed an application for a project consisting of the construction of eight, three-story townhome condominiums and a single-story commercial office building and request approval of an amendments to the General Plan Land Use Designation from High Density Residential to Route 66 Specific Plan of the two northern parcels at 501 West Route 66 and 532 Parker Drive, Glendora, California (Project No. PLN19-0046); and

WHEREAS, the subject site has a General Plan (*Community Plan 2025*) Land Use Element designation of "*High Density*", which is described as follows: *"High Density is the most intensive residential land use designation. This designation is found along major and secondary arterials and is transition between the other residential land uses and the more intensive non-residential land uses. Develop at this density requires consideration of internal and external circulation, the relationship of buildings and units to each other, and the provision of common open space and private outdoor living areas*"; and

WHEREAS, the authority to amend the General Plan is found within the California Government Code (§65358), which states: "*If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan. An amendment to the general plan shall be initiated in the manner specified by the legislative body*"; and

WHEREAS, the City Council finds and determines that the General Plan Land Use Designation Amendment for the two northern parcels located at 501 West Route 66 and 532 Parker Drive, Glendora, California to *Route 66 Specific Plan* (30 dwelling units per acre within the Town Center Mixed Use subdistrict) is appropriate and not detrimental in any way to the surrounding properties; and

WHEREAS, the City Council finds and determines that the General Plan Land Use Designation Amendment hereinafter set forth are not contrary to the spirit and intent of the

General Plan or its Elements and that the implementing zone changes are a logical and rational classification of land; and

WHEREAS, concurrent with the General Plan amendment, the corresponding properties within the project area, which are presently zoned as *R-3 (Multiple-Family Residential),* would be rezoned as *RT66-TCMU (Town Center Mixed Use)* for consistency with the General Plan designations; and

WHEREAS, the environmental review for the proposed General Plan Amendment, Zone Changes, and Development Project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Glendora Environmental Guidelines, and the IS/MND was available for public review from November 23, 2020 to December 23, 2020; and

WHEREAS, on February 2, 2021, a public hearing was held by the Planning Commission of the City of Glendora after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written staff report of the City of Glendora's Planning Division staff; and

WHEREAS, on February 2, 2021, the Planning Commission recommended approval of the projects application which included a General Plan Amendment (Project No. PLN19-0046) to the City Council; and

WHEREAS, a public hearing was held by the City Council of the City of Glendora, on March 9, 2021, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Commission of the City of Glendora; and

WHEREAS, on ____, 2021, the City Council, based on the evidence in the record, adopted a Mitigated Negative Declaration that the proposed amendment to the General Plan Land Use Designations will not have a significant effect on the environment and that potential impacts of the development project shall be reduced to a less than significant level with the implementation of mitigation measures identified in the Initial Study pursuant to CEQA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated by reference.

SECTION 2. The City Council based on the evidence in the record inclusive of the staff report, and written/oral testimony, hereby approves a General Plan Amendment to change the Land Use Designations of the project area as described as follows and shown on Exhibit A:

1. From *High Density Residential* to *Route 66 Specific Plan* on certain properties at

RESOLUTION CC 2021-_____

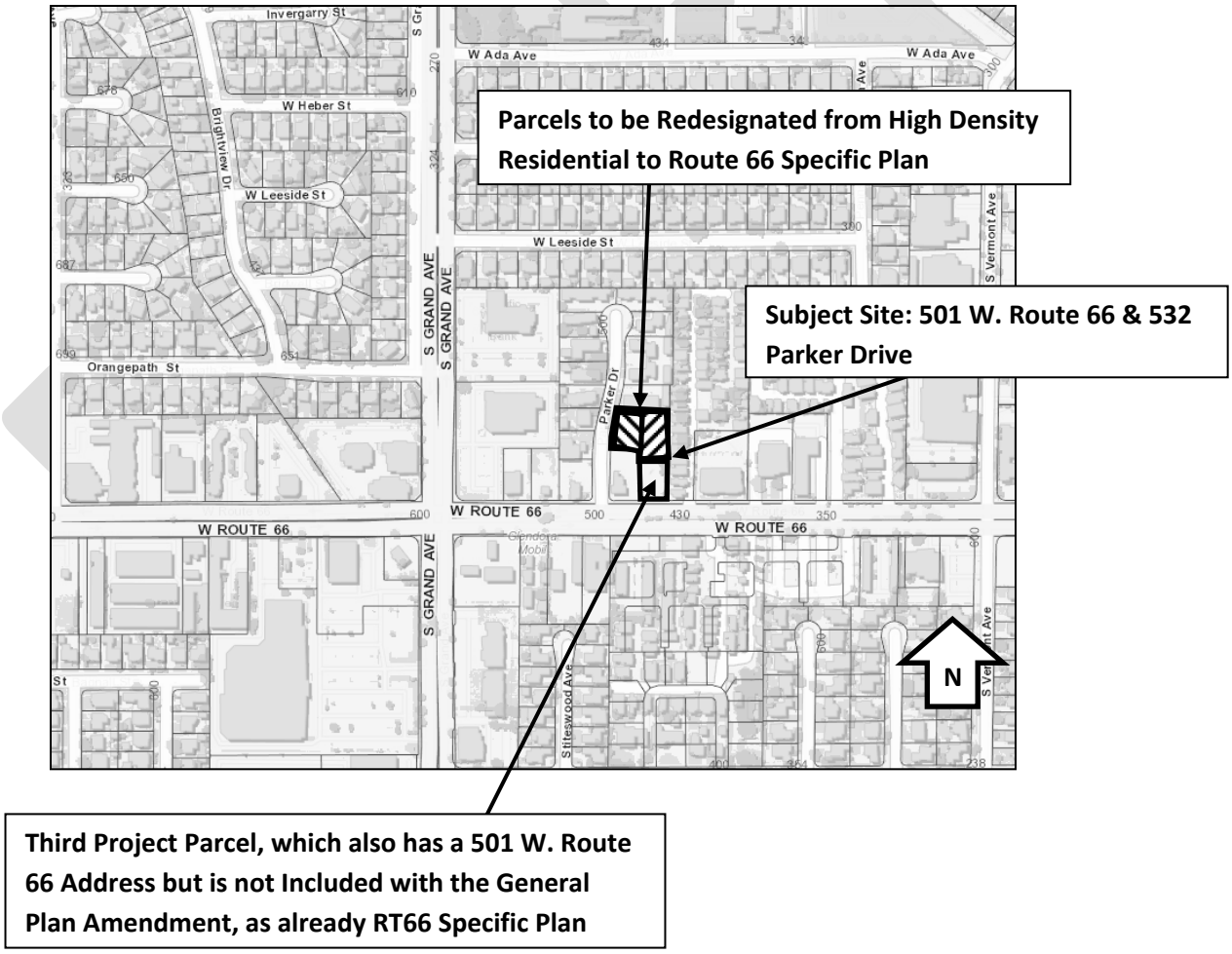
501 West Route 66 and 532 Parker Drive, Glendora, California (Project No. PLN19-0046)

EXHIBIT A

General Plan Amendment (PLN19-0046)

Assessor Parcel No.	Address	Previous Land Use Designation	New Land Use Designation
8639-027-902	532 Parker Dr.	*High Density Residential*	*Route 66 Specific Plan*
8639-027-901	501 W. Route 66	*High Density Residential*	*Route 66 Specific Plan*

General Plan Land Use Designation Amendment – Location Map



RESOLUTION CC 2021-_____

SECTION 3. Findings. The City Council finds that public necessity, general welfare, good planning practices, public interest, and convenience warrant approval of the General Plan Amendment.

a. General Plan. The City Council finds that the project is consistent with the General Plan goals and policies, any operative plan, or adopted policy.
b. Zoning. The project does not affect the implementation of the General Plan with respect to surrounding properties. The proposed project is consistent with the purpose of the zoning ordinance to promote and protect the public's health, safety, peace, comfort, convenience and general welfare.
c. CEQA. The potential impacts of the proposed project have been assessed as required by CEQA as noted above, and have been determined not to be detrimental to the public health, safety, or welfare, and will not have a significant impact on the environment.

As such, approval of these items would be in the best interest of the City.

SECTION 4. The City Council finds that an environmental assessment initial study was prepared for this project in accordance with the requirements of Title 14, Chapter 3, and §15303 of the California Environmental Quality Act (CEQA) and its Guidelines. Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies. While the proposed project could have a potentially significant effect on the environment, the Council finds that feasible mitigation measures or alternatives have been incorporated into the project in order to avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment will occur. The project-specific mitigation measures included in the project to avoid potentially significant effects are set forth in the Initial Study/Mitigated Negative Declaration. With the project specific mitigation imposed, there is no substantial evidence in the record that this project may have a significant direct, indirect or cumulative effects on the environment. Therefore, based on the Environmental Assessment and the list of identified mitigation measures, the Council determines the project will not have a significant impact on the environment and adopts a Mitigated Negative Declaration for the project as well as the associated Mitigation Monitoring Program for the project.

SECTION 4. This Resolution shall take effect immediately upon adoption. The City Clerk shall certify to the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

~~**SECTION 5**. This Resolution shall take effect immediately upon adoption. The City Clerk shall certify to the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.~~

APPROVED and **ADOPTED** this ___ day of ____, 2021.

City Council of Glendora, California

RESOLUTION CC 2021-_____

BY: _____
MICHAEL ALLAWOS
Mayor

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
WILLIAM W. WYNDER
City Attorney

I, Kathleen R. Sessman, City Clerk/Communications Director of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the___ day of ____ 2021, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Dated:_ ____, 2021

_____
KATHLEEN R. SESSMAN, MMC
City Clerk/Communications Director

DRAFT

ORDINANCE _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A ZONE CHANGE FROM MULTI-FAMILY RESIDENTIAL (R-3) TO TOWN CENTER MIXED USE (RT66-TCMU) ON CERTAIN PROPERTY LOCATED AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE, GLENDORA, CALIFORNIA (PROJECT NUMBER: PLN19-0046); COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

THE CITY COUNCIL
City of Glendora, California

THE CITY COUNCIL OF THE CITY OF GLENDORA DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, 501 E. Route 66 Partners, LLC filed an application requesting approval to amendment the Glendora General Plan Map as well as the rezoning pursuant to the Route 66-Town Center Mixed Use (RT66-TCMU) zone; Development Plan Review to allow construction of eight three-story residential townhomes within two buildings and one single-story, 1,000 square-foot commercial office building; Tentative Tract Map to consolidate three parcels and subdivide the 0.72-acre site to create a condominium development with eight residential units and one commercial building; on certain property located at 501 West Route 66 and 532 Parker Drive, Glendora, California (Project No. PLN19-0046); and

WHEREAS, Pursuant to Glendora Municipal Code §21.10.320C: "*The Town Center Mixed Use district is intended to provide for a complementary mix of land uses and development types that are compatible with and reinforce pedestrian activity and transit utilization. The Town Center Mixed Use district emphasizes a complementary mix of development types, including multifamily residential, vertical, and horizontal mixed-use, commercial uses and smaller-scale street-oriented retail development;" and*

WHEREAS, the environmental review for the project's General Plan Amendment, Zone Change, DPR, and Tentative Tract Map was processed in accordance with the requirements of the California Environmental Quality Act (CEQA) and the Initial Study and Mitigated Negative Declaration (IS/MND) was available for public review from **November 23, 2020 to December 23, 2020**; and

WHEREAS, a public hearing was held by the Planning Commission of the City of Glendora on February 2, 2021, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written analysis of the Planning Division of the City of Glendora, and the Planning Commission recommended approval of Project No. PLN19-0046 to the City Council; and

WHEREAS, the City Council held a public hearing on March 9, 2021, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the recommendation of the Planning Commission of the City of Glendora.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

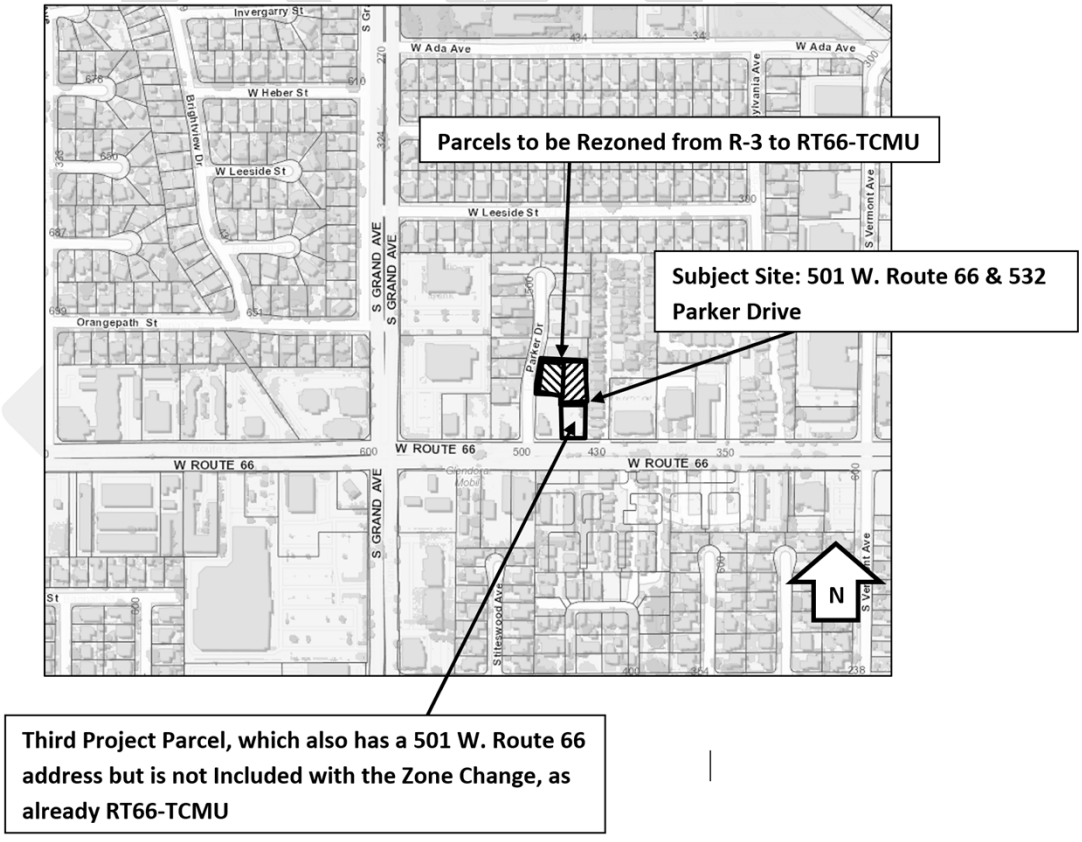
SECTION 1. The above recitals are true and correct and are incorporated by reference.

SECTION 2. The City Council based on the evidence in the record inclusive of the staff report, and written/oral testimony, hereby approves a zone change designation from *Multi-Family Residential (R-3)* to *Route 66-Town Center Mixed Use (RT66-TCMU)* change on certain properties at 501 West Route 66 and 532 Parker Drive, Glendora, California (Project No. PLN19-0046) and shown on Exhibit A:

EXHIBIT A
Zone Change (PLN19-0046)

Assessor Parcel No.	Address	Current Land Use Zoning	New Land Use Zoning
8639-027-902	532 Parker Dr.	*Multi-Family Residential R-3*	*Town Center Mixed Use-Route 66 Specific Plan*
8639-027-901	501 W. Route 66	*Multi-Family Residential R-3*	*Town Center Mixed Use-Route 66 Specific Plan*

Zone Change – Location Map



SECTION 3. Findings. The City Council finds that public necessity, general welfare, good planning practices, public interest, and convenience warrant approval of the General Plan Amendment.

a. General Plan. The City Council finds that the project is consistent with the General Plan goals and policies, any operative plan, or adopted policy.

b. Zoning. The project does not affect the implementation of the General Plan with respect to surrounding properties. The proposed project is consistent with the purpose of the zoning ordinance to promote and protect the public's health, safety, peace, comfort, convenience and general welfare.

c. CEQA. The potential impacts of the proposed project have been assessed as required by CEQA as noted above, and have been determined not to be detrimental to the public health, safety, or welfare, and will not have a significant impact on the environment.

As such, approval of these items would be in the best interest of the City.

SECTION 4. Consistent with the requirements of the California Environmental Quality Act ("CEQA"), the potential environmental impacts of this Zone Change were assessed in the mitigated negative declaration recommended for adoption by the Planning Commission on February 2, 2021. More specifically, the Planning Commission recommended to the City Council adoption of a mitigated negative declaration and mitigation monitoring and reporting program for this Project, all of which is approved concurrently herewith.

SECTION 5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The people of the City of Glendora hereby declare that they would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

SECTION 6. The Mayor shall sign this Ordinance and the City Clerk shall attest and certify to the passage and adoption thereof and cause same to be published at least once in the San Gabriel Valley Examiner, a weekly newspaper of general circulation, published in the City of Glendora, which newspaper is hereby designated for that purpose; and thereupon, and thirty (30) days after its passage, this ordinance shall take effect and be in force.

PASSED, APPROVED and **ADOPTED** this ___ day of _____, 2021.

City Council of Glendora, California

BY: _____
MICHAEL ALLAWOS
Mayor

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
WILLIAM W. WYNDER
City Attorney

CERTIFICATION

I, Kathleen R. Sessman, City Clerk/Communications Director of the City of Glendora, do hereby certify that the foregoing Ordinance was introduced for first reading on the 9th day of March, 2021. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the City Council on the ___th day of _____, 2021, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

I further certify that said Ordinance was published as required by law in a newspaper of general circulation in the City of Glendora, California on the _____ day of _____, 2021.

Dated:

_____
KATHLEEN R. SESSMAN MMC
City Clerk/Communications Director

DRAFT

RESOLUTION NO. CC 2021-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 82949 AND DEVELOPMENT PLAN REVIEW TO ALLOW FOR THE CONSTRUCTION OF EIGHT, THREE-STORY TOWNHOME CONDOMINIUM UNITS WITHIN TWO BUILDINGS AND ONE COMMERCIAL BUILDING LOCATED AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE, GLENDORA, CA (PROJECT NO. PLN19-0046); COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

THE CITY COUNCIL
City of Glendora, California

THE CITY COUNCIL OF THE CITY OF GLENDORA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, Glendora Municipal Code (GMC) §21.02.040 establishes procedures for the review of multi-family development projects through Development Plan Review (DPR) application; and

WHEREAS, GMC §21.02.040 provides that the purpose of a DPR is to establish procedures "*whereby development plans can be reviewed to ensure orderly development, aesthetic design, safe and harmonious placement and to:*

1. *Prevent or minimize adverse impacts on property in the vicinity;*
2. *Implement the general plan and applicable specific plans;*
3. *Protect the public health, safety and welfare;*
4. *Site structures and other improvements in a manner that is in harmony with the terrain and existing developments in the vicinity;*
5. *Encourage and promote energy-efficient design."*

WHEREAS, GMC §21.02.040(G) provides that the reviewing body (in this case, the City Council) may impose such conditions as it deems necessary to ensure that the project will meet the development standards of the zone and the purpose and intent of the DPR; and

WHEREAS, the Route 66/Parker Property was acquired by the Glendora Community Redevelopment Agency in September 2008 for the purposes of implementing a Redevelopment Plan to alleviate blight and to facilitate the development of the Property consistent with the existing land use objectives; and

WHEREAS, pursuant to ABx 1 26, enacted on June 28, 2011 and as subsequently amended by AB 1484, SB341 and SB 107 ("Dissolution Act"), the Glendora Community Redevelopment Agency was dissolved as of 2012, and the City of Glendora elected to serve as

RESOLUTION NO. CC 2021-_____

the Successor Agency to the Former Glendora Community Redevelopment Agency ("Successor Agency"); and

WHEREAS, the Department of Finance approved a Long Range Management Plan in 2016 ("2016 LRPMP") after requiring revisions to the original LRPMP prepared in 2013 and as an approved long range property management plan, the 2016 LRPMP is the controlling document concerning the disposition of properties under the jurisdiction of the Successor Agency; and

WHEREAS, under the 2016 LRPMP, the Successor Agency is authorized to sell the real property identified as Site No. 4, having a street address of 501 W. Route 66 and 532 Parker Drive in the City of Glendora (the Property) and described as a 0.74 acre site comprised of three vacant parcels: APNs 8639-027-901, 8639-027-902 and 8639-027-900; and

WHEREAS, in support of the efforts of the Successor Agency to dispose of properties held by the Successor Agency, the City actively sought expressions of interest as to Site No. 4 and has marketed Site No. 4 for sale with a request that proposals include development of the site with residential dwelling units and commercial development on the TCMU parcel; and

WHEREAS, the Successor Agency received three offers and executed a Purchase and Sale Agreement with approval from the Fifth Supervisorial District Consolidated Oversight Board to sell the Property to 501 E. Route 66 Partners, a California limited liability company ("Purchaser"), whose proposal provides for development most consistent with the City of Glendora's General Plan and implementing zoning regulations; and

WHEREAS, on December 12, 2019, 501 E. Route 66 Partners, LLC, LLC filed an application for a Tentative Tract Map (No. 82949) and DPR to construct a single-story commercial building and eight, three-story townhome condominiums on three consolidated parcels located at 501 West Route 66 and 532 Parker Drive, Glendora, California (Project No. PLN19-0046); and

WHEREAS, the environmental review for the project's General Plan Amendment, Zone Change, DPR, and Tentative Tract Map was processed in accordance with the requirements of the California Environmental Quality Act (CEQA) and the Initial Study and Mitigated Negative Declaration (IS/MND) was available for public review from November 23, 2020 to December 23, 2020; and

WHEREAS, a public hearing was held by the Planning Commission of the City of Glendora, on February 2, 2021, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Division staff of the City of Glendora; and

WHEREAS, on February 2, 2021, the Planning Commission recommended approval of the General Plan Amendment, Zone Change, DPR, and Tentative Tract Map (Project No. PLN19-0046) to the City Council; and

DRAFT

RESOLUTION NO. CC 2021-_____

WHEREAS, a public hearing was held by the City Council of the City of Glendora, on _____, 2021, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Commission of the City of Glendora; and

WHEREAS, on _____, 2021, the City Council, based on the evidence in the record, adopted an IS/MND and findings that the proposed amendment to the General Plan Land Use Designations will not have a significant effect on the environment and that potential impacts of the development project shall be reduced to a less than significant level with the implementation of mitigation measures identified in the Initial Study pursuant to the CEQA.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENDORA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated by reference.

SECTION 2. The City Council hereby makes Findings with Facts, which are hereby incorporated in full as follows:

FINDINGS FOR DEVELOPMENT PLAN REVIEW

1. The use is authorized pursuant to this title.

FACT: Multiple-family residential projects and commercial office projects are permitted uses pursuant to Glendora Municipal Code §21.10.330 Table 6-1 and development is further authorized with approval of a Development Plan Review (DPR) pursuant to Glendora Municipal Code §21.02.040.

2. The use is consistent with the General Plan and other applicable plans.

FACT: Subject to approval, the site's two northern parcels will have a Glendora General Plan ("Community Plan 2025") Land Use designation of *Route 66 Specific Plan*, and a zoning district designation of *Town Center Mixed Use (RT66-TCMU)* which will make all of the site land use designations the same as well as the project consistent with the General Plan and other applicable plans. Residential and commercial office are both allowed uses within the RT66-TCMU zone.

3. The site can accommodate the development standards of this title or as otherwise required.

FACT: The subject properties located at 501 West Route 66 and 532 Parker Drive currently consist of three parcels totaling approximately 0.72 acres in size. The project includes a request to unify all three parcels to a single designation and change the zoning designation for the two northern parcels from *Multi-Family Residential (R-3)* to *Town Center Mixed Use (RT66-TCMU)* which is *intended to provide for a complimentary mix of land uses and development types that*

are compatible with and reinforce pedestrian activity and transit utilization. The RT66-TCMU *district* is intended *to emphasize a complimentary mix of development types, including multi-family residential, vertical and horizontal mixed-use commercial uses and smaller-scale street-oriented retail development.* The subject parcel is rezoned RT66-TCMU with a new General Plan Land Use designation of Route 66 Specific Plan (30 dwelling units per acre). The proposed commercial office building and eight dwelling units meet all required development standards required of the RT66-TCMU zone as site specific development standards are established in conjunction with the project.

4. The site is adequately served by streets, utilities and other services, facilities and improvements.

FACT: The subject property fronts on Route 66 on the south and Parker Avenue on the west with capacity to accommodate all traffic generated from the project. The subject property is adequately served with all necessary utilities including electric (Southern California Edison), gas (Southern California Gas Company), telephone (Verizon and others), sewer facilities (City and L.A. County Sanitation Districts), storm drain facilities (City and L.A. County Flood Control District), waste disposal (Athens Waste Disposal), Glendora Police Department, and the Los Angeles County Fire Department.

5. The development or improvements of the lot will not adversely affect the character and integrity of the area, the utility and value of properties in the area, and the health, safety and welfare of the public.

FACT: The proposed project will result in the construction of a new single-story commercial office building and eight (8) new three-story townhome condominiums in an established mixed-use district of the Route 66 Specific Plan. The project is located on the northeast corner of Route 66 and Parker Drive. The commercial office building will be located along the Route 66 frontage and will have a Route 66 address. The proposed townhomes will be located toward the rear of the project site and will have Parker Drive addresses. Both are well-designed in the Spanish Colonial Revival style that will complement the surrounding neighborhood.

With regards to neighborhood compatibility, there is a three-story townhome condominium development located across Route 66 that was approved in 2014. Additionally, the adjacent properties to the north are two-story, multi-family residences. Additionally, as previously mentioned, the proposed single-story commercial office building fronts Route 66 where there are various existing commercial and office uses. Therefore, the proposed three-story townhome condominiums and the single-story commercial office building are compatible with the surrounding neighborhoods. The development of the lots will not adversely affect the character and integrity of the area, or the health, safety, and welfare of the public. The project will not cause any serious health, safety, or welfare problems in that its design and related construction will be performed per requirements of all applicable codes, including zoning and building.

RESOLUTION NO. CC 2021-_____

FINDINGS FOR TENTATIVE TRACT MAP

1. The proposed map is consistent with applicable general and specific plans as specified in §65451 of the California Government Code.

FACT: Pursuant to §66473.5 of the California Government Code, the proposed Tentative Tract Map (TTM #82949) together with the provisions for its design and improvements are consistent with the City of Glendora's General Plan Land Use Element Designation of Route 66 Specific Plan. The proposed tentative tract map is for one commercial office building and an eight-unit townhome condominium development that will provide housing ownership opportunities for the community. The proposed General Plan Amendment changes the Glendora General Plan (Community Plan 2025) Land Use Element land use designation of the two northern parcels from *High Density Residential* to *Route 66 Specific Plan* which creates consistency throughout the project site. The project location is in general proximity to City employment areas, active and passive recreational opportunities, a variety of commercial areas, and multi-modal transportation routes.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

FACT: The proposed General Plan Amendment changes the Glendora General Plan (Community Plan 2025) Land Use Element land use designation of the two northern parcels from High Density Residential to Route 66 Specific Plan which creates consistency throughout the project site. The proposed Tentative Tract Map will merge the parcels to create a conforming lot regarding the minimum 150-foot street frontage—82.01 feet on Route 66 and 92.29 feet on Parker Drive, with a total of a 174.3-foot street frontage. The development project complies with the goals, objectives and policies of the City's General Plan – Land Use, Housing, and Noise Elements. The development of the site with townhouse condominium dwelling units and the commercial office building is consistent with the character and integrity of the neighborhood as there is a similar condominium project across Route 66 and it provides a diverse housing choice for future residents (Land Use Element Goal LU-7: A Diverse Range of Housing Choices; LU-8: Expansion of Employment-Generating Land Uses; LU-10: Quality Infill Development; LU-18: Compatibility of Adjacent Uses; & LU-20: Appropriate Scale and Character of Development). The subject site is located within the mixed-use subdistrict which provides for a complementary mix of land uses and development types that are compatible with and reinforce pedestrian activity and transit utilization (Housing Element Goal 3: Range of Housing Opportunities). The development project will use the latest energy conservation features to conserve natural resources and lower energy costs. The development project includes mitigation measures to ensure that noise and vibration will not exceed normally accepted levels (Noise Element Goal N-3: Coordinated Land Use Planning and Noise Mitigation). The development project complies with the standards within the Route 66 Specific Plan General Plan Land Use Designation and the Town Center Mixed Use zoning ordinance standards.

DRAFT

3. The site is physically suitable for the type of development and can accommodate the development standards of this title or as is otherwise required.

FACT: The site is designed and graded to be physically suitable for the eight-unit townhome condominiums and single-story commercial office building. The project site has frontage on Route 66 and Parker Drive which provides access and connections to existing public utilities. A private driveway and walkway provide adequate vehicular (including Fire Department equipment access) and pedestrian access throughout the site. The Fire Department has reviewed and accepted the site layout. Additionally, the mitigation measures address aesthetics, geology and soils, noise, cultural resources, and tribal cultural resources. The project is conditionally approved on implementation of the mitigation measures outlined in the IS/MND to reduce potential environmental impacts to a less than significant level.

4. The site is physically suitable for the proposed density of development.

FACT: The proposed General Plan Amendment changes the Glendora General Plan (Community Plan 2025) Land Use Element land use designation of the two northern parcels from *High Density Residential* to *Route 66 Specific Plan* which creates consistency throughout the project site and the General Plan. The site is designed and graded to be physically suitable for the single-story commercial office building and eight-unit, three-story townhouse residential condominium development. The project density of 11.11 dwelling units per acre (eight dwelling units on a .72 acre lot) is consistent with the General Plan designation of Route 66 Specific Plan allowing up to 30 dwelling units per acre.

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

FACT: The subject site is located within the established Route 66 Specific Plan includes the eight-unit residential townhome condominium subdivision and single-story commercial office building is considered an infill project. The site was previously developed, so there are no fish, wildlife or related habitats present on the property, and none would be affected by the project. Environmental review was conducted pursuant to CEQA and concluded that the project with implementation of mitigation measures will have no significant environmental impact. The design of the subdivision and proposed improvements will not cause environmental damage.

6. The design of the subdivision or type of improvements is not likely to cause serious public health, safety or welfare problems.

FACT: The design of the subdivision and the proposed improvements will not result in public health, safety and welfare problems. The subdivision includes private and common open space for recreational opportunities for residents. The subdivision design complies with Los Angeles County Fire Department emergency vehicle access requirements. The project would be conditionally approved on implementation of the mitigation measures outlined in the IS/MND to reduce potential environmental impacts to a less than significant level. Specifically, the mitigation measures address biological, cultural, and tribal cultural resources.

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

FACT: The subdivision will not conflict with any public easements. Existing easements that are no longer needed will be abandoned through the subdivision process, and new easements will be recorded as necessary for public utilities, drainage, and other issues.

SECTION 3. The City Council is concurrently adopting a Mitigated Negative Declaration for this project pursuant to the California Environmental Quality Act (CEQA).

SECTION 4. The City Council hereby approves a Development Plan Review and Tentative Tract Map to allow the construction of eight (8), three-story townhome condominium units within two buildings and one (1) commercial building in a project as described by the report and depicted on project plans attached to the City Council Agenda Report for PLN19-0046, and after determining that the project meets the requirements of GMC §21.02.040 and the California Subdivision Map Act, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

1. The applicant shall submit a signed statement to the Planning Division indicating agreement with and acceptance of the adopted conditions of approval prior to issuance of permits and/or commencement of use.

2. The conditions of approval shall be incorporated as a full-sized sheet in the submitted building plans as part of the building plan check process.

3. The subject property shall be developed in substantial conformance with project plans attached to the City Council Agenda Report for PLN19-0046, as modified by these Conditions of Approval.

4. The City shall have the right of entry to inspect the premises to verify compliance with the Conditions of Approval and the Glendora Municipal Code.

5. The City shall retain the right and the jurisdiction to review the Development Plan Review (PLN19-0046) in the event the use conducted herein is modified, changed in scope, or the owner or operator seeks to expand, alter, reconfigure, or change the use. This reservation of the right of review is in addition to, and not in lieu of, the right of the City to review and revoke the "Development Plan Review (PLN19-0046)" or to modify the permit for any violation of the Conditions imposed.

6. The applicant agrees as a condition of issuance of this entitlement to indemnify, protect, defend, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes or action, proceedings, suits, damages,

judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City related to this entitlement or the environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.*, for this entitlement and related actions.

Planning Division

7. The applicant shall submit a map detailing the route to be followed by vehicles making deliveries of equipment, materials, and soils to and from the site to the Planning Division and Engineering Division for review and approval prior to the issuance of grading permits.

8. The applicant shall maintain consistency with the colors and materials submitted to the Planning Division. No modifications(s) of the approved building elevations, including but not limited to, change of finished material(s) or removal of building articulation shall be made during construction without prior written approval from the Community Development Director.

9. The delivery of materials and equipment and the outdoor use of equipment, hammers, and power tools shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, with no work allowed on Saturdays, Sundays, or Federal holidays with the exception of interior work. Outdoor yard work is permitted as long as it does not involve heavy equipment or noise producing equipment.

10. Walls and fences shall be installed prior to final occupancy consistent with the preliminary fence and wall plan.

11. A Height Certification Form to ensure that per the Zoning Code, and approved Development Plan, no portion of the development shall exceed the maximum allowable height of 45 feet or three stories. A signed copy of this form shall be submitted to the Planning Division prior to the issuance of building permits.

12. The applicant shall prepare Covenants, Conditions, and Restrictions (CC&Rs) for the development including articles establishing a condominium association. A copy of the draft CC&Rs shall be submitted to the Planning Division and City Attorney for review prior to Final Map approval. The applicant will be responsible for payment to cover all City staff and City Attorney time required to review said CC&Rs. A recorded copy of the approved CC&Rs shall be submitted to the Planning Division prior to final occupancy as well as final payment to cover any City costs for review. CC&Rs shall include the following requirements:
    - The condominium association shall maintain all common areas including private driveways, sidewalks, lighting, landscaping, irrigation, recreation equipment, fixtures, and other improvements.

- The condominium association shall maintain all landscaped areas, including front yard landscaping with the exception of enclosed private patio yard areas.
- The condominium association shall provide all water needed for irrigation of the common landscaped areas and for any landscaping and trees in the public rights-of-way fronting the project.
- The condominium association shall maintain landscaping and irrigation in the public right-of-way.
- The CC&Rs shall clearly identify building and site maintenance responsibilities.
- The CC&Rs shall specify that the parking and/or storage of recreational vehicles, boats, trailers (recreational or business-related) equipment, and similar such vehicles, is prohibited everywhere onsite.
- The CC&Rs shall require that residents to use the provided garages and private driveway assigned to their unit to park their vehicles and not for long-term storage.
- The CC&Rs shall include a time limit for guest and commercial parking space use.
- The CC&Rs shall not be amended without the written consent of the City of Glendora.

13. The single-story commercial building shall have a Route 66 address and the residential townhomes shall have a Parker Drive address. The applicant is responsible for submitting forms and fees associated with the formal assignment of addresses for each residential unit and commercial building. Process is initiated with the Public Works Department and is concluded by the City Clerks Office.

Landscaping

14. A Water Efficient Landscaping Application and MWELO compliance shall be completed and submitted to both the Planning Division (for landscape) and the Water Division (for irrigation) for review and approval prior to the issuance of building permits. The plan shall be prepared by a licensed landscape architect and shall demonstrate compliance with the Water Efficient Landscape Ordinance (Assembly Bill 1881). Approved landscaping and irrigation shall be installed prior to final occupancy. (GMC 21.03.060)

15. Information regarding existing trees to be removed (location, tree type, size, general health) and the trees proposed as replacements and/or the payment of an in-lieu fee to cover the cost of trees to be removed. Tree in-lieu fees (if required) shall be assessed by the City Public Works Department and paid by applicant prior to the issuance of building permits. Replacement trees shall be based on the City of Glendora Urban Forestry Manual and information shall be presented as part of the final landscape design plans.

16. Removal of the one existing tree partially located in City right-of-way requires approval of a tree removal permit by the Public Works Department and the payment of the appropriate fees (determined to be half since the tree is only located halfway in the right of way).

17. All pedestrian paths, crosswalks, and project entrances shall utilize decorative paving and should be shown on the landscape plan submitted to the Planning Division.

18. All light fixtures, including freestanding and building-mounted, shall be decorative and complementary to the architectural style of the buildings, and shall be subject to approval by the Planning Division.

19. The applicant shall comply with all mitigation measures as indicated in the IS/MND Mitigation Monitoring Program prepared for the project pursuant to CEQA requirements.

20. The applicant shall comply with the tree plantings within the City's right-of-way parkway area as determined by the Public Works Department during construction plan check for feasibility, selection of number, location and type.

21. All common area landscaping shall be installed by the developer and maintained by the condominium association.

Air Quality

22. The best available control measures to minimize fugitive dust emissions shall be utilized, including but not limited to watering soils as necessary to minimize dust generation. (SCAQMD Rule No. 403)

Public Works Department –Easements/Mapping:

23. A final tract map is required. The final map will be reviewed for technical accuracy by the city's contract Land Surveyor. Developer is responsible for all such costs. A title report less than 6 months old is required at the time of submittal. Include copies of all underlying documents/easements of record referenced in the title report. Show all easements on the property on the grading plan. Label, dimension and identify. Dedication of easement(s) to the City of Glendora for Ingress, Egress, Sanitary Sewer, and Utility Purposes will be required.

24. An Indemnity Agreement and a Subdivision Improvement Agreement must be signed by the developer prior to final map approval. The developer will submit the final map to the City's contract Land Surveyor for technical review. The Developer is responsible for all fees associated with this review.

25. Dedication of easement(s) to the City of Glendora for Ingress, Egress, Sanitary Sewer, and Utility Purposes will be required on the final tract map.

Public Works – National Pollutant Discharge Elimination System (NPDES)

26. This project is required to comply with the new NPDES Municipal Separate Storm Sewer System (MS4) requirements. Projects subject to the MS4 are to implement post-construction low impact development (LID) storm water runoff water quality control measures as a way to reduce downstream runoff. Follow Section 21.03.090 of Glendora

Municipal Code to determine Applicability and Performance Criteria. Follow LA County LID Standards Manual for design and format of LID Report. The soils engineer of record must review and approve the infiltration system.

27. A local SWPPP (including erosion control) will be required for this project and must be submitted to Public Works for review and approval.

Public Works - Grading

28. Final grading plans and required supporting documents (e.g., Soils, Hydrology/LID reports) must comply with any recommendations of the Geotechnical Engineer of record and will be submitted and reviewed according to the City's Grading Plan Checklist to the Public Works Department. A permit from the City of Glendora Public Works Department and a grading bond will be required prior to the start of construction.

29. Show all existing and proposed easements on the improvement plans. Label, dimension and identify.

30. GMC 20.28.010 requires to underground utilities in new subdivisions. Coordinate with utility agencies as necessary.

31. A soils report is required with this submittal, addressing over-excavation. Updated soils report must reference the California Building Code requirements, not the L.A. County Building Code. While the City does require soils reports be prepared following the L.A. County GMED manual, we have not adopted their building code. First submittal of Grading Plan should be signed and stamped by the Geotechnical Engineer stating that the Grading Plan is in conformance to the Geotechnical/soil recommendations. After final grading plan approval, the grading plan Mylar will also be wet signed and stamped by the Geotechnical Engineer. As necessary, provide an update letter if the soils report is greater than one year old.

32. Provide a Hydrology And LID Report. Provide analysis and information for the proposed LID improvements (including any dry wells, CDS units, infiltration, and underground storage shown on the preliminary grading plan) consistent with the County LID Manual in the Preliminary Hydrology and LID Report. The project must control runoff through infiltration, bioretention, and/or rainfall harvest and use. Project must retain onsite the Stormwater Quality Design Volume (SWQDv) as defined by the County LID Manual. Biofiltration systems shall be entirely open-bottom. When evaluating the potential for onsite retention, each projects must consider the maximum potential for evapotranspiration from green roofs and rainfall harvest and reuse for both indoor and outdoor use.

33. Final hydrology report must follow the City's Hydrology & Hydraulics report format and discuss the offsite storm water run-on flows (if any) from properties surrounding the site. The Report should analyze both off site storm water drainage that is tributary to the project site and on site storm water flow.

34. The City allows the use of either the APWA Standard No. 151-2 or Alhambra Foundry A-470 for parkway drains in the public right-of-way for developments. All parkway drains need City of Glendora Public Works approval, permit and inspection.

35. California Residential Building Code section R401.3 requires a minimum of 6" of fall in the first 10 feet away from the foundation or a drain system is required. Clearly note how the runoff will be diverted away from the structure and retained and/or infiltrate within the subdivision boundaries.

36. When grading plans are submitted for 1st plan check a fee is required based on the total cubic yards of earth moved. A plan check fee will be collected at the time of first submittal based on the quantity on the submittal. Include over excavation and re-compaction for calculating the cut and fill quantity. At the time of issuing grading permit, final plan check fees will be adjusted accordingly with additional fees paid or refunded determined by final yardage. Grading Bond will be required.

Public Works – Water/Fire Service

37. A water study may be required to determine the impact of the development. City has contracted with a Consultant to upgrade the City's Water Model. Developer will be required to submit an initial deposit to run the Model. Deposit amount will depend on the initial quote by the Consultant to run the model.

38. The owner/applicant is required to provide water rights to serve the project. Currently water rights fees are approximately $14,000 per acre foot of water. When the final number of units and amount of landscaping is decided, begin the process of determining the water rights fee and to request Water Will Serve letter

39. Water is served through City of Glendora. Water connection will be with a master meter. Water main on the development will be privately condominium association owned. Exact locations to be determined when final site plan is approved, but they shall not be located in drainage features or where water could pond. Easement will be required to access the master water meter and double check valve assembly. Water frontage fees will apply to this project. Developer will be required to replace all the existing water lines fronting the Project, and upsize existing water lines as necessary to meet requirements stipulated in the water model performed for the proposed development. Water improvement plans shall be prepared in accordance with City guidelines.

40. Backflow prevention shall be provided per City Standard Detail 2.30 for structural fire protection (i.e., sprinklers) and landscape irrigation systems. Plans shall be submitted to the Public Works Department and applicable plan check fees.

41. A separate plan submittal will be required if a fire water is required to serve the site. The plan will be prepared using the City of Glendora title block and must show the connection

in the public right of way and must have a signature block for the L.A. County Fire Department. Fire hydrants may be required. For L.A. County Fire Department requirements, please contact Manny Moshrefi (626) 963-5564.

42. If the Fire Department requires a dedicated fire hydrant or fire water connection, that plan is a separate submittal to Engineering Division as well as the L.A. County Fire Department for review and approval. The plan must be prepared using the City of Glendora title block, must show the connection in the public right of way and must have a signature block for the L.A. County Fire Department. For L.A. County Fire Department requirements, please contact Manny Moshrefi (626) 963-5564. Plan review of 5% of the engineer's estimate is due at time of first submittal.

Public Works – Sewer

43. A sewer study with flow testing is required for this project. Conduct flow testing of the existing sewers adjacent to the site, and then the project civil engineer shall prepare a sewer area study following L.A. County Public Works guidelines to determine the effect (if any) on the existing sewer system. Recommendations for sewer system capacity upgrades and improvements shall be included if they are determined to be necessary after flow testing and hydraulic analysis. The study shall include the following:
    a. Provide the requested flow testing at MH 314 and video camera inspection of the lines in Parker Drive (MH 316 to MH 315) and in Route 66 (MH 78 to MH 315).
    b. The preliminary Sewer Area Study previously submitted shows the existing sewer in Route 66 at 69.75% to 79.14% of capacity. Capacity is exceeded when flow is above 50%. The final study shall include this hydraulic analysis and the flow testing data to determine actual peak flows in the system.
    c. Provide the Sewer Maintenance Division (CSMD) index maps that cover the tributary area ending at entrance to the trunk sewer. Please leave the sewer manhole numbers intact on the index maps for areas that are within the boundaries of Unincorporated Los Angeles County.
    d. Show manhole numbers on the Sewer Area Index Map.
    e. Obtain a "will serve letter" from the LA County Sanitation District indicating the availability of capacity to serve the project and if necessary its annexation into their jurisdiction. None was included.
    f. Indicate City of Glendora plan numbers, pipe sizes, and slopes along sewer mainline from project site to trunk line.
    g. Provide a detailed conclusion with information on and an analysis of the existing system and any proposed improvements.

44. The treatment system for Glendora's sewer is owned and operated by the Los Angeles County Sanitation District No. 22. The developer must obtain a sewer treatment will serve letter from County Sanitation Districts and provide to Public Works. For County Sanitation fees and further information, please contact Adriana Raza at (562) 908-4288, extension 2717.

45. Sewer acreage and frontage charges will be applicable.

DRAFT

46. On-site sewer will be public sewer. A sewer plan and profile is required for the on-site public sewer as well as any improvements for the existing public sewers serving the project site. Glendora's sewers are operated and maintained by the Los Angeles County Consolidated Sewer Maintenance District. The plan check process will go through both the City of Glendora and Los Angeles County Public Works. Developer will be responsible for all the Plan Check fees for the City and the County. City's portion of Plan review is 5% of the engineer's estimate and is due at time of first submittal.

Public Works – Street Improvements

47. Prepare a street improvement plan for Parker Drive and Route 66 showing existing and proposed street improvement including construction of new concrete sidewalk along the project frontage on Parker Drive and on Route 66. All driveway approaches shall be ADA compliant. Provide a 2-inch grind and overlay of Parker Drive (full width) along the project frontage.

48. Provide two new streetlights in front of the project site on Parker Drive. Developer to coordinate and pay for street lighting installation with Southern California Edison. The proposed streetlights shall be shown on the street improvement plan for the project.

49. Driveway widths and radii will be reviewed and approved by L.A. County Fire Department for accessibility.

50. All improvement, utility, and trench work in City right of way or easements requires a permit from the City of Glendora. All City Standards are available online at: http://www.ci.glendora.ca.us/index.aspx?page=143

Public Works – Landscape/Irrigation Plan

51. Landscape/Irrigation Plan will be processed through both the Planning Department (for landscape) and the Water Division (for irrigation). All the irrigation and landscape plans shall be Water Efficient.

Public Works – Miscellaneous

52. Applicant will be required to apply for formal address assignment for the commercial building and the residential buildings. For details and fees, contact Public Works at (626) 914-8246.

Police Department – Crime Prevention

53. Address numbers/letters shall be clearly visible on each building and above the front door of each unit to facilitate emergency response to the satisfaction of the Police Department.

54. All pedestrian paths, parking areas, building perimeters, property perimeter, alleyway, building entrances, and outdoor areas shall be adequately lit to the satisfaction of the Police Department.

55. Landscaping shall not interfere with either lighting distribution or walkways for safety purposes.

56. Landscaping shall not provide concealment places in the common areas.

Fire Department - Water System Requirements

57. All The existing public fire hydrant on W. Route 66 shall be improved to measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the 2017 County of Los Angeles Fire Code, Table B105.1

58. The required fire flow for the public fire hydrants for this project is 3000 gpm at 20 psi residual pressure for 2 hours. Three public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1

59. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

60. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.

61. Establish Covenants, Conditions, and Restrictions (CC&Rs) which grant the Consolidated Fire Protection District of Los Angeles County (Fire District), or other agencies as agreed to by the Fire District.

Fire Department - Final Map Requirements

62. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

63. A copy of the Final Map shall be submitted to the Fire Department-Land Development for review and approval prior to recordation.

64. The Private Driveways proposed as private streets for access throughout the Development shall be labeled as "Private Driveway" on the Final Map. The portion of Citrus Oak Road intended for fire apparatus access shall be identified as “Fire Lane” on the Final Map. All widths and dimensions shall be clearly delineated with a Reciprocal access agreement as required for all private driveways. Compliance required prior to Final Map clearance.

65. Fire hydrant improvement plans for the new required upgrade of the public figure hydrant shall be submitted to the Land Development until for review and approval prior to the Final Map clearance.

Term

66. Construction shall commence within 30 months after the effective date of the approval or such other period specified as a condition of approval and shall be carried on diligently to completion. If construction work is not commenced within the required time and carried on diligently to completion, the permit shall become void; however, the Planning Commission may extend the time limit in the case of unavoidable delay. The applicant must submit a written request to the Planning Commissions for a time extension at least thirty days before the original time limit expires. Consideration of a time extension does not require a public hearing even if a hearing was required for the original permit. (GMC §21.02.010 E.)

Enforcement

67. The property owner shall pay the costs of any code enforcement activities, including attorney’s fees, resulting from the violation of any conditions of approval or any provision of the Glendora Municipal Code. (GMC §1.18)

68. Any violation of the Zoning Ordinance or any entitlement granted is considered a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000.00) and/or by imprisonment in the County jail for a period not exceed six (6) months. Each day or portion of a day during which any violation of the Zoning Ordinance occurs or continues constitutes a separate offense and shall be punishable as provided. (GMC §21.01.030 H.)

SECTION 4. This Resolution shall take effect immediately upon adoption. The City Clerk shall certify to the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and **ADOPTED** this __ day of _____, 2021.

City Council of Glendora, California

RESOLUTION NO. CC 2021-_____

BY:

_____
MICHAEL ALLAWOS, Mayor

APPROVED AS TO FORM:

_____
WILLIAM W. WYNDER, City Attorney

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the ___ day of _____, 2021, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Dated: _____, 2021

_____
KATHLEEN R. SESSMAN, MMC
City Clerk/Communications Director

DRAFT

PROJECT NO. PLN19-0046- PROJECT ANALYSIS MEMORANDUM

PROJECT SUMMARY:

Application(s): 501 E. Route 66 LLC/Building Worx Development, a local Glendora developer and builder, is seeking approval to construct a new development consisting of eight-unit (8), three-story townhome condominiums and one (1) commercial building on a site located at 501 West Route 66 and 532 Parker Drive. In order to accomplish the proposed development, the following amendments and approvals will be necessary:

1. *General Plan Amendment* to unify all three parcels to a single land use designation by changing the General Plan land use designation of the two northern parcels from *High Density Residential* to *Route 66 Specific Plan*;
2. *Zone Change* to unify all three parcels by changing the zoning designation for the two northern parcels from *Multi-Family Residential (R-3)* to *Town Center Mixed Use (R66-TCMU)*;
3. *Environmental determination* for the project (CEQA Initial Study/Mitigated Negative Declaration);
4. *Tentative Tract Map No. 82949* to consolidate the three parcels and subdivide the land to create a condominium development consisting of a single commercial building and eight (8) attached 3-story residential homes, along with shared supporting community infrastructure, landscaping, lighting, and common areas; and
5. *Development Plan Review* for the approval of the project's development plans.

Date of Application: December 12, 2019

Applicant/Project Sponsor: Robert Artura
501 East Route 66 Partners LLC
130 North Glendora Avenue
Glendora, CA 91741

Property Owner: Successor Agency to the Glendora Community Redevelopment Agency
116 East Foothill Boulevard
Glendora, CA 91741

Property Address: 501 West Route 66 & 532 Parker Drive

L.A. County Assessor Identification Nos.: 8639-027-900, 8639-027-901, and 8639-027-902

Description of Property Location and Current Use: The subject site is bound on the north by a multi-family residential property, on the east by mobile homes and residential uses, on the south by the Historic Route 66 and multi-family residential property, and on the west by Parker Drive and residential and commercial properties. A restaurant (El Amigo) is located on the adjacent neighboring corner parcel directly southwest of the proposed project site.

Surrounding Uses: Immediately adjacent to the site is a multi-family residential to the north, single-family residential and commercial properties to the west, residential condominiums to the south, and mobile homes to the east.

General Plan and Zoning Designation: The project site currently consists of three parcels. The southern parcel has a General Plan (Community Plan 2025) designation of *Route 66 Specific Plan (R66)* and a zoning designation of *Town Center Mixed Use (RT66-TCMU)*. The two northern parcels currently have a land use designation of *High Density Residential (RH)* and are zoned *Multi-Family Residential (R-3).*

The General Plan describes the *High Density Residential* land use designation as: "*High Density is the most intensive residential land use designation. This designation is found along major and secondary arterials and is transition between the other residential land uses and the more intensive non-residential land uses. Develop at this density requires consideration of internal and external circulation, the relationship of buildings and units to each other, and the provision of common open space and private outdoor living areas*".

The Glendora Municipal Code (GMC) states: "*The purpose of the multiple-family residential zones is to provide for the development of multiple-family residences and compatible uses in a manner that harmonizes with the residential character of the city. This designation is intended for medium to high density residential development*".

PROJECT ANALYSIS:

Request - General Plan Amendment: State law requires that all cities have and maintain a general plan to guide the orderly growth and development of the community. Required elements of the general plan comprise the community's major policies some of which relate to the topics of land use, housing, and traffic circulation.

As previously mentioned, the northern two parcels have a General Plan land use designation of *High Density Residential* and the southern parcel has a General Plan designation of *Route 66 Specific Plan*. To create a development where residential and commercial uses are allowed and compatible with existing uses located within the Route 66 Specific Plan, the northern parcels need to have a consistent General Plan designation with the adjacent uses.

The following specific plan objectives support the proposed General Plan Amendment to change the land use designation from *High Density Residential* to *Route 66 Specific Plan*:

Land Use Objectives:

- Specific Plan Objective LU-4: *Establish land use regulations that support increased pedestrian activity in key focus areas*.
- Specific Plan Objective LU-10: *Allow for mixed-use, residential, and commercial development*.
- Specific Plan Objective LU-12: *Encourage office and business park development.*

Environmental Objectives:

- Specific Plan Objective ENV-1: *Ensure potential environmental effects of the specific plan are mitigated to a less than significant level where feasible*.

Urban Design Objectives:

- Specific Plan Objective UD-1: *Establish a "sense of place" through quality site design, architectural design, and public improvements*.

The authority to amend the General Plan is found within the California Government Code (§65358), which states: "*If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan. An amendment to the general plan shall be initiated in the manner specified by the legislative body*".

The surrounding areas consist of similar compatible commercial and residential type uses. The properties to the west consist of commercial and service uses. The properties to the east, south and north consist of a mix of residential uses. Therefore, the proposed commercial office and residential uses are compatible with the existing surrounding areas.

General Plan Policies Affecting the Application: The City's General Plan has several goals and polices that should be considered with the proposal when evaluating the project's relationship to these questions; including the following excerpts from the General Plan Land Use Element to be relevant:

- Planning Consideration: *The City of Glendora is a predominantly residential community. Future land use planning should consider the development of a more balanced land use pattern, including a complimentary mix of retail, commercial, residential and entertainment uses.*
- Policy LU-3.3: *Encourage the development of infill development within the mixed-use projects.*
- Planning Consideration: *The City of Glendora's relatively built-out nature requires a comprehensive strategy for the utilization of limited vacant and underutilized parcels. Redevelopment and reuse of these sites should consider such factors as the compatibility with adjacent uses, design quality, density/intensity and rehabilitation*.
- Policy LU-10.1: *Ensure the design and development of infill projects compliments existing development in terms of scale, character, and pedestrian quality.*
- Planning Consideration: *Land use planning should consider the scale and character of development and redevelopment to provide a positive contribution in the future to the physical quality of the City. The scale and character of development and redevelopment should be considered within the context of each neighborhood so that existing land use character is not diminished.*
- Policy LU-18.1 *Ensure the preservation of a scale and character of development is sensitive to adjoining uses.*
- Policy LU-18.3 *Encourage land uses that are complimentary in form and function with existing development.*

- Policy LU-23.1 *Identify transition areas that buffer residential development from non-residential uses through the incorporation of landscaping, open space and other design features.*
- Policy LU-27.3 *Promote the expansion of commercial activities citywide through evaluation of future sites and enhancement of sites for additional development potential.*
- Policy LU-28.6 Identify *target areas for the expansion of locally serving and regionally serving office, professional and industrial uses.*

Request – Zone Change: Per California Government Code (§65860), a city's zoning ordinance is required to be consistent with the general plan. Since a General Plan Amendment to change the current General Plan designation of *High Density Residential* to *Route 66 Specific Plan,* a zone change is required to create consistency between the Zoning Code and the General Plan. The existing zoning for the two northern parcels is *Multi-Family Residential (R-3)* and the zoning for the southern parcel is *Town Center Mixed Use (R66-TCMU)*. To allow for consistency throughout the site, a zone change is proposed for the two northern parcels from *Multi-Family Residential* to *Town Center Mixed Use.*

The Town Center Mixed Use zone is *"intended to provide for a complementary mix of land use and development types that are compatible with and reinforce pedestrian activity and transit utilization."* The proposed project complies with various features of the *R66-TCMU* zone, such as:

- Streetscape enhancement;
- Mix of uses including residential, commercial and retail development;
- Expanded housing opportunities; and
- Street-oriented, pedestrian-friendly development.

Request – Tentative Tract Map No. 82949: As previously stated, the project site consists of three existing parcels. The applicant is proposing to consolidate the three (3) parcels and subdivide the land to create condominium development with eight (8) residential units and one (1) commercial unit. The subdivision would also include shared supporting community infrastructure, landscaping, and common areas.

Request – Development Plan Review: The applicant is proposing to redevelop the entire site which would include demolishing existing remnants of a building foundation and parking lot and removal of 14 non-native Ash Trees, including one tree that is partially located within the City's street right-of-way along Parker Drive. The proposed construction consists of the following components:

- Commercial – A single-story, 1,000 square-foot commercial office building is proposed along the street frontage of West Route 66.
- Residential – Eight (8), three-story townhomes located within two proposed buildings (Building A and B). Building A consists of five residential units each with a two-car garage, providing ten residential parking spaces. Building B consists of three residential units with two-car garages, providing a total of six residential parking spaces.

The size of the units range between 1,625 to 2,496 square feet. All townhomes include typical common areas (kitchen, dining room, and living rooms). Seven of the units have three bedrooms

and one of the units has four bedrooms. Each unit includes an outdoor terrace from a third-floor bedroom.

Based on the design context of the Route 66 Specific Plan *"new projects are expected to promote diversity or architectural style while maintaining continuity of scale, pedestrian amenities, patterns of open space, and use of landscaping."* The Route 66 Specific Plan allows for a variety of architectural styles which protects the existing vernacular character of Route 66 and promotes diversity in new development. The proposed development is consistent with Spanish colonial revival architecture.

There are several Spanish colonial revival architectural features that are included in the design of the project such as low-pitched gable roof with clay mission tiles and a façade constructed of stucco with a hand-trowelled Santa Barbara finish. The project will also include metal-clad, multi-pane casement windows with painted accents; exposed wood rafter tails and headers; and wrought iron railing add additional visual interest. Project Plans (Attachment F) and the color and material board and color renderings (Attachment G) are included to show the architectural style of the development.

The project will provide outdoor lighting for pedestrian and vehicle safety on the exterior of the building and in the parking lot area. All lighting will comply with city regulations and all lighting fixtures shall be approved by the Planning Division prior to building permit issuance.

Proposed Parking and Circulation: The proposed project will have vehicular access from Route 66 and Parker Drive. Both driveways will be an entrance and exit. The design of the proposed internal drive aisle, access driveway, and other circulation improvements would be required to adhere to the City's standard engineering plans and all Los Angeles County Fire Department (LACFD) regulations. Compliance with the established design standards would ensure that hazards due to design features would not occur and that the placement of the vehicular access and circulation improvements would not create a conflict for motorists, pedestrians, or bicyclists traveling within or around the project site.

Surface parking is located at the rear of the commercial building, south of the residential buildings. There are two ADA compliant paths of travel—one from the surface parking lot to the residential townhouses and one from Parker Drive into the residential townhouses. The project plans include the site plan that visually depicts the circulation pattern.

The site requires twenty-five (25) spaces to comply with the Glendora Municipal Code. Twenty-five (25) parking spaces will be provided—16 garage parking spaces and nine surface parking spaces.

Landscaping: GMC §21.03.020(D)(5) states that: All land not covered by structures, walkways, driveways and parking shall be landscaped and irrigated with an automatic irrigation system installed in accordance with the Uniform Plumbing Code. The plant material shall be of drought tolerant species and permanently maintained. The final landscaping plan shall also demonstrate that the project complies with the California State Model Water Efficiency Ordinance (MWELO). In order to ensure compliance with these landscaping requirements, staff has included a condition

of approval requiring that a landscape review application for the final landscape plan and MWELO compliance be submitted for review and approval by City staff prior to the issuance of building permits.

The site currently has no tangible landscaping and all existing trees were documented on site and have been identified as necessary to be removed to accommodate the project. The tree removals and replacements will be in conformance with the Glendora Urban Forestry Manual. The proposed project will provide new landscaping, trees, parking lot landscape screening and a variety of drought tolerant grasses and shrubs. The conceptual landscape plan is included with the project plans.

Impacts on Public Facilities and Utilities: Plans for utilities that serve the proposed project would include provision of electricity (Southern California Edison), telecommunications facilities (Frontier Communications), cable service (Charter Communications), and solid waste (Athens Services). All new utility infrastructure for electricity, telecommunications, and cable service would be installed underground or placed in enclosed spaces (e.g., utility closets). The project would connect to the City's existing water and sanitary sewer system. Connections to existing electricity, natural gas and telecommunications infrastructure would occur as follows: For electricity, service to the commercial project would be provided via an underground connection from the existing overhead lines. This work would occur in conjunction with other onsite construction activities. For natural gas, an underground connection would be made to an existing gas main located in the adjacent street. For telecommunications, an underground extension of cable television and internet services would be provided via an underground connection to an existing line. The proposed project would be required to comply with the California Building Energy Efficiency Standards and California Green Building Standards Code (CALGreen).

The proposed development plan has also been reviewed by the Los Angeles County Fire Department (LACFD). Their conditions of approval are included as part of the resolution.

STAFF REPORT

TO: CHAIR AND COMMISSION MEMBERS **DATE:** FEBRUARY 2, 2021

FROM: COMMUNITY DEVELOPMENT **DISTRICT(S):** 2

SUBJECT: **CONDUCT PUBLIC HEARING AND SUBMIT RECOMMENDATIONS TO THE CITY COUNCIL TO ADOPT RESOLUTIONS AND AN ORDINANCE AMENDING THE GLENDORA GENERAL PLAN (COMMUNITY PLAN 2025) LAND USE ELEMENT; ZONE CHANGE; DEVELOPMENT PLAN REVIEW; AND TENTATIVE TRACT MAP NO. 82949 TO CONSOLIDATE THREE PARCELS AND SUBDIVIDE THE SITE'S 0.72 ACRES OF LAND TO CREATE EIGHT (8) ATTACHED THREE-STORY RESIDENTIAL TOWNHOMES AND A COMMERCIAL BUILDING LOCATED AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE, GLENDORA, CALIFORNIA (PROJECT NO. PLN19-0046 – APPLICANT/PROJECT SPONSOR: ROBERT ARTURA, 501 E. ROUTE 66 PARTNERS, LLC/BUILDING WORX DEVELOPMENT, LLC; PROPERTY OWNER: SUCCESSOR AGENCY TO THE GLENDORA COMMUNITY REDEVELOPMENT AGENCY).**

RECOMMENDATION

That the Planning Commission:

Open and conduct the Public Hearing, accept evidence and testimony presented and, in the absence of substantial evidence to the contrary, consider the following actions: 1) Recommend to the City Council adoption of the following items: a) Adoption of a California Environmental Quality Act (CEQA) Mitigated Negative Declaration; b) City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA APPROVING A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND AN AMENDMENT TO THE GLENDORA GENERAL PLAN (COMMUNITY PLAN 2025) TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF CERTAIN PROPERTY AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE FROM HIGH DENSITY RESIDENTIAL TO ROUTE 66 SPECIFIC PLAN (PROJECT NO. PLN19-0046);" c) Ordinance entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING A ZONE CHANGE FROM MULTI-FAMILY RESIDENTIAL (R-3) TO TOWN CENTER MIXED USE (RT66-TCMU) ON CERTAIN PROPERTY LOCATED AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE, GLENDORA, CALIFORNIA (PROJECT NUMBER: PLN19-0046); COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA);" and d) City Council resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 82949 AND DEVELOPMENT PLAN REVIEW TO ALLOW FOR THE CONSTRUCTION OF EIGHT, THREE-STORY TOWNHOME CONDOMINIUM UNITS WITHIN TWO BUILDINGS AND ONE COMMERCIAL BUILDING LOCATED AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE, GLENDORA, CA (PROJECT NO. PLN19-0046); COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)."

EXECUTIVE SUMMARY

The applicant is requesting a recommendation to the City Council to amend the General Plan Land Use Designation, change the zoning designation, and approve Tentative Tract No. 82949 and Development Plan Review and project related CEQA for a proposed eight-unit (8), three-story townhomes and a single-story commercial office building located at 501West Route 66 and 532 Parker Drive.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Redevelopment Agency

In September 2008, the site was acquired by the Glendora Community Redevelopment Agency (RDA) for the purposes of implementing a Redevelopment Plan to alleviate blight and to facilitate the development of the Property consistent with the existing land use objectives. However, because of changes in state law the RDA was dissolved as of 2012, the City of Glendora elected to serve as the Successor Agency to the Former RDA ("Successor Agency"). In 2016 the California Department of Finance approved a Long-Range Management Plan ("2016 LRPMP") which is the controlling document concerning the disposition of properties under the jurisdiction of the Successor Agency. Under the 2016 LRPMP, the Successor Agency is authorized to sell the subject project site (referred to in the 2016 LRPMP as Site No. 4). In support of the efforts of the Successor Agency to dispose of properties held by the Successor Agency, the City actively sought expressions of interest and marketed Site No. 4 for sale with a request that proposals include development of the site with both residential dwelling units and commercial development. The Successor Agency received three offers and executed a Purchase and Sale Agreement with approval from the Fifth Supervisorial District Consolidated Oversight Board to sell the subject Property to the current project applicant (501 E. Route 66 Partners, a California limited liability company).

General Plan and Zoning:

The project site currently consists of three parcels. The southern parcel has a General Plan (Community Plan 2025) designation of *Route 66 Specific Plan (R66)* and a zoning designation of *Town Center Mixed Use (RT66-TCMU)*. The two northern parcels currently have a land use designation of *High Density Residential (RH)* and are zoned *Multi-Family Residential (R-3).* The proposal seeks to resolve the fact that the site has different land use designations and make it consistent. Attachment J visually depicts the current General Plan designations for the site and the adjacent parcels. Attachment K visually depicts the current zoning designations for the project site and adjacent parcels.

Public Hearing Notice:

On January 22, 2021, a Notice of Hearing was published in the San Gabriel Valley Examiner and mailed notice was sent to all property owners within 2,000 feet of the subject property. As of the drafting of this report, Staff has received two inquiries/comments regarding the project. One was a general inquiry hoping that the onsite trees could be removed soon and questions about future property line walls. The second was a brief comment against the proposal. Note that since the Planning Commission is advisory body on this matter and will make a recommendation to the City Council, a hearing before the City Council will be conducted later and a future notice will be given.

DISCUSSION

Project Location

The subject site (501 West Route 66 and 532 Parker Drive), consists of three vacant land parcels and is approximately 31,487 square feet (0.72 acres) in size. The project site is bound on the north by a multi-family residential property, on the east by mobile homes and residential uses, on the south by the Historic Route 66 and multi-family residential property, and on the west by Parker Drive and residential and commercial properties. A restaurant (El Amigo) is located on the adjacent neighboring corner parcel

directly southwest of the proposed project site. Photos of site are included as Attachment H and an aerial image of site is Attachment I.

Application/Project Requests:
The project involves the following discretionary approvals:

- *General Plan Amendment* to unify all three (3) parcels to a single designation and change the General Plan land use designation for the two northern parcels from *High Density (HD)* residential to *Route 66 Specific Plan (R66)*. The General Plan land use designation for the south parcel (AIN: 8639-027-900) would remain its existing *R66*.
- *Zone Change* to unify all three (3) parcels to a single designation and change the zoning designation for the two northern parcels from *Multi-Family Residential (R-3)* to *Town Center Mixed Use (RT66-TCMU)*. The zoning designation for the south parcel (AIN: 8639-027-900) would remain *RT66-TCMU*.
- *Environmental determination* for the project (CEQA Initial Study/ Mitigated Negative Declaration);
- *Tentative Tract Map No. 82949* to consolidate the three (3) parcels and subdivide the land into a condominium development with a single commercial building and eight (8) attached three-story townhomes, along with shared supporting community infrastructure, landscaping, lighting, and common areas; and
- *Development Plan Review* for the approval of the project's development plans.

Summary of Proposal
The property owner/applicant is seeking to develop a project which includes the following construction components:

- Demolition of an existing remnant building foundation and partial parking lot surface.
- Removal of 14 non-native trees including one tree that is partially located within the public right-of-away along Parker Drive; and
- Construction of three new buildings and associated items:
    - *Residential* – Eight (8) 3-story residential townhomes within two (2) proposed buildings (Building A and B). Building A would consist of five (5) residential units and Building B would consist of three (3) residential. Each unit includes a two-car garage.
    - *Commercial* – One (1) single-story, 1,000-square-foot office building that fronts Route 66 and what would likely be for an office tenant.
    - New landscaping throughout the residential and commercial development, including a common residential open space area (approximately 5,050 square feet), which would be constructed adjacent to the townhomes. Approximately thirty-nine (39) trees would be planted to replace the fourteen (14) removed.
    - Surface parking lot areas providing two (2) residential parking stalls and three (3) residential guest parking stalls and four (4) commercial parking stalls, located at the rear of the commercial building.

For further discussion information see project analysis memo, which is included as Attachment D. Project plans are Attachment E and the project materials board and color renderings are Attachment F.

Summary of the Recommendation
Staff recommends approval of the project's requested items as it would meet the objectives of the Successor Agency's obligation to dispose of the site and the Purchase and Sale Agreement. The projects also serves to redevelop a vacant lot with new attractive architecturally designed buildings, which would serve as appropriate new land uses for its location. Finally, the proposed residential units would add more housing opportunities for the needed housing demand within the City; and the proposed commercial building will help provide an employment location opportunity within the community.

FISCAL IMPACT

This project will have a small financial impact to the City. The applicant paid all application related fees and was responsible for environmental review related costs associated with the proposed project. If approved the proposed project would provide one-time revenue to the City in the form of building and development impact fees. In addition, the City will receive a portion (approximately 10%) of the net proceeds of the sale of the site. In the long-term, the development of the property would also provide increased property taxes.

ENVIRONMENTAL DETERMINATION

While the project is relatively small, a California Environmental Quality Act (CEQA) Initial Study was prepared, as required due to fact that the proposal includes a General Plan Amendment. With assistance from Sapphos Environmental, Inc., the City completed an Initial Study on the project in accordance with CEQA. The Draft Initial Study concluded that the project will not have a significant effect on the environment with inclusion of mitigation measures, and a Draft Mitigated Negative Declaration has been prepared.

After due notice was given as required by law, the Draft IS/MND was available for public review on November 23, 2020 and concluded on December 23, 2020. The Notice of Intent and Draft IS/MND are included with this report as Attachments L and M. The City received four written correspondence comments and one verbal comment regarding the Draft IS/MND. The Comment letters received are included as Attachment O and the City's written response to the submitted comments are included as Attachment P.

The required CEQA mitigation measures were agreed upon and will be imposed on the proposed project. A more detailed description of the project's CEQA is include with the Project Analysis Memo (Attachment D) and project CEQA related documents are included as Attachments M - Q.

Respectfully submitted,
Natalie Espinoza
Associate Planner

Staff Liaison	Director
Mark Carnahan	*Jeff Kugel*

ATTACHMENTS:

A: Draft Resolution – General Plan Amendment & CEQA MND
B: Draft Ordinance – Zone Change
C: Draft Resolution – Tentative Tract Map & Development Plan Review
D: Project Analysis Memo
E: Project Plans
F: Project Material Board & Color Renderings
G: Application
H: Project Site Photos
I: Existing Aerial Image of Project Site
J: Existing General Plan Designations Visual
K: Existing Zoning Designation Visual

L: CEQA Notice of Intent
M: CEQA Initial Study/Mitigated Negative Declaration (IS/MND) – Volume I
N: CEQA IS/MND Volume II Appendices A – J
O: CEQA IS/MND Appendix K – Comment Letters
P: CEQA IS/MND – Appendix L - Response to Comments
Q: CEQA Mitigation Monitoring Program

Abbreviations

ALUM.	ALUMINUM	EXC.	EXCAVATE	N.	NORTH
A.C.	ASPHALTIC CONCRETE	EXP.	EXPANSION	No.	NUMBER
ACOUS.	ACOUSTIC	EXT.	EXTERIOR	NOM.	NOMINAL
ADJ.	ADJUSTABLE	EXTR.	EXTERIOR	N.T.S.	NOT TO SCALE
A.P.	ACCESS PANEL	E.J.	EXPANSION JOINT	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FIN. FLR.	EXG.	EXISTING	OBS.	OBSCURE
APPD.	APPROVED	EXIST.	EXISTING	O.C.	ON CENTER
APPROX.	APPROXIMATE	F.H.	FIRE HYDRANT	OFF.	OFFICE
ARCH.	ARCHITECTURE OR ARCHITECTURAL	F.O.S.	FACE OF STUD	OPNG.	OPENING
		F.D.	FLOOR DRAIN	OPP.	OPPOSITE
AVE.	AVENUE	FDN.	FOUNDATION	ORIG.	ORIGINAL
A.B.	ANCHOR BOLT	F.DR.	FIRE DOOR	O.H.	OVER HEAD
ABV.	ABOVE	F.E.	FIRE EXTINGUISHER	O/	OVER
AMP.	AMPERE	F.B.	FIBER BOARD	P.A.	PUBLIC ADDRESS
BLDG.	BUILDING	F.G.	FINISH GRADE	PART.	PARTITION
BLKG.	BLOCKING	FIN.	FINISH	PERM.	PERMANENT
BD.	BOARD	FLR.	FLOOR	PL.	PLATE
BETW.	BETWEEN	FLRG.	FLOORING	PLAS.	PLASTER
BEV.	BEVEL	FLOUR.	FLUORESCENT	PLMBG.	PLUMBING
B.F.	BOTH FACES	FRPF.	FIREPROOF	PORT.	PORTABLE
BSMT.	BASEMENT	F.L.	FLOW LINE	PR.	PAIR
B.S.	BOTH SIDES	FLSHG.	FLASHING	PREFAB.	PREFABRICATED
BLK.	BLOCK	FT.	FEET / FOOT	PRELIM.	PRELIMINARY
B.M.	BENCH MARK	F.O.C.	FACE OF CONCRETE	PROJ.	PROJECT
B.B.	BOTTOM OF BEAM	FTG.	FOOTING	PLYWD.	PLYWOOD
BTM.	BOTTOM	FURN.	FURNISH	PLAS.LAM.	PLASTIC LAMINATE
B.O.S.	BOTTOM OF STEEL	F.J.	FLOOR JOIST	PT.	POINT
BM.	BEAM	F.O.M.	FACE OF MASONRY	P.P.	POWER POLE
CAB.	CABINET	F.O.W.	FACE OF WALL	P.O.C.	POINT OF CONNECTION
CALC.	CALCULATION	F.F.	FINISH FLOOR	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
CAP.	CAPACITY	F.S.	FINISH SURFACE		
CAT.	CATALOGUE	F.G.	FINISH GRADE	QUAL.	QUALITY
C.BD.	CHALK BOARD	GA.	GAGE OR GAUGE	R.W.	REDWOOD
C.B.	CATCH BASIN	GALV.	GALVANIZE	RAD.	RADIUS
C.to.C.	CENTER TO CENTER	GEN'L.	GENERAL	R.	RISER
CEM.	CEMENT	G.I.	GALVANIZED IRON	RD.	ROAD
CER.	CERAMIC	GLS.	GLASS	R.D.	ROOF DRAIN
CHAM.	CHAMFER	GYP.BD.	GYPSUM BOARD	RND.	ROUND
CHAN.	CHANNEL	GOVT.	GOVERNMENT	REF.	REFRIGERATOR
C.L.	CHAIN LINK	GRD.	GRADE	REM.	REMOVE
CHG.	CHANGE	GR.	GRILLE	REQD.	REQUIRED
CI.	CAST IRON	GRND.	GROUND	REV.	REVISE
CIR.	CIRCLE	GYP.	GYPSUM	RF.	ROOF
C.J.	CONSTRUCTION JOINT	G.L.B.	GLU LAM BEAM	RFG.	ROOFING
CL.	CENTER LINE	H.B.	HOSE BIBB	ROFH.	ROUGH
CLG.	CEILING	HDW.	HARDWARE	RM.	ROOM
CNG.	CAULKING	HGT.	HEIGHT	REF.	REFERENCE
CLR.	CLEAR	H.M.	HOLLOW METAL	R.J.	ROOF JOIST
CLO.	CLOSET	HORIZ.	HORIZONTAL	RTD.	RATED
CO.	CLEANOUT	H.P.	HIGH POINT	SIM.	SIMILAR
CO.	COMPANY	HTG.	HEATING	SCHED.	SCHEDULE
COL.	COLUMN	HDWD.	HARD WOOD	SPL.BLK.	SPLASH BLOCK
C.O.	CONCRETE OPENING	HR.	HOUR	SCHEM.	SCHEMATIC
COMPO.	COMPOSITION	HDCP.	HANDICAPPED	SECT.	SECTION
CONC.	CONCRETE	I.D.	INSIDE DIAMETER	SERV.	SERVICE
CONC.BLK.	CONCRETE BLOCK	IN.	INCH	SHT.	SHEET
COND.	CONDITION	INCL.	INCLUDE OR INCLUSIVE	SHTG.	SHEATHING
CONN.	CONNECT	INFO.	INFORMATION	SNK.	SINK
CONST.	CONSTRUCTION	INS.	INSULATE	SPEC.	SPECIFICATION
CONT.	CONTINUATION OR CONTINUOUS	INSTL.	INSTALL	SQ.	SQUARE
		INT.	INTERIOR	S.S.	STAINLESS STEEL
CONTR.	CONTRACTOR	INV.	INVERT	SCRN.	SCREEN
CORR.	CORRUGATE	INL.	INLET	ST.	STREET
CSK.	COUNTERSINK	JST.	JOIST	STD.	STANDARD
CTR.	CENTER	JNT.	JOINT	STL.	STEEL
C.J.	CEILING JOINT	LAM.	LAMINATE	STRUC.	STRUCTURAL
C.R.	CRUSHED ROCK	LAV.	LAVATORY	SUSP.	SUSPEND
DBL.	DOUBLE	LBR.	LUMBER	SYM.	SYMMETRICAL
D.D.	DECK DRAIN	LNDG.	LANDING	SW.	SWITCH
DIAG.	DIAGONAL	L.P.	LOW POINT	S.C.	SAW CUT
DIM.	DIMENSION	LNG.	LONG	T.O.F.	TOP OF FOOTING
DO.	DITTO	L.H.	LEFT HAND	T.	TREAD
DIA.	DIAMETER	LINO.	LINOLEUM	T.O.C.	TOP OF CONCRETE
DR.F.	DRINKING FOUNTAIN	LNTL.	LINTEL	TELE.	TELEPHONE
DR.	DOOR	LGT.	LIGHT	TEMP.	TEMPERED
DWG.	DRAWING	LGTG.	LIGHTING	T.O.G.	TOP OF GRATE
D.S.	DOWNSPOUT	L.W.C.	LIGHT WEIGHT CONCRETE	T&G	TONGUE AND GROOVE
DW.	DUMBWAITER			THRU.	THROUGH
DWR.	DRAWER	LGT.FXT.	LIGHT FIXTURE	T.O.M.	TOP OF MASONRY
E.W.C.	ELECTRIC WATER COOLER	MAS.	MASONRY	T.O.S.	TOP OF SHEATHING
		MACH.	MACHINE	TYP.	TYPICAL
E.G.	EXISTING GRADE	MAINT.	MAINTENANCE	T.O.B.	TOP OF BEAM
EA.	EACH	MATL.	MATERIAL	T.O.L.	TOP OF LEDGER
E.D.F.	ELECTRICAL DRINKING FOUNTAIN	MAX.	MAXIMUM	T.O.S.	TOP OF STEEL
		M.C.	MEDICINE CABINET	T.O.W.	TOP OF WALL
ELEC.	ELECTRIC	MECH.	MECHANICAL	T&B	TOP AND BOTTOM
ELEV.	ELEVATION	MTL.	METAL	U.N.O.	UNLESS NOTED OTHERWISE
ENGR.	ENGINEER	MEZZ.	MEZZANINE		
ENGRG.	ENGINEERING	MFR.	MANUFACTURE	VAR.	VARIABLE
ENTR.	ENTRANCE	MIN.	MINIMUM	VERT.	VERTICAL
EQ.	EQUAL	MISC.	MISCELLANEOUS	VEST.	VESTIBULE
EQUIP.	EQUIPMENT	MIR.	MIRROR	W/	WITH
EQUIV.	EQUIVALENT	MTD.	MOUNTED	WC.	WATERCLOSET
EST.	ESTIMATE	M.O.	MASONRY OPENING	WD.	WOOD
E.P.	ELECTRICAL PANEL	M.B.	MACHINE BOLT	W.H.	WATER HEATER
EX.PL.	EXTERIOR PLASTER	MED.	MEDIUM	W/O	WITHOUT
		N.G.	NATURAL GRADE		

Symbols

EXTERIOR ELEVATION
- 1 / A3.1 — ELEVATION IDENTIFICATION
- SHEET NUMBER

MISCELLANEOUS
- 1 — PLAN REVISION NUMBER
- DATUM POINT
- 1 — KEY NOTE REFERENCE

SECTION CUT
- 2 / A4.1 — SECTION IDENTIFICATION
- SHEET NUMBER

(10'-0" CEILING) — CEILING HEIGHT

INTERIOR ELEVATION
- A, B, C, D — 1 / A5.1 — ELEVATION REFERENCE
- SHEET NUMBER
- ELEVATION IDENTIFICATION

WALL LEGEND, TYPICAL (SEE FLOOR PLAN FOR SPECIFICS)
- MASONRY WALL – REFER TO STRUCTURAL DRAWINGS
- 2x4 WOOD STUD FRAMED WALL REFER TO STRUCTURAL DRAWINGS
- 2x6 WOOD STUD FRAMED WALL REFER TO STRUCTURAL DRAWINGS
- DBL. 2x6 WOOD STUD FRAMED WALL REFER TO STRUCTURAL DRAWINGS
- CONCRETE FOUNDATION RETAINING WALL REFER TO STRUCTURAL DRAWINGS

DETAIL REFERENCE
- 1 / D1 — DETAIL IDENTIFICATION
- SHEET NUMBER

ROOM IDENTIFICATION
- Entry — ROOM NAME
- XXX.XX' F.F. — FINISH FLOOR ELEVATION
- XXX.XX' T.O.C. — TOP OF CONCRETE ELEV.
- XXX.XX' T.O.S. — TOP OF SHEATHING ELEV. (PER PLAN CONDITION)

Project Notes

1. BUILDING PERMIT WILL NOT BE ISSUED UNTIL "ROUGH GRADING" APPROVAL IS OBTAINED FROM THE GRADING INSPECTOR. CONTACT GRADING DEPARTMENT FOR ADDITIONAL INFORMATION.
2. A SEPARATE PERMIT IS REQUIRED FOR GRADING, LANDSCAPE, AND ELECTRICAL SERVICE.
3. THIS PROJECT, INCLUDING THE ATTACHED GARAGE(S), SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. RESIDENTIAL OR QUICK-RESPONSE STANDARD SPRINKLER HEADS SHALL BE USED IN THE DWELLING PORTION OF THE BUILDING. ARCHITECT IS TO REVIEW AND APPROVE SPRINKLER SHOP DRAWINGS FOR POSSIBLE CONFLICTS WITH CEILINGS. SPRINKLER SYSTEM SHALL COMPLY WITH N.F.P.A. 13D APPLICABLE EDITION.
4. PRIVATE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC, STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY C.R.C. SECTION R302.6, AND GARAGES LOCATED LESS THAN 3' FROM A DWELLING UNIT ON THE SAME LOT SHALL BE PROTECTED BY A MINIMUM 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GYPSUM BOARD.
5. ALL CEILING HEIGHTS EXCEED THE MINIMUM REQUIRED HEIGHT AS SPECIFIED IN THE 2013 C.B.C. ALL HABITABLE ROOMS EXCEED THE 7'-0" MINIMUM HEIGHT REQUIREMENT. ALL HALLS, ENTRY, KITCHEN AND BATHS EXCEED THE 7'-0" MINIMUM HEIGHT REQUIREMENT.
6. MECHANICAL VENTILATION IN ACCORDANCE TO C.M.C. FOR BATHROOMS SHALL BE CAPABLE OF PROVIDING MINIMUM 50 CFM RATE OF AIR FLOW AND MAXIMUM 3 SONES SOUND RATE OR LESS FOR INTERMITTENT OPERATION. (C.B.C. SEC. 1203.4.2.1)
7. PROVIDE CEMENTITIOUS BACKING BOARD AS A BASE FOR ALL TUB AND SHOWER TILE WALLS, MINIMUM.
8. SHOWERS SHALL BE FINISHED 70"(MIN.) ABOVE DRAIN WITH MATERIAL NOT ADVERSELY AFFECTED BY MOISTURE, MINIMUM. (C.B.C. 807.1.3. AND 2512) REFER TO INTERIOR ELEVATIONS FOR FULL EXTENT OF TILE.
9. PROVIDE ANTI-SCALDING SHOWER AND TUB CONTROL VALVES. (C.P.C. SEC. 410.7.)
10. ALL DUCTS PIERCING ONE-HOUR WALL BETWEEN HOUSE (LIVING AREAS) AND GARAGE SHALL BE OF 26 GA. G.I. MATERIAL WITHIN GARAGE WITH SEALED EDGES, AND NO OPENINGS INTO GARAGE PER C.B.C.
11. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
12. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING. A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 6 AND THAT THE MATERIAL INSTALLED CONFORMS WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE AND WEIGHT PER SQUARE FOOT.
13. ALL WROUGHT IRON TO HAVE YELLOW CHROMIDE PROTECTION COATING PRIOR TO PAINT FINISH OR EQUAL.
14. ALL PLUMBING WALLS ARE TO BE A MINIMUM OF 2 x 6 FRAMING.
15. FIRE BLOCKING, VERTICAL OR HORIZONTAL, SHALL CONFORM TO C.B.C.
16. WHERE TOP PLATES OR SOLE PLATES ARE CUT FOR PIPES, A METAL TIE MIN. 0.058" THICK AND 1 1/2" WIDE SHALL BE FASTENED ACROSS THE OPENING WITH (6) 16d NAILS MIN. EACH SIDE PER C.B.C.
17. CONTRACTOR TO PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS AND SOLID 2x BLOCKING BETWEEN JOISTS UNDER PERPENDICULAR WALLS AND BEARING POINTS PER C.B.C.
18. PROVIDE MIN. 5/8" DIA. ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE OR MASONRY, 6'-0" O.C. MINIMUM 2 BOLTS PER PLATE, ONE BOLT WITHIN 12" OF PLATE END AND CORNERS. NOTE: BOLTS SHALL EXTEND 5" INTO FOOTING ON POUR SYSTEM, TWO (2) EXTRA LONG BOLTS, PER C.B.C.
19. FOOTINGS SHALL BE EXAMINED AND CERTIFIED IN WRITING BY THE PROJECT SOILS/GEOLOGY ENGINEER PRIOR TO INSPECTIONS AND PLACEMENT OF CONCRETE.
20. PROVIDE WATER-RESISTANT GYPSUM BOARD BACKING AS A BASE FOR WATER CLOSETS, AND ALL WET WALLS PER C.B.C.
21. SEWER COLLECTION SYSTEMS, WATER AND/OR GAS DISTRIBUTION SYSTEMS ARE PUBLIC.
22. PLANS FOR SINGLE FAMILY DWELLINGS ARE NOT CHECKED FOR PLUMBING, MECHANICAL AND ELECTRICAL CODE COMPLIANCE. THESE DISCIPLINES ARE SUBJECT TO FIELD INSPECTION.
23. THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND; OR OBTAIN NECESSARY PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY WORK. CONTACT CAL/OSHA (714) 558-4451 FOR ADDITIONAL INFORMATION.
24. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT AND VENTILATION. FOR LIGHT, MINIMUM GLAZED AREA SHALL BE NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. FOR VENTILATION, A MINIMUM OF 4% OF THE FLOOR AREA SHALL BE PROVIDED. SWINGING DOORS WILL BE USED IN ADDITION TO OPERABLE WINDOWS TO COMPLY WITH REQUIRED VENTILATION REQUIREMENTS. HABITABLE ROOM WITHIN THE BASEMENT SHALL HAVE ARTIFICIAL LIGHT AND SUPPLY AND RETURN REGISTERS AND EXHAUST FANS.
25. ALL WATER CLOSETS SHALL HAVE A CLEAR SPACE OF 30" IN WIDTH AND 24" IN FRONT OF WATER CLOSET. REFER TO DASHED AREA IN FRONT OF WATER CLOSET ON FLOOR PLAN.
26. PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER CBC SEC. 2406.3:
    1) GLAZING IN SWINGING DOORS EXCEPT JALOUSIES
    2) GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES
    3) GLAZING IN STORM DOORS
    4) GLAZING IN UNFRAMED SWINGING DOORS
    5) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE
    6) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
    7) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED IN PRECEDING ITEMS 5 AND 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
        A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
        B. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
        C. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
        D. ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING
    8) GLAZING IN WINDOWS WITHIN 5' OF THE TOP OR BOTTOM OF STAIRS IF THE WINDOW IS LESS THAN 5' ABOVE THE FLOOR
27. THE MAXIMUM SLOPE OF ANY LANDING SHALL NOT EXCEED 1/4" PER FOOT. (2013 C.B.C. 1003.5)
28. THIS PROJECT IS NOT IN A FEMA FLOOD HAZARD ZONE.
29. ELASTOMERIC WATERPROOF DECK MEMBRANE MANUFACTURER'S SPECIFICATIONS AND STANDARDS WILL BE PROVIDED TO THE FIELD INSPECTOR PRIOR TO APPLICATION.
30. PROVIDE A BLUE REFLECTIVE PAVEMENT MARKER MEETING THE ORANGE COUNTY FIRE AUTHORITY STANDARDS FOR EACH FIRE HYDRANT INDICATING ITS LOCATION ON THE STREET OR DRIVE. THESE MARKERS ARE TO BE KEPT IN GOOD CONDITION BY THE PROPERTY OWNER IF ON A PRIVATE PROPERTY.
31. CERTIFICATE OF ROOF SLOPE: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY, WRITTEN CERTIFICATION BY A CALIFORNIA REGISTERED ENGINEER THAT THE ROOF SLOPE IS IN CONFORMANCE WITH THE APPROVED PLANS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR.
32. DESTRUCTIVE REMOVAL OF WORK PERFORMED WITHOUT PERMITS MAY BE REQUIRED FOR INSPECTION(S).
33. DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW. DEFERRED SUBMITTALS ARE LISTED AS FOLLOWINGS:
    i. FIRE SPRINKLER PLANS REVIEW & PERMIT, REQUIRED TO BE APPROVED BY ORANGE COUNTY FIRE AUTHORITY PRIOR TO FRAMING INSPECTION
    ii. POOL AND SPA PERMIT
    iii. SITE/RETAINING WALL PERMIT
34. FOR ALL SPECIAL INSPECTIONS REQUIRED, DEPUTY INSPECTORS ARE REQUIRED TO BE REGISTERED WITH COUNTY OF ORANGE. – REFER TO STRUCTURAL PLAN SHEET SN-1 FOR LIST OF SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION PROGRAM.
35. CONTRACTOR'S STATEMENT OF RESPONSIBILITY, PER CBC SECTION 1704:
    1. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS
    2. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVE BY THE BUILDING OFFICIAL.
    3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTORS' ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS
    4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSONS EXERCISING SUCH CONTROL AND THEIR POSITIONS IN THE ORGANIZATION

WATER QUALITY NOTES

1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
3. CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL BE RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
8. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS; OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING.
9. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

LA COUNTY FIRE HAZARD NOTE

THE STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE CHAPTER 7A / RESIDENTIAL CODE 327 DUE TO BEING LOCATED WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE

Project Notes

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

1. IN THE CASE OF EMERGENCY, CALL ROBERT ARTURA AT WORK PHONE # (626) 385-6582 OR HOME PHONE # (626) 385-6582
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FRO THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS; OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING.
10. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
11. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

GLAZING REQUIREMENTS

1. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED (ACID ETCHED, SAND BLASTED, CERAMIC FIRED, ETC) BY MANUFACTURER'S DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WHICH IT COMPLIES. MULTI-PANE ASSEMBLIES SHALL BE IDENTIFIED PER C.R.C. R308.1.
2. GLAZING IN SWINGING, SLIDING, AND BIFOLD DOORS 9 SQUARE FEET OR LESS SHALL BE A MINIMUM CATEGORY CLASSIFICATION OF I (CPSC 16 CFR 1201) AND II (CPSC 16 CFR 1201) WHEN MORE THAN 9 SQUARE FEET OR SLIDING. [TABLE R308.3.1 (1), R308.3 (1)]
3. GLAZING WITHIN 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR AND LESS THAN 5' FROM THE WALKING SURFACE SHALL BE SAFETY GLAZED. [C.R.C. R308.4 (2)]
4. GLAZING OVER 9 SQUARE FEET IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR SHALL BE SAFETY GLAZED. [C.R.C. R308.4 (3)]
5. GLAZING USED IN HANDRAILS AND GUARDS SHALL BE SAFETY GLAZED. [C.R.C. 308.4 (4)]
6. GLAZING IN DOOR AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHROOMS, SHOWERS LESS THAN 5' ABOVE THE STANDING SURFACE SHALL HAVE A MINIMUM CATEGORY CLASSIFICATION OF II (CPSC 16 CFR 1201). [C.R.C. TABLE R308.3.1 (1) & 308.4 (5)]
7. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 5' ABOVE A WALKING SURFACE AND IT IS WITHIN 5' HORIZONTALLY OF THE WATER'S EDGE SHALL HAVE A MINIMUM CATEGORY CLASSIFICATION OF I (CPSC 16 CFR 1201) OR B (ANSI Z97.1) WHEN 9 SQUARE FEET OR LESS IN AREA AND II (CPSC 16 CFR 1201) OR A (ANSI Z97.1) WHEN MORE THAN 9 SQUARE FEET. [C.R.C. 308.4 (6) & TABLE R308.4.1 (1) & (2)]
8. GLAZING ADJACENT TO STAIRWAY, LANDINGS AND RAMPS WITHIN 3' HORIZONTALLY AND 5' VERTICALLY OF A WALKING SURFACE SHALL HAVE A MINIMUM CATEGORY CLASSIFICATION OF II (CPSC 16 CFR 1201) OR A (ANSI Z97.1) WHEN MORE THAN 9 SQUARE FEET. [C.R.C. R308.4 (7) & TABLE R308.4.1 (1) & (2)]
9. GLAZING ADJACENT TO STAIRWAY WITHIN 5' HORIZONTALLY AND 5' VERTICALLY OF A WALKING SURFACE SHALL BE SAFETY GLAZING. [C.R.C. 308.4 (8)]
10. GLASS BLOCK SHALL HAVE A MINIMUM FACE THICKNESS OF

263.00'
N00°13'19"E

15'-0"

15' SETBACK

EXISTING TREES – REMOVE AND PREPARE AREA FOR FUTURE WORK, TYPICAL

EXISTING TREE – REMOVE AND PREPARE AREA FOR FUTURE WORK, TYPICAL

EXISTING LANDSCAPE TO BE REMOVED, TYPICAL

A.I.N. 8639-027-901
EMPTY LOT ZONED R-3
PAVEMENT AND FLAT LANDSCAPE

A.I.N. 8639-027-901
EMPTY LOT ZONED TCMU, ROUTE 66 SPECIFIC PLAN
PAVEMENT AND FLAT LANDSCAPE

EXISTING CONCRETE PAVING TO BE REMOVED, TYPICAL

EXISTING CONCRETE PAVING TO BE REMOVED, TYPICAL

82.01'
S89°38'40"W

15' SETBACK

6'-0"

N00°13'19"E
145.84'

0' SETBACK

0' SETBACK

EDISON VAULT

154.01'
N89°46'41"W

A.I.N. 8639-027-902
EMPTY LOT ZONED R-3
PAVEMENT AND FLAT LANDSCAPE

NEIGHBOR'S PARCEL
EL AMIGO RESTAURANT

0' SETBACK

S89°46'41"E
89.99'

64.74'
S89°38'40"W

EXISTING LANDSCAPE TO BE REMOVED, TYPICAL

EXISTING TREES – REMOVE AND PREPARE AREA FOR FUTURE WORK, TYPICAL

15' SETBACK

N14°19'23"E
27.45'

15'-0"

L=92.29'
R=375.00'
D=14°06"04"

D=90°34'39"
L=39.52'
R=25.00'

121.49'
N00°13'19"E

PARKER DR

L=98.44'
R=400.00'
D=14°06"04"

197.00'
N00°13'19"E

Site Plan - Existing

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

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N.
8639-027-900
8639-027-901
8639-027-902

PC #:
PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122

501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Site Plan Existing

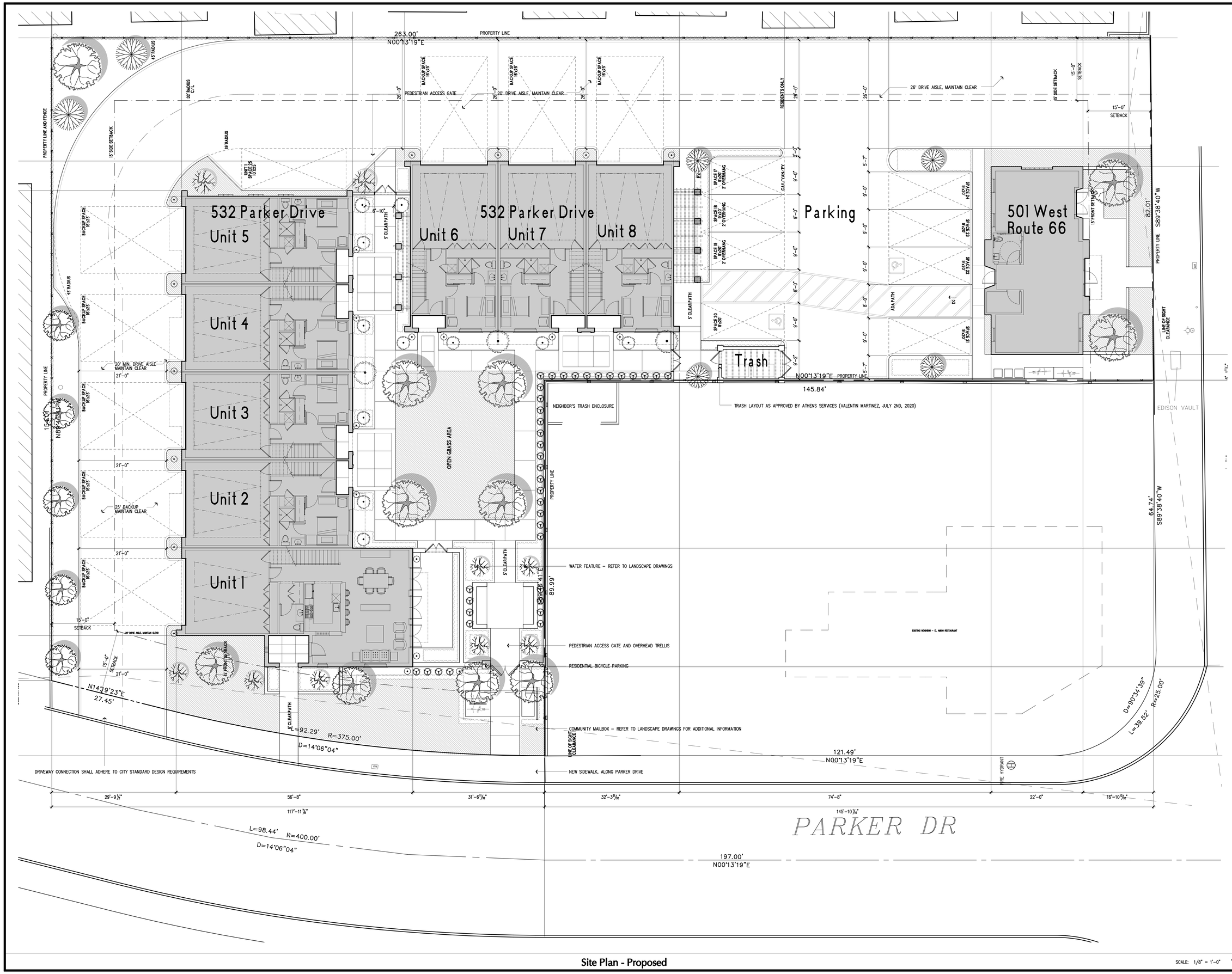
LICENSED ARCHITECT
AMY K. TAJIRI
No. C18832
Exp. 11-30-20
STATE OF CALIFORNIA
4/24/2018

N

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/28/2020

Sheet

A1.0



Site Plan - Proposed

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

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122

501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Site Plan Proposed

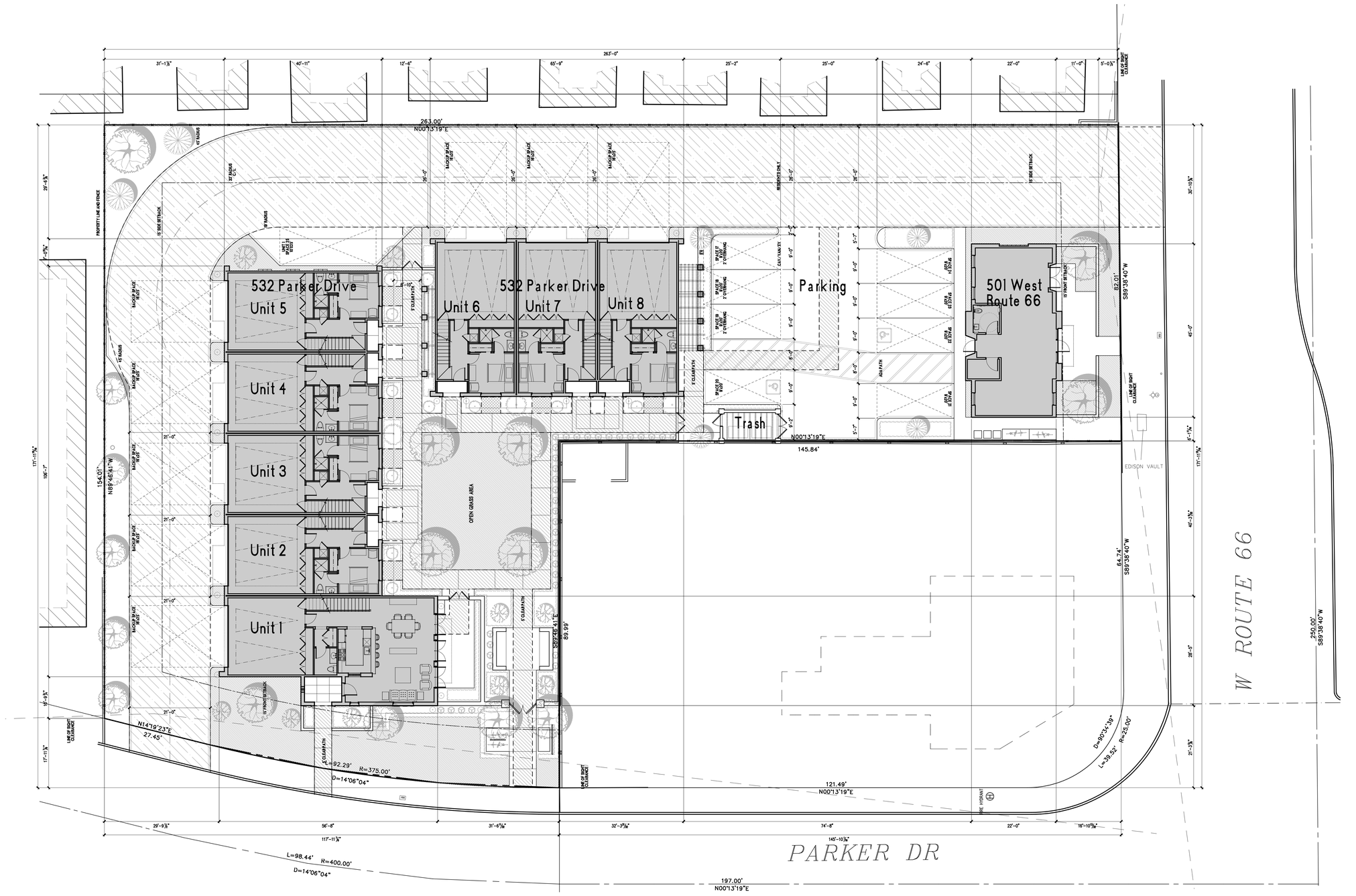
LICENSED ARCHITECT AMY K. TAXDAM No. C18832 Exp. 11-30-19 STATE OF CALIFORNIA

4/24/2018

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/28/2020

Sheet

A1.1



Site Plan - Fire Plan

SCALE: 3/32" = 1'-0" 1

Fire Notes

FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32' CENTERLINE TURNING RADIUS PER CFC 503.2.4

PRIVATE DRIVEWAY / FIRE LANE SHALL REMAIN CLEAR TO THE SKY

FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE UILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES PER CFC 504.1

ALL FIREFIGHTER ACCESS WALKWAY HARDSCAPE SHALL BE CONCRETE AND SHALL SLOPE 2% MAX TOWARDS DRAINAGE, AWAY FROM THE BUILDING

ALL FIREFIGHTER ACCESS WALKWAY DECOMPOSED GRAVEL SHALL BE MAINTAINED CLEAR AND SHALL SLOPE 2.5% MAX AWAY FROM THE BUILDING

REFER TO THE FIRE FLOW FORMS FOR ADDITIONAL INFORMATION

Keynotes

AREA OF 5' DECOMPOSED GRAVEL PATH FOR FIREFIGHTER PATH

PRIVATE DRIVEWAY / FIRE LANE – MINIMUM DIMENSIONS AS SHOWN PROVIDE CLEARANCES TO THE SKY

PRIVATE DRIVEWAY / FIRE LANE, DIMENSIONS AS SHOWN

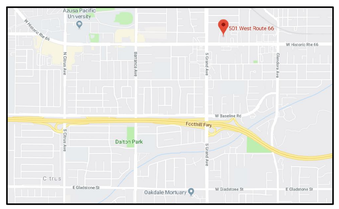
AREA OF PLANTING PER LANDSCAPE DRAWINGS

ADA WALKWAY

Context Map



Vicinity Map



PROJECT LOCATION
Tract 20122
501 W. Route 66 & 532 Parker Drive, Glendora CA 91740

NOT TO SCALE

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122
501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

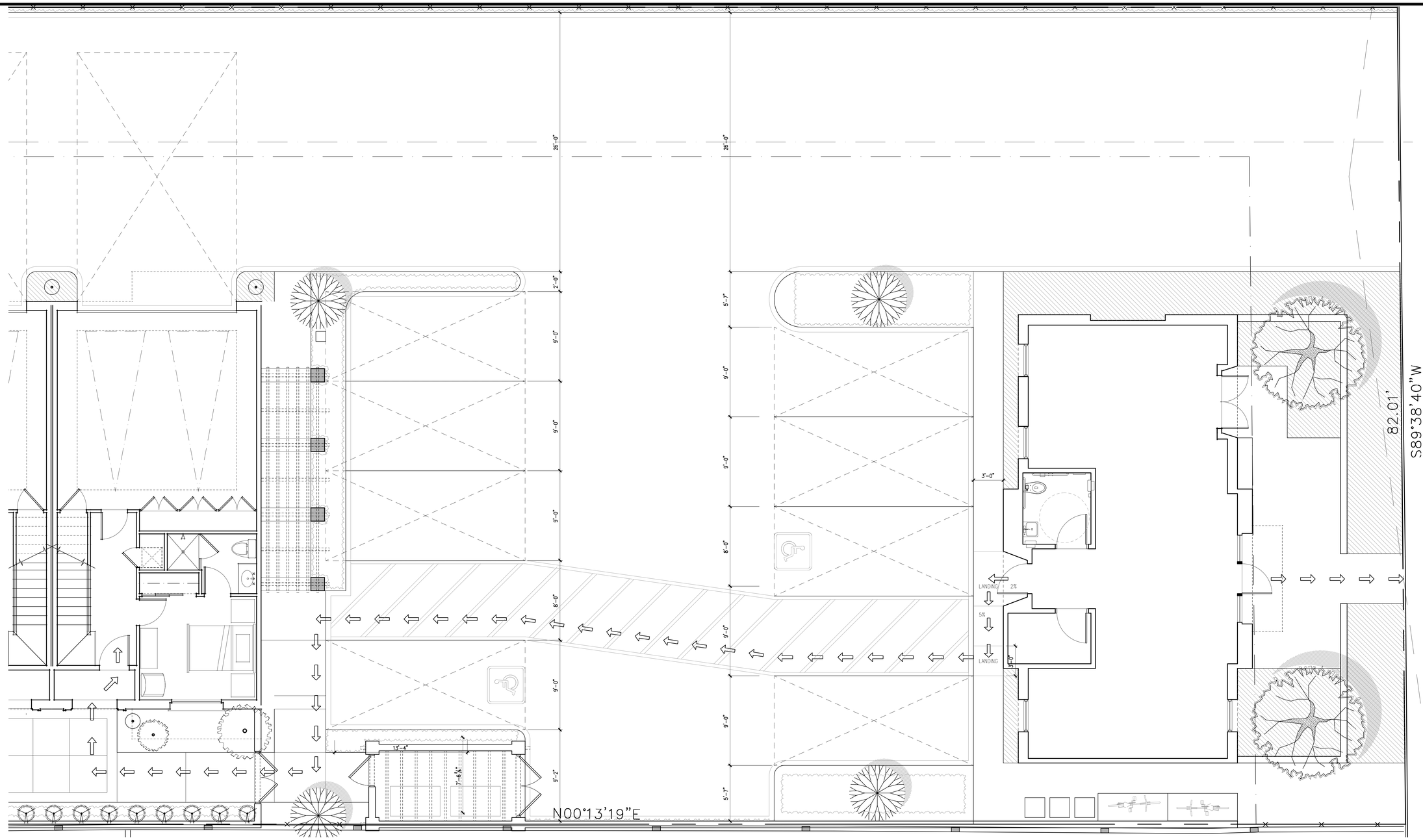
Site Plan
Fire Plan

LICENSED ARCHITECT
AMIT K. TANDON
No. C18832
Exp. 11-30-20
STATE OF CALIFORNIA
4/24/2018

N

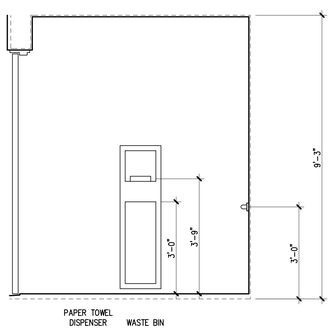
Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

Sheet
A1.2

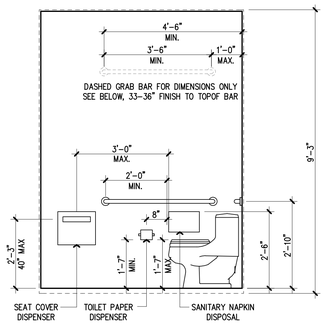


Site Plan - Path of Travel

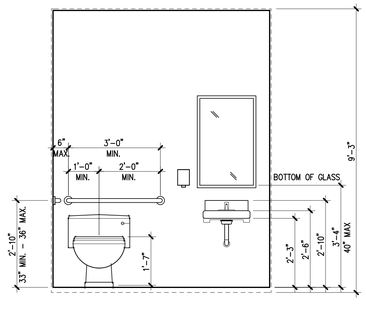
SCALE: 1/4" = 1'-0" 1



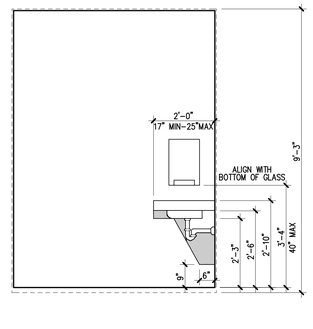
Enlarged ADA Bathroom Elevation - A



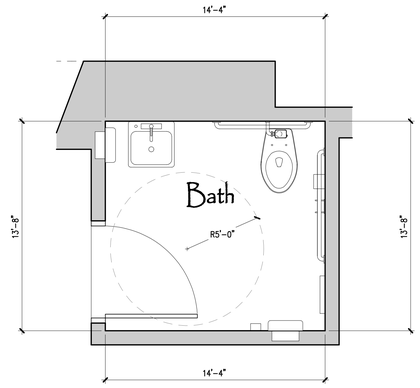
Enlarged ADA Bathroom Elevation - B



Enlarged ADA Bathroom Elevation - C



Enlarged ADA Bathroom Elevation - D



Enlarged ADA Bathroom

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122
501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

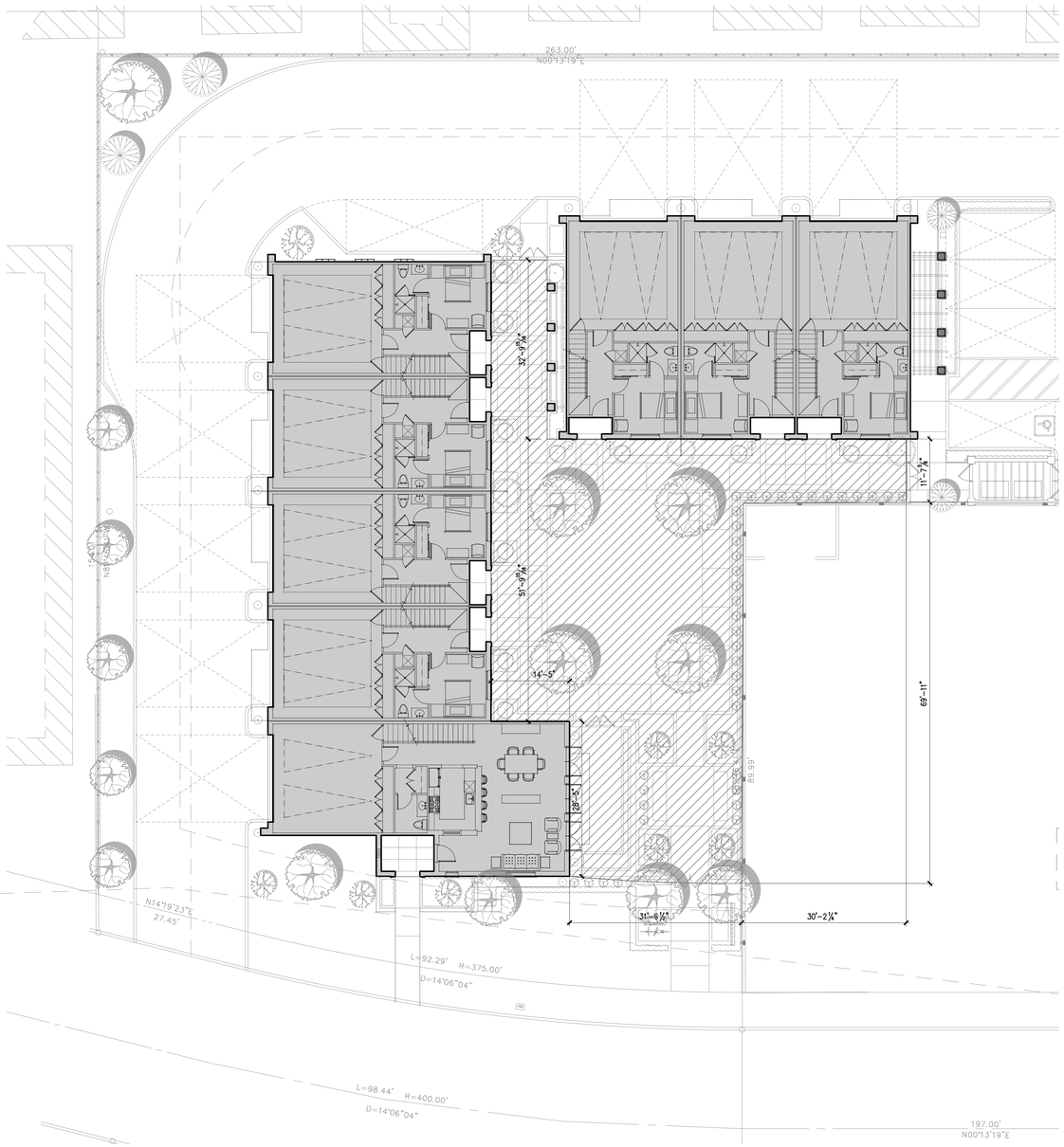
Site Plan Enlarged Parking Plan

LICENSED ARCHITECT
MATT K. TAJIRI
No. C18832
Ren. 11-30-19
STATE OF CALIFORNIA
4/24/2018

N

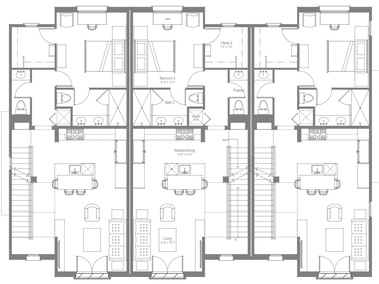
Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/28/2020

Sheet
A1.3



4,006.34 S.F. PROVIDED

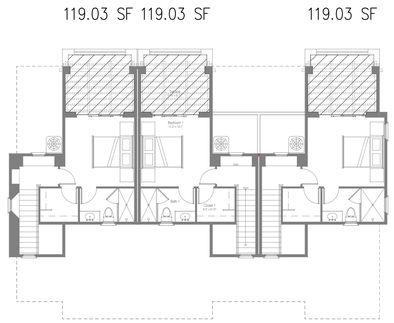
Open Space Area Calculations - 1st Floor SCALE: 3/32" = 1'-0" **5**



NOT COUNTED NOT COUNTED NOT COUNTED

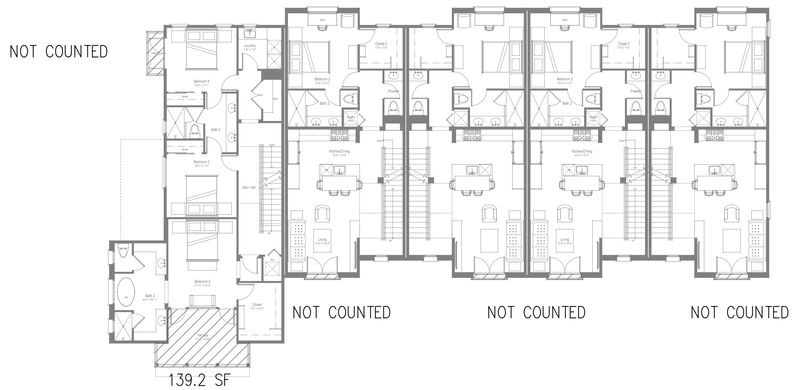
0 S.F. PROVIDED

Open Space Area Calculations - Second Floor SCALE: 3/32" = 1'-0" **1**



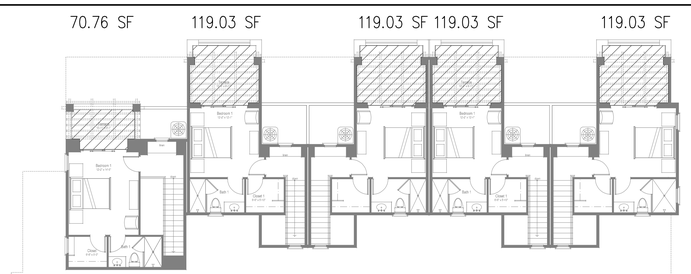
357.09 S.F. PROVIDED

Open Space Area Calculations - Third Floor SCALE: 3/32" = 1'-0" **2**



139.20 S.F. PROVIDED

Open Space Area Calculations - Second Floor SCALE: 3/32" = 1'-0" **3**



546.88 S.F. PROVIDED

Open Space Area Calculations - Third Floor SCALE: 3/32" = 1'-0" **4**

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Tract 20122

Open Area Calcs

LICENSED ARCHITECT AMIT K. TANJORE No. C18832 Exp. 11-30-19 STATE OF CALIFORNIA

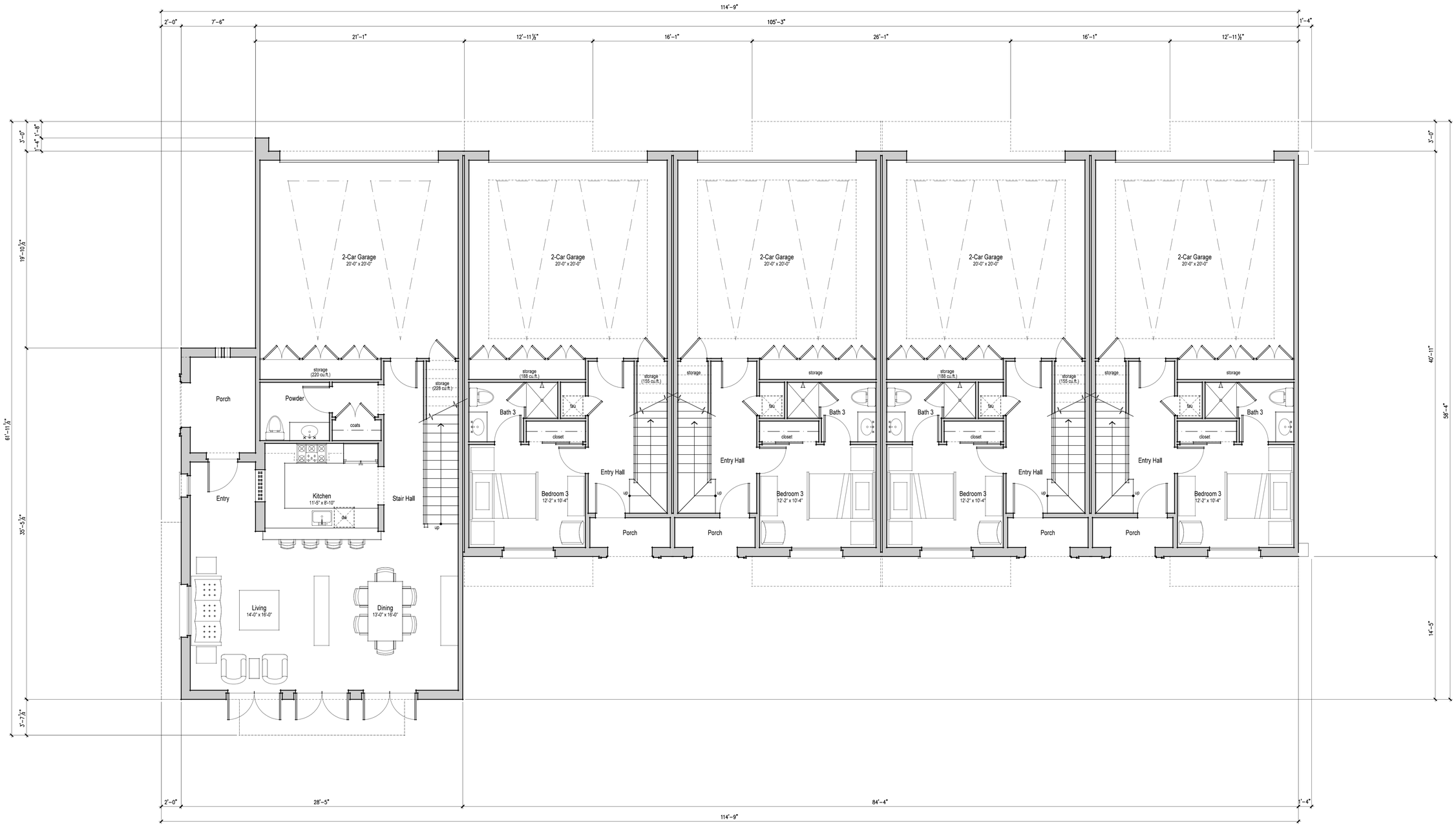
4/24/2018

N

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/28/2020

Sheet

A1.4



Floor Plan - First Floor

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

8 Mechanical / Electrical, Cont.

- 8.7 AIR CONDITIONING CONDENSOR UNIT – REFER TO SITE PLAN FOR LOCATIONS REFER TO T-24 RECOMMENDATIONS
- 8.8 HYDRAULIC ELEVATOR (I.P.M.R.) (V.C.O.R.M.) – REFER TO SECTION 1.9.2 FOR SPECS
- 8.9 STACK DRYER / WASHER SPACE – PROVIDE 4" DIAMETER VENT WITH MAXIMUM (2) 90° BENDS – VENT TO OUTSIDE AIR PER C.M.C. – SHOWN DASHED
- 8.10 ELEVATOR EQUIPMENT (I.P.M.R.) (V.C.O.R.M.)
- 8.11 OUTDOOR OVERHEAD HEATER (RECESSED AT CEILING OR MOUNTED AT TRELLIS) – PROVIDE ELECTRICAL (DEDICATED) OR/AND GAS (I.P.M.R.) (V.C.O.R.M.)
- 8.12 STEAM GENERATOR ABOVE SHOWER – PROVIDE WATER DRAIN, POSITIVE ELECTRICAL DISCONNECT, ELECTRICAL AND DRIP PAN (I.P.M.R.)
- 8.13 CENTRAL VACUUM SYSTEM (I.P.M.R.) (V.C.O.R.M.)

7 Plumbing (NOTE: ANTI-SCALDING SHOWER AND TUB VALVES REQUIRED PER C.P.C. SEC. 410.7)

- 7.1 KITCHEN SINK WITH GARBAGE DISPOSAL (I.P.M.R.) (V.C.O.R.M.)
- 7.2 SERVICE / LAUNDRY SINK (I.P.M.R.) (V.C.O.R.M.)
- 7.3 LAVATORY (I.P.M.R.) (V.C.O.R.M.)
- 7.4 WATER CLOSET WITH 30" MIN. CLEAR SPACE IN WIDTH AND 24" MIN. CLEAR SPACE IN FRONT (I.P.M.R.)
- 7.5 FREESTANDING OVAL TUB WITH WHIRLPOOL JETS (I.P.M.R.)
- 7.6 HOT-MOPPED SHOWER PAN WITH MUDSET TILE FLOOR, WALL AND CEILING FINISH – PROVIDE SHATTER RESISTANT GLASS ENCLOSURE – SHOWER HEAD AT +78" (A.T.S.) (RECESS AT SHOWER LOCATION)
- 7.7 GAS WATER HEATER – PROPER BLOCK FRAMING AND SCREWS TO ENGAGE AT LEAST 1" OF ENGAGEMENT IN WOOD CARRY 200 LB TENSILE LOAD EACH. PRESSURE RELIEF AND VALVE PER ANSI Z21.10.1 & Z21.22 OR STANDARD PAN RELIEF VALVE. DIRECT VENT TO OUTSIDE – PROVIDE OUTLET PROTECTED BY 15-20 AMP CIRCUIT BREAKER OR TIME-DELAY FUSE WITHIN 6' PER MANUFACTURER'S SPECIFICATIONS – REFER TO UTILITY (EMP) DRAWINGS
- 7.8 WASHER SPACE – PROVIDE RECESSED HOT AND COLD WATER BIBBS, WASTE DRAIN AND G.I. PAN WITH DRAIN TO WASTE SYSTEM
- 7.9 4" SPOT DRAIN

8 Mechanical / Electrical

- 8.1 DRYER SPACE – PROVIDE 4" DIAMETER VENT WITH MAXIMUM 14'-0" RUN AND MAXIMUM (2) 90° BENDS – VENT TO OUTSIDE AIR PER C.M.C. – SHOWN DASHED
- 8.2 DUCT / FLUE CHASE FROM BELOW/ABOVE
- 8.3 ELECTRICAL PANEL/METER – EXACT SIZE AND LOCATION TO BE DETERMINED BY ELECTRICAL CONTRACTOR (I.P.M.R.) – REFER TO ELECTRICAL DRAWINGS
- 8.4 GAS METER – VERIFY EXACT LOCATION (I.P.M.R.)
- 8.5 FORCED AIR UNIT IN ATTIC – EXACT LOCATION TO BE DETERMINED BY HVAC CONTRACTOR (I.P.M.R.) – REFER TO T-24 RECOMMENDATIONS
- 8.6 FORCED AIR UNIT ABOVE 18" PLATFORM IN MECHANICAL ROOM – EXACT LOCATION TO BE DETERMINED BY CONTRACTOR (I.P.M.R.) – REFER TO T-24 RECOMMENDATIONS

4 Openings

- 4.1 1-3/4" THICK 20 MINUTE-RATED SOLID-CORE DOOR AT GARAGE TO HOUSE. DOOR SHALL BE TIGHT FITTING AND HAVE SELF-CLOSING HINGES
- 4.2 CUSTOM ENTRY DOOR – REFER TO EXTERIOR ELEVATIONS
- 4.3 SECTIONAL OVERHEAD GARAGE DOOR
- 4.4 PROVIDE FLUSH BOLT AT INACTIVE LEAF OF FRENCH DOOR – INACTIVE LEAF OF DOUBLE DOORS – SHOWN DASHED

5 Appliances (SELECTION PER INTERIOR DRAWINGS; ALLOWANCE – SUB ZERO/WOLF)

- 5.1 BUILT-IN (A)REFRIGERATOR OR (B)FREEZER – PROVIDE RECESSED COLD WATER BIBB FOR ICE MAKER – VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS
- 5.2 5-BURNER GAS RANGE/OVEN WITH STAINLESS STEEL HOOD LINER AND EXHAUST VENT. APPROVED FORCED-DRAFT SYSTEM OF VENTILATION VENTED TO THE OUTSIDE OF THE BUILDING – EXHAUST FAN TO BE A MINIMUM RATE OF 100 CFM FOR INTERMITTENT OPERATION AND MAXIMUM 3 SONE SOUND RATE PER SECTION 2013 CAL ENERGY CODE SECTION 150 (o) – VERIFY WITH MANUFACTURER'S SPECIFICATIONS
- 5.3 BUILT-IN DISH WASHER – VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS
- 5.4 BUILT-IN CONVECTION OVEN OR STEAM OVEN – VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS
- 5.5 BUILT-IN MICROWAVE OVEN – VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS

6 Cabinets and Counters

- 6.1 BASE CABINETS WITH COUNTER TOP – REFER TO INTERIOR DRAWINGS
- 6.2 UPPER CABINETS SHOWN DASHED WITH UNDER CABINET LIGHTING – REFER TO INTERIOR DRAWINGS
- 6.3 LINEN CABINET / DRESSER – REFER TO INTERIOR DRAWINGS
- 6.4 SHELVES – REFER TO INTERIOR DRAWINGS
- 6.5 ISLAND BASE CABINETS WITH COUNTER TOP – REFER TO INTERIOR DRAWINGS
- 6.6 SHELF AND POLE – MATERIAL AND FINISH BY INTERIOR DESIGNER

1 Spatial

- 1.1 DASHED LINE OF BALCONY, TRELLIS, FLOOR AND/OR WALL ABOVE
- 1.3 22"X30" MINIMUM ATTIC ACCESS – 30"X30" MIN. WORKING SPACE IN FRONT OF F.A.U. – VERIFY ACTUAL SIZE REQUIREMENTS WITH HVAC CONTRACTOR

2 Exteriors

- 2.1 SOFFIT / OPENING – SEE EXTERIOR ELEVATIONS FOR FINISHED DIMENSIONS
- 2.2 42" HIGH WALL OR GUARDRAIL WITH PICKETS SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH AT PLATFORM OR LANDING PER C.B.C. SEE ELEVATION FOR DETAIL.
- 2.3 GUARDRAIL OVER LOW WALL, 42" OVERALL HIGH, PICKETS SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH PER C.B.C.
- 2.4 2X6 STUD FRAMING
- 2.5 DOUBLE 2X FRAMING – 2X6 EXTERIOR WALL, 2X6 INTERIOR WALL, TYPICAL
- 2.6 BALCONY OR DECK FINISH SURFACE – SLOPE 1/4" 12" FOR DRAINAGE, WITH MUD-SET STONE TILE FINISH OVER "MER-KRETE B.F.P. WATERPROOF MEMBRANE" (ICC REPORT ESR-2619) INSTALL PER MANUFACTURER'S SPECIFICATIONS OR APPROVED EQUAL WATERPROOFING SYSTEM

3 Interiors (PROVIDE MIN R-11 BATT INSUL. IN INTERIOR WALL FOR SOUND ATTENUATION)

- 3.1 DRYWALL NICHE / SOFFIT / OPENING – REFER TO INTERIOR DRAWINGS
- 3.2 2X6 STUD FRAMING, TYPICAL
- 3.3 DOUBLE 2X6 STUD FRAMING
- 3.4 36" HIGH STAIR HANDRAIL / GUARDRAIL SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH PER C.B.C. – REFER TO SHEET A9.1 STAIR PLANS
- 3.5 42" OVERALL HIGH GUARDRAIL SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH PER C.B.C. – REFER TO SHEET A9.1 STAIR PLANS
- 3.6 PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING, AND ON THE ENCLOSED SIDE AT ALL USABLE SPACE UNDER STAIRS
- 3.7 HOT-MOPPED MUDSET CERAMIC TILED SEAT/SHELF AT +18" ABOVE FINISHED FLOOR FLOATING SEAT – SEE DETAIL 5 / D1.1

Floor Plan Keynotes

General

1. INTERIOR WALLS: 2 X 4 STUD FRAMING, TYPICAL, U.N.O.
2. USE MOISTURE RESISTANT "MOLD GUARD" GYPSUM BOARD FOR ALL SUBTERRANEAN ROOMS, INCLUDING GARAGE
3. USE "QUIET ROCK" GYPSUM BOARD ON ALL CEILINGS WHERE THERE IS A FLOOR ABOVE AND ON WALLS OF BATHROOMS ADJACENT TO HABITABLE AREAS
4. USE BATT INSULATION ON ALL INTERIOR WALLS AND IN CEILINGS BETWEEN FLOORS
5. PROVIDE PERMANENTLY AFFIXED LADDER AT LIGHTWELL. LADDER SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON THE CENTER FOR THE FULL HEIGHT OF THE WINDOW WELL. THE LADDER SHALL NOT OBSTRUCT THE EMERGENCY ESCAPE OPENING. SECTION 1029.5.2 CBC

Abbreviations

- (I.P.M.R.) INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- (V.C.O.R.M.) VERIFY CLEAR OPENING REQUIREMENTS WITH MANUFACTURER
- (E) EGRESS WINDOW

Plumbing

ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES REQUIRED PER C.P.C.

Glazing

PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER C.B.C. SEC. 2406.3 & 2406.4 – REFER TO DOOR AND WINDOW SCHEDULES

HVAC

SEE GENERAL NOTES SHEET GN-1 AND GN-2 FOR GENERAL REQUIREMENTS. PROVIDE CONTINUOUS DUCTWORK TO ALL REGISTERED GRILLES (NO DRYWALL OR FRAMED SHAFTS).

Wall Legend

- 2X6 STUD FRAMED WALL
- DBL. 2X6 STUD FRAMED WALL
- 5/8" TYPE 'X' GYPSUM BOARD SEPARATION
- 2X4 OR FLAT STUD FRAMED WALL

Floor Plan General Notes

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

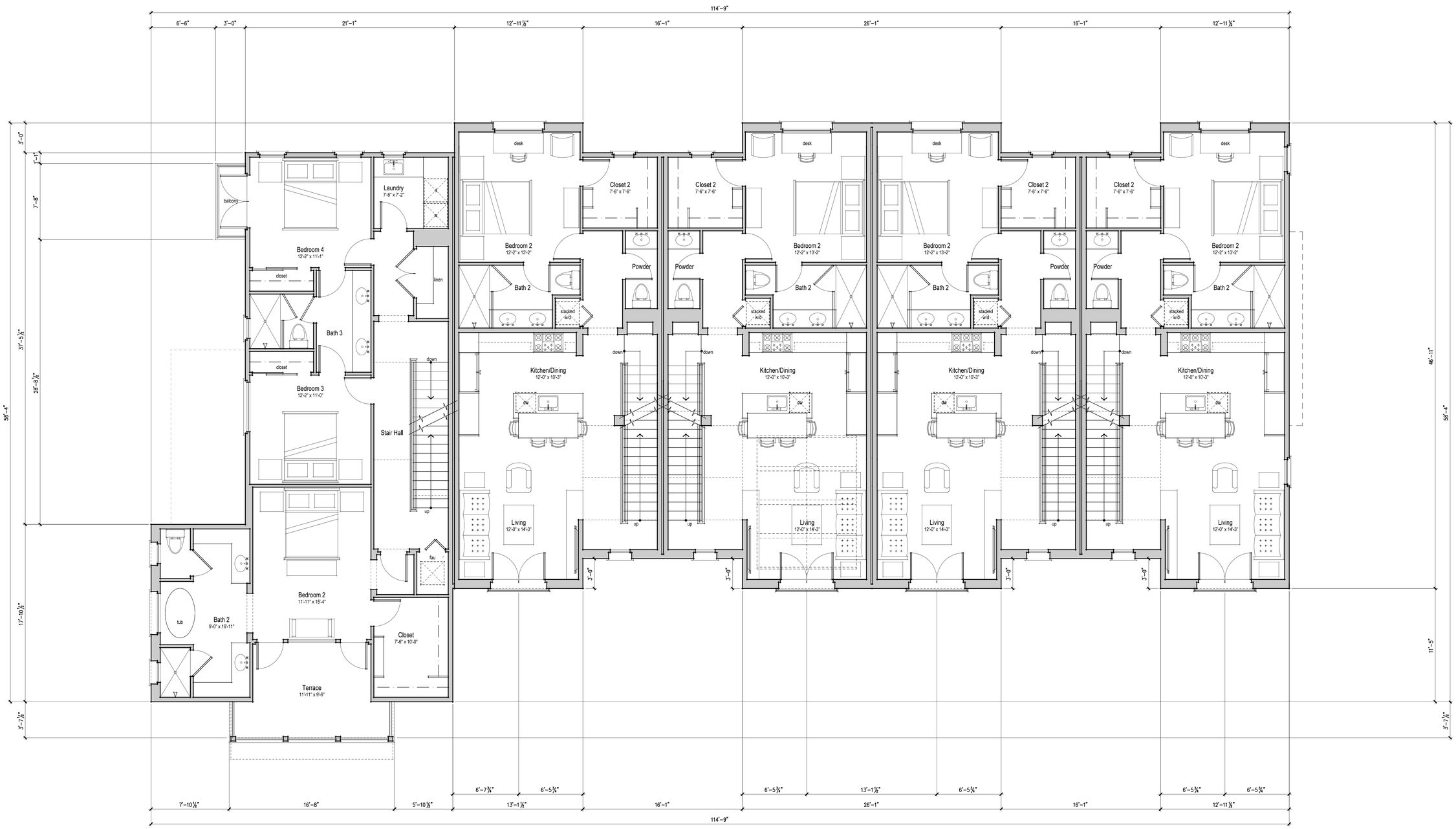
Tract 20122
501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Building A Floor Plan First Floor

LICENSED ARCHITECT
AMY K. TJADEN
No. C18832
Exp. 11-30-21
STATE OF CALIFORNIA
4/24/2018

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

Sheet
A2.1A



Floor Plan - Second Floor

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

8 Mechanical / Electrical, Cont.

- 8.7 AIR CONDITIONING CONDENSOR UNIT – REFER TO SITE PLAN FOR LOCATIONS REFER TO T-24 RECOMMENDATIONS
- 8.8 HYDRAULIC ELEVATOR (I.P.M.R.) (V.C.O.R.M.) – REFER TO SECTION 1/9.2 FOR SPECS
- 8.9 STACK DRYER / WASHER SPACE – PROVIDE 4" DIAMETER VENT WITH MAXIMUM (2) 90° BENDS – VENT TO OUTSIDE AIR PER C.M.C. – SHOWN DASHED
- 8.10 ELEVATOR EQUIPMENT (I.P.M.R.) (V.C.O.R.M.)
- 8.11 OUTDOOR OVERHEAD HEATER (RECESSED AT CEILING OR MOUNTED AT TRELLIS) – PROVIDE ELECTRICAL (DEDICATED) OR/AND GAS (I.P.M.R.) (V.C.O.R.M.)
- 8.12 STEAM GENERATOR ABOVE SHOWER – PROVIDE WATER, DRAIN, POSITIVE ELECTRICAL DISCONNECT, ELECTRICAL AND DRIP PAN (I.P.M.R.)
- 8.13 CENTRAL VACUUM SYSTEM (I.P.M.R.) (V.C.O.R.M.)

7 Plumbing (NOTE: ANTI-SCALDING SHOWER AND TUB VALVES REQUIRED PER C.P.C. SEC. 410.7)

- 7.1 KITCHEN SINK WITH GARBAGE DISPOSAL (I.P.M.R.) (V.C.O.R.M.)
- 7.2 SERVICE / LAUNDRY SINK (I.P.M.R.) (V.C.O.R.M.)
- 7.3 LAVATORY (I.P.M.R.) (V.C.O.R.M.)
- 7.4 WATER CLOSET WITH 30" MIN. CLEAR SPACE IN WIDTH AND 24" MIN. CLEAR SPACE IN FRONT (I.P.M.R.)
- 7.5 FREESTANDING OVAL TUB WITH WHIRLPOOL JETS (I.P.M.R.)
- 7.6 HOT-MOPPED SHOWER PAN WITH MUDSET TILE FLOOR, WALL AND CEILING FINISH – PROVIDE SHATTER RESISTANT GLASS ENCLOSURE – SHOWER HEAD AT +78" (A.T.S.) (RECESS AT SHOWER LOCATION)
- 7.7 GAS WATER HEATER – PROPER BLOCK FRAMING AND SCREWS TO ENGAGE AT LEAST 1" OF ENGAGEMENT IN WOOD CARRY 200 LB TENSILE LOAD EACH; PRESSURE RELIEF AND VALVE PER ANSI Z21.10.3 & Z21.22 OR STANDARD P&T RELIEF VALVE; DIRECT VENT TO OUTSIDE – PROVIDE OUTLET PROTECTED BY 15-20 AMP CIRCUIT BREAKER OR TIME-DELAY FUSE WITHIN 6' PER MANUFACTURER'S SPECIFICATIONS – REFER TO UTILITY (EMP) DRAWINGS
- 7.8 WASHER SPACE – PROVIDE RECESSED HOT AND COLD WATER BIBBS, WASTE DRAIN AND G.I. PAN WITH DRAIN TO WASTE SYSTEM
- 7.9 4" SPOT DRAIN

8 Mechanical / Electrical

- 8.1 DRYER SPACE – PROVIDE 4" DIAMETER VENT WITH MAXIMUM 14'-0" RUN AND MAXIMUM (2) 90° BENDS – VENT TO OUTSIDE AIR PER C.M.C. – SHOWN DASHED
- 8.2 DUCT / FLUE CHASE FROM BELOW/ABOVE
- 8.3 ELECTRICAL PANEL/METER – EXACT SIZE AND LOCATION TO BE DETERMINED BY ELECTRICAL CONTRACTOR (I.P.M.R.) – REFER TO ELECTRICAL DRAWINGS
- 8.4 GAS METER – VERIFY EXACT LOCATION (I.P.M.R.)
- 8.5 FORCED AIR UNIT IN ATTIC – EXACT LOCATION TO BE DETERMINED BY HVAC CONTRACTOR (I.P.M.R.) – REFER TO T-24 RECOMMENDATIONS
- 8.6 FORCED AIR UNIT ABOVE 18" PLATFORM IN MECHANICAL ROOM – EXACT LOCATION TO BE DETERMINED BY CONTRACTOR (I.P.M.R.) – REFER TO T-24 RECOMMENDATIONS

4 Openings

- 4.1 1-3/4" THICK 20 MINUTE-RATED SOLID-CORE DOOR AT GARAGE TO HOUSE. DOOR SHALL BE TIGHT FITTING AND HAVE SELF-CLOSING HINGES
- 4.2 CUSTOM ENTRY DOOR – REFER TO EXTERIOR ELEVATIONS
- 4.3 SECTIONAL OVERHEAD GARAGE DOOR
- 4.4 PROVIDE FLUSH BOLT AT INACTIVE LEAF OF FRENCH DOOR – INACTIVE LEAF OF DOUBLE DOORS – SHOWN DASHED

5 Appliances (SELECTION PER INTERIOR DRAWINGS; ALLOWANCE – SUB ZERO/WOLF)

- 5.1 BUILT-IN (A)REFRIGERATOR OR (B)FREEZER – PROVIDE RECESSED COLD WATER BIBB FOR ICE MAKER – VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS
- 5.2 5-BURNER GAS RANGE/OVEN WITH STAINLESS STEEL HOOD LINER AND EXHAUST VENT; APPROVED FORCED-DRAFT SYSTEM OF VENTILATION VENTED TO THE OUTSIDE OF THE BUILDING – EXHAUST FAN TO BE A MINIMUM RATE OF 100 CFM FOR INTERMITTENT OPERATION AND MAXIMUM 3 SONE SOUND RATE PER SECTION 2013 CAL ENERGY CODE SECTION 150 (o) – VERIFY WITH MANUFACTURER'S SPECIFICATIONS
- 5.3 BUILT-IN DISH WASHER – VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS
- 5.4 BUILT-IN CONVECTION OVEN OR STEAM OVEN – VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS
- 5.5 BUILT-IN MICROWAVE OVEN – VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS

6 Cabinets and Counters

- 6.1 BASE CABINETS WITH COUNTER TOP – REFER TO INTERIOR DRAWINGS
- 6.2 UPPER CABINETS SHOWN DASHED WITH UNDER CABINET LIGHTING – REFER TO INTERIOR DRAWINGS
- 6.3 LINEN CABINET / DRESSER – REFER TO INTERIOR DRAWINGS
- 6.4 SHELVES – REFER TO INTERIOR DRAWINGS
- 6.5 ISLAND BASE CABINETS WITH COUNTER TOP – REFER TO INTERIOR DRAWINGS
- 6.6 SHELF AND POLE – MATERIAL AND FINISH BY INTERIOR DESIGNER

1 Spatial

- 1.1 DASHED LINE OF BALCONY, TRELLIS, FLOOR AND/OR WALL ABOVE
- 1.3 22"X30" MINIMUM ATTIC ACCESS – 30"X30" MIN. WORKING SPACE IN FRONT OF F.A.U. – VERIFY ACTUAL SIZE REQUIREMENTS WITH HVAC CONTRACTOR

2 Exteriors

- 2.1 SOFFIT / OPENING – SEE EXTERIOR ELEVATIONS FOR FINISHED DIMENSIONS
- 2.2 42" HIGH WALL OR GUARDRAIL WITH PICKETS SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH AT PLATFORM OR LANDING PER C.B.C. SEE ELEVATION FOR DETAIL.
- 2.3 GUARDRAIL OVER LOW WALL, 42" OVERALL HIGH, PICKETS SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH PER C.B.C.
- 2.4 2X6 STUD FRAMING
- 2.5 DOUBLE 2X FRAMING – 2X6 EXTERIOR WALL, 2X6 INTERIOR WALL, TYPICAL
- 2.6 BALCONY OR DECK FINISH SURFACE – SLOPE 1/4" 12" FOR DRAINAGE, WITH MUD-SET STONE TILE FINISH OVER "MER-KRETE B.F.P. WATERPROOF MEMBRANE" (ICC REPORT ESR-2619) INSTALL PER MANUFACTURER'S SPECIFICATIONS OR APPROVED EQUAL WATERPROOFING SYSTEM

3 Interiors (PROVIDE MIN R-11 BATT INSUL. IN INTERIOR WALL FOR SOUND ATTENUATION)

- 3.1 DRYWALL NICHE / SOFFIT / OPENING – REFER TO INTERIOR DRAWINGS
- 3.2 2X6 STUD FRAMING, TYPICAL
- 3.3 DOUBLE 2X6 STUD FRAMING
- 3.4 36" HIGH STAIR HANDRAIL / GUARDRAIL SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH PER C.B.C. – REFER TO SHEET A9.1 STAIR PLANS
- 3.5 42" OVERALL HIGH GUARDRAIL SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH PER C.B.C. – REFER TO SHEET A9.1 STAIR PLANS
- 3.6 PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING, AND ON THE ENCLOSED SIDE AT ALL USABLE SPACE UNDER STAIRS
- 3.7 HOT-MOPPED MUDSET CERAMIC TILED SEAT/SHELF AT +18" ABOVE FINISHED FLOOR FLOATING SEAT – SEE DETAIL 5 / D1.1

Floor Plan Keynotes

General

1. INTERIOR WALLS: 2 X 4 STUD FRAMING, TYPICAL, U.N.O.
2. USE MOISTURE RESISTANT "MOLD GUARD" GYPSUM BOARD FOR ALL SUBTERRANEAN ROOMS, INCLUDING GARAGE
3. USE "QUIET ROCK" GYPSUM BOARD ON ALL CEILINGS WHERE THERE IS A FLOOR ABOVE AND ON WALLS OF BATHROOMS ADJACENT TO HABITABLE AREAS
4. USE BATT INSULATION ON ALL INTERIOR WALLS AND IN CEILINGS BETWEEN FLOORS
5. PROVIDE PERMANENTLY AFFIXED LADDER AT LIGHTWELL. LADDER SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON THE CENTER FOR THE FULL HEIGHT OF THE WINDOW WELL. THE LADDER SHALL NOT OBSTRUCT THE EMERGENCY ESCAPE OPENING. SECTION 1029.5.2 CBC

Abbreviations

- (I.P.M.R.) INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- (V.C.O.R.M.) VERIFY CLEAR OPENING REQUIREMENTS WITH MANUFACTURER
- (E) EGRESS WINDOW

Plumbing

ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES REQUIRED PER C.P.C.

Glazing

PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER C.B.C. SEC. 2406.3 & 2406.4 – REFER TO DOOR AND WINDOW SCHEDULES

HVAC

SEE GENERAL NOTES SHEET GN-1 AND GN-2 FOR GENERAL REQUIREMENTS. PROVIDE CONTINUOUS DUCTWORK TO ALL REGISTERED GRILLES (NO DRYWALL OR FRAMED SHAFTS).

Wall Legend

- 2X6 STUD FRAMED WALL
- DBL. 2X6 STUD FRAMED WALL
- 5/8" TYPE "X" GYPSUM BOARD SEPARATION
- 2X4 OR FLAT STUD FRAMED WALL

Floor Plan General Notes

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122
501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

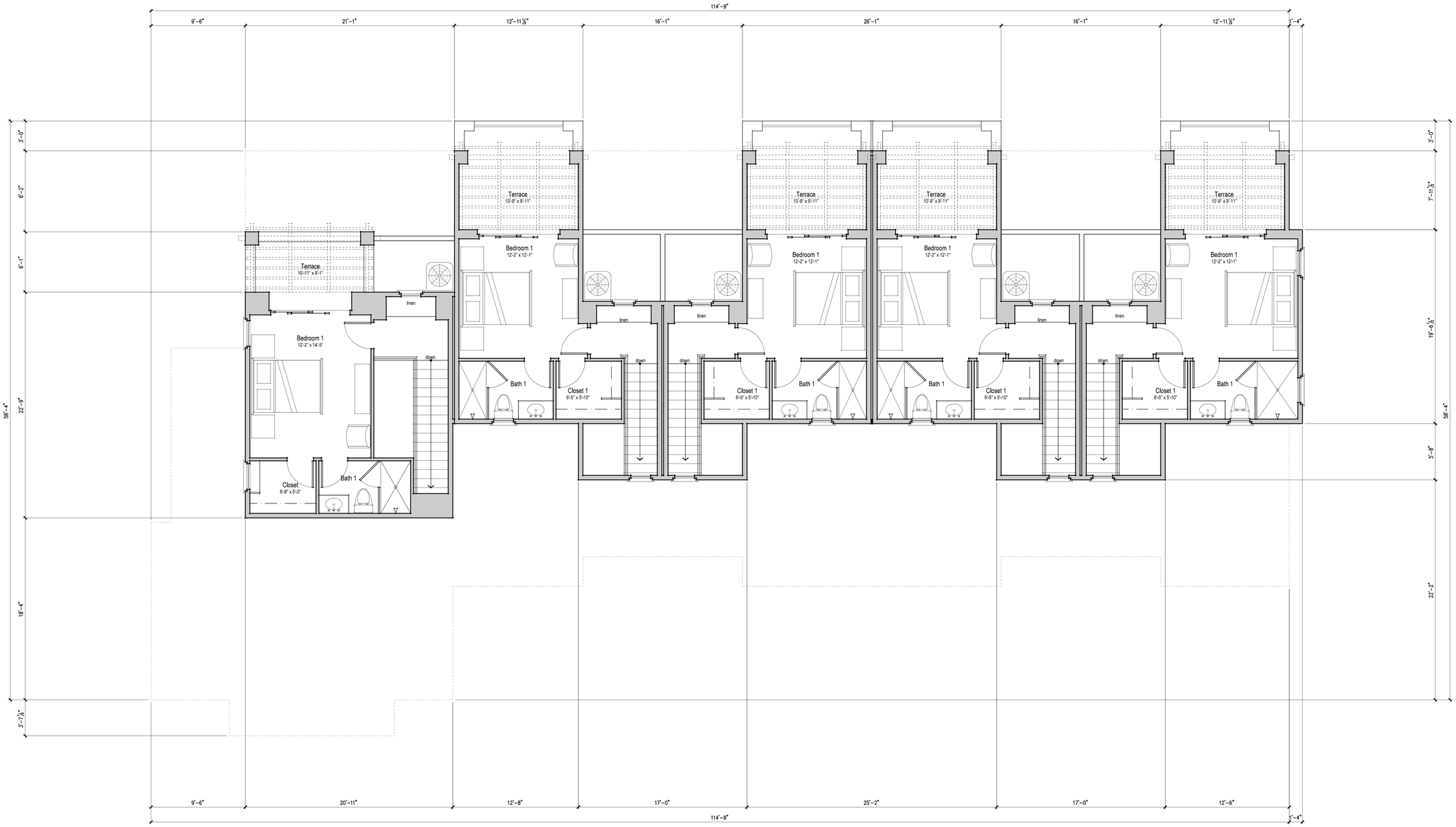
Building A Floor Plan Second Floor

LICENSED ARCHITECT AMY K. TAJIRIAN No. C18832 Exp. 11-30-19 STATE OF CALIFORNIA
4/24/2018

N

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

Sheet
A2.2A



Floor Plan - Third Floor

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

8 Mechanical / Electrical, Cont.

- 8.7 AIR CONDITIONING CONDENSOR UNIT – REFER TO SITE PLAN FOR LOCATIONS REFER TO T-24 RECOMMENDATIONS
- 8.8 HYDRAULIC ELEVATOR (I.P.M.R.) (V.C.O.R.M.) – REFER TO SECTION 1/9.2 FOR SPECS
- 8.9 STACK DRYER / WASHER SPACE – PROVIDE 4" DIAMETER VENT WITH MAXIMUM (2) 90° BENDS – VENT TO OUTSIDE AIR PER C.M.C. – SHOWN DASHED
- 8.10 ELEVATOR EQUIPMENT (I.P.M.R.) (V.C.O.R.M.)
- 8.11 OUTDOOR OVERHEAD HEATER (RECESSED AT CEILING OR MOUNTED AT TRELLIS) – PROVIDE ELECTRICAL (DEDICATED) OR/AND GAS (I.P.M.R.) (V.C.O.R.M.)
- 8.12 STEAM GENERATOR ABOVE SHOWER – PROVIDE WATER DRAIN, POSITIVE ELECTRICAL DISCONNECT, ELECTRICAL AND DRIP PAN (I.P.M.R.)
- 8.13 CENTRAL VACUUM SYSTEM (I.P.M.R.) (V.C.O.R.M.)

7 Plumbing (NOTE: ANTI-SCALDING SHOWER AND TUB VALVES REQUIRED PER C.P.C. SEC. 410.7)

- 7.1 KITCHEN SINK WITH GARBAGE DISPOSAL (I.P.M.R.) (V.C.O.R.M.)
- 7.2 SERVICE / LAUNDRY SINK (I.P.M.R.) (V.C.O.R.M.)
- 7.3 LAVATORY (I.P.M.R.) (V.C.O.R.M.)
- 7.4 WATER CLOSET WITH 30" MIN. CLEAR SPACE IN WIDTH AND 24" MIN. CLEAR SPACE IN FRONT (I.P.M.R.)
- 7.5 FREESTANDING OVAL TUB WITH WHIRLPOOL JETS (I.P.M.R.)
- 7.6 HOT-MOPPED SHOWER PAN WITH MUDSET TILE FLOOR, WALL AND CEILING FINISH – PROVIDE SHATTER RESISTANT GLASS ENCLOSURE – SHOWER HEAD AT +78" (A.T.S.) (RECESS AT SHOWER LOCATION)
- 7.7 GAS WATER HEATER – PROPER BLOCK FRAMING AND SCREWS TO ENGAGE AT LEAST 1" OF ENGAGEMENT IN WOOD CARRY 200 LB TENSILE LOAD EACH; PRESSURE RELIEF AND VALVE PER ANSI Z21.10.3 & Z21.22 OR STANDARD P&T RELIEF VALVE. DIRECT VENT TO OUTSIDE – PROVIDE OUTLET PROTECTED BY 15-20 AMP CIRCUIT BREAKER OR TIME-DELAY FUSE WITHIN 6' PER MANUFACTURER'S SPECIFICATIONS – REFER TO UTILITY (EMP) DRAWINGS
- 7.8 WASHER SPACE – PROVIDE RECESSED HOT AND COLD WATER BIBBS, WASTE DRAIN AND G.I. PAN WITH DRAIN TO WASTE SYSTEM
- 7.9 4" SPOT DRAIN

8 Mechanical / Electrical

- 8.1 DRYER SPACE – PROVIDE 4" DIAMETER VENT WITH MAXIMUM 14'-0" RUN AND MAXIMUM (2) 90° BENDS – VENT TO OUTSIDE AIR PER C.M.C. – SHOWN DASHED
- 8.2 DUCT / FLUE CHASE FROM BELOW/ABOVE
- 8.3 ELECTRICAL PANEL/METER – EXACT SIZE AND LOCATION TO BE DETERMINED BY ELECTRICAL CONTRACTOR (I.P.M.R.) – REFER TO ELECTRICAL DRAWINGS
- 8.4 GAS METER – VERIFY EXACT LOCATION (I.P.M.R.)
- 8.5 FORCED AIR UNIT IN ATTIC – EXACT LOCATION TO BE DETERMINED BY HVAC CONTRACTOR (I.P.M.R.) – REFER TO T-24 RECOMMENDATIONS
- 8.6 FORCED AIR UNIT ABOVE 18" PLATFORM IN MECHANICAL ROOM – EXACT LOCATION TO BE DETERMINED BY CONTRACTOR (I.P.M.R.) – REFER TO T-24 RECOMMENDATIONS

4 Openings

- 4.1 1-3/4" THICK 20 MINUTE-RATED SOLID-CORE DOOR AT GARAGE TO HOUSE. DOOR SHALL BE TIGHT FITTING AND HAVE SELF-CLOSING HINGES
- 4.2 CUSTOM ENTRY DOOR – REFER TO EXTERIOR ELEVATIONS
- 4.3 SECTIONAL OVERHEAD GARAGE DOOR
- 4.4 PROVIDE FLUSH BOLT AT INACTIVE LEAF OF FRENCH DOOR – INACTIVE LEAF OF DOUBLE DOORS – SHOWN DASHED

5 Appliances (SELECTION PER INTERIOR DRAWINGS; ALLOWANCE – SUB ZERO/WOLF)

- 5.1 BUILT-IN (A)REFRIGERATOR OR (B)FREEZER – PROVIDE RECESSED COLD WATER BIBB FOR ICE MAKER – VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS
- 5.2 5-BURNER GAS RANGE/OVEN WITH STAINLESS STEEL HOOD LINER AND EXHAUST VENT- APPROVED FORCED-DRAFT SYSTEM OF VENTILATION VENTED TO THE OUTSIDE OF THE BUILDING – EXHAUST FAN TO BE A MINIMUM RATE OF 100 CFM FOR INTERMITTENT OPERATION AND MAXIMUM 3 SONE SOUND RATE PER SECTION 2013 CAL ENERGY CODE SECTION 150 (o) – VERIFY WITH MANUFACTURER'S SPECIFICATIONS
- 5.3 BUILT-IN DISH WASHER – VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS
- 5.4 BUILT-IN CONVECTION OVEN OR STEAM OVEN – VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS
- 5.5 BUILT-IN MICROWAVE OVEN – VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS

6 Cabinets and Counters

- 6.1 BASE CABINETS WITH COUNTER TOP – REFER TO INTERIOR DRAWINGS
- 6.2 UPPER CABINETS SHOWN DASHED WITH UNDER CABINET LIGHTING – REFER TO INTERIOR DRAWINGS
- 6.3 LINEN CABINET / DRESSER – REFER TO INTERIOR DRAWINGS
- 6.4 SHELVES – REFER TO INTERIOR DRAWINGS
- 6.5 ISLAND BASE CABINETS WITH COUNTER TOP – REFER TO INTERIOR DRAWINGS
- 6.6 SHELF AND POLE – MATERIAL AND FINISH BY INTERIOR DESIGNER

1 Spatial

- 1.1 DASHED LINE OF BALCONY, TRELLIS, FLOOR AND/OR WALL ABOVE
- 1.3 22"X30" MINIMUM ATTIC ACCESS – 30"X30" MIN. WORKING SPACE IN FRONT OF F.A.U. – VERIFY ACTUAL SIZE REQUIREMENTS WITH HVAC CONTRACTOR

2 Exteriors

- 2.1 SOFFIT / OPENING – SEE EXTERIOR ELEVATIONS FOR FINISHED DIMENSIONS
- 2.2 42" HIGH WALL OR GUARDRAIL WITH PICKETS SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH AT PLATFORM OR LANDING PER C.B.C. SEE ELEVATION FOR DETAIL
- 2.3 GUARDRAIL OVER LOW WALL, 42" OVERALL HIGH, PICKETS SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH PER C.B.C.
- 2.4 2X6 STUD FRAMING
- 2.5 DOUBLE 2X FRAMING – 2X6 EXTERIOR WALL, 2X6 INTERIOR WALL, TYPICAL
- 2.6 BALCONY OR DECK FINISH SURFACE – SLOPE 1/4"-12" FOR DRAINAGE, WITH MUD-SET STONE TILE FINISH OVER "MER-KRETE B.F.P. WATERPROOF MEMBRANE" (ICC REPORT ESR-2619) INSTALL PER MANUFACTURER'S SPECIFICATIONS OR APPROVED EQUAL WATERPROOFING SYSTEM

3 Interiors (PROVIDE MIN R-11 BATT INSUL. IN INTERIOR WALL FOR SOUND ATTENUATION)

- 3.1 DRYWALL NICHE / SOFFIT / OPENING – REFER TO INTERIOR DRAWINGS
- 3.2 2X6 STUD FRAMING, TYPICAL
- 3.3 DOUBLE 2X6 STUD FRAMING
- 3.4 36" HIGH STAIR HANDRAIL / GUARDRAIL SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH PER C.B.C. – REFER TO SHEET A9.1 STAIR PLANS
- 3.5 42" OVERALL HIGH GUARDRAIL SPACED NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH PER C.B.C. – REFER TO SHEET A9.1 STAIR PLANS
- 3.6 PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING, AND ON THE ENCLOSED SIDE AT ALL USABLE SPACE UNDER STAIRS
- 3.7 HOT-MOPPED MUDSET CERAMIC TILED SEAT/SHELF AT +18" ABOVE FINISHED FLOOR FLOATING SEAT – SEE DETAIL 5 / D1.1

Floor Plan Keynotes

General

1. INTERIOR WALLS: 2 X 4 STUD FRAMING, TYPICAL, U.N.O.
2. USE MOISTURE RESISTANT "MOLD GUARD" GYPSUM BOARD FOR ALL SUBTERRANEAN ROOMS, INCLUDING GARAGE
3. USE "QUIET ROCK" GYPSUM BOARD ON ALL CEILINGS WHERE THERE IS A FLOOR ABOVE AND ON WALLS OF BATHROOMS ADJACENT TO HABITABLE AREAS
4. USE BATT INSULATION ON ALL INTERIOR WALLS AND IN CEILINGS BETWEEN FLOORS
5. PROVIDE PERMANENTLY AFFIXED LADDER AT LIGHTWELL. LADDER SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON THE CENTER FOR THE FULL HEIGHT OF THE WINDOW WELL. THE LADDER SHALL NOT OBSTRUCT THE EMERGENCY ESCAPE OPENING. SECTION 1029.5.2 CBC

Abbreviations

- (I.P.M.R.) INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- (V.C.O.R.M.) VERIFY CLEAR OPENING REQUIREMENTS WITH MANUFACTURER
- (E) EGRESS WINDOW

Plumbing

ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES REQUIRED PER C.P.C.

Glazing

PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER C.B.C. SEC. 2406.3 & 2406.4 – REFER TO DOOR AND WINDOW SCHEDULES

HVAC

SEE GENERAL NOTES SHEET GN-1 AND GN-2 FOR GENERAL REQUIREMENTS.
PROVIDE CONTINUOUS DUCTWORK TO ALL REGISTERED GRILLES (NO DRYWALL OR FRAMED SHAFTS).

Wall Legend

- 2X6 STUD FRAMED WALL
- DBL. 2X6 STUD FRAMED WALL
- 5/8" TYPE 'X' GYPSUM BOARD SEPARATION
- 2X4 OR FLAT STUD FRAMED WALL

Floor Plan General Notes

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122

501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

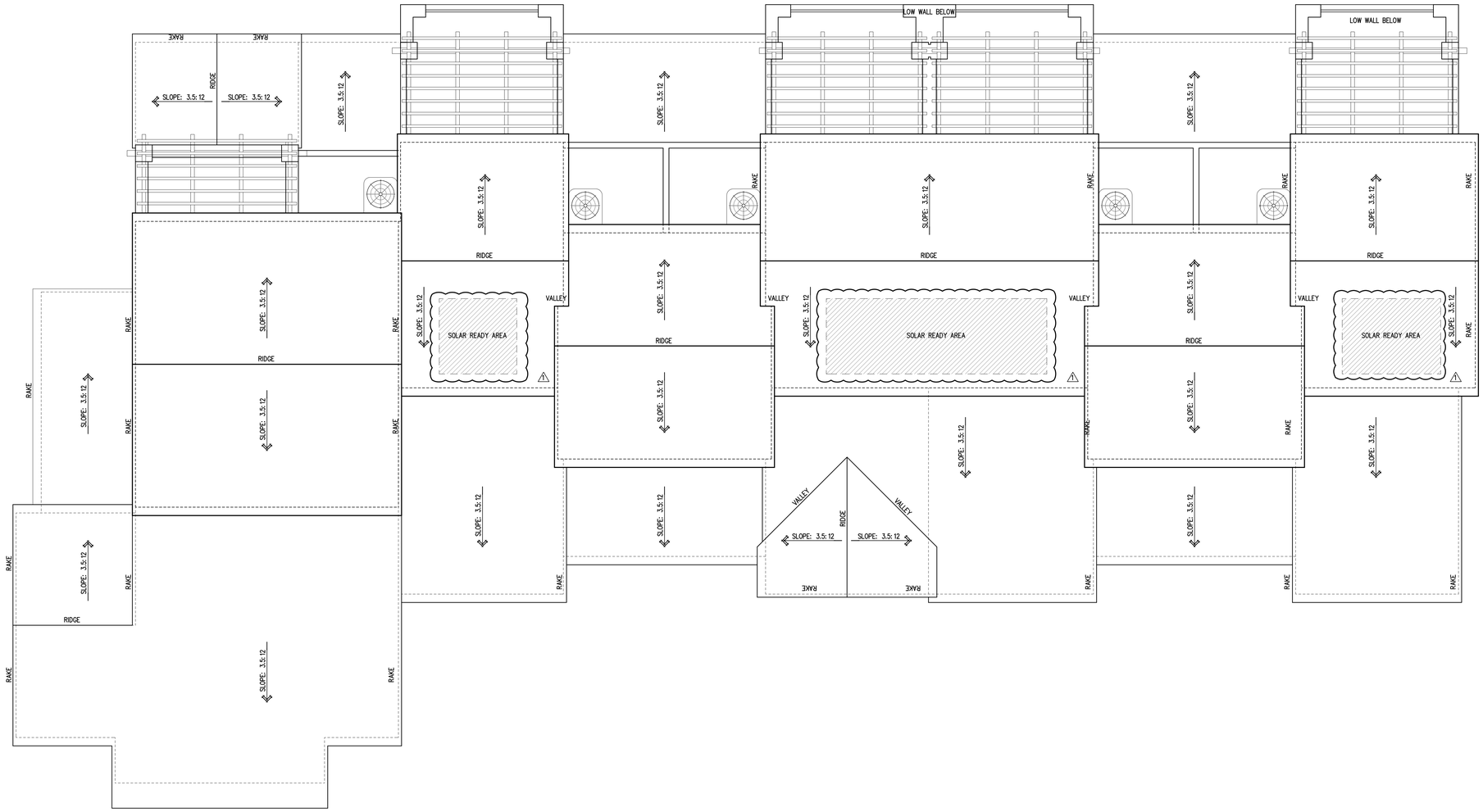
Building A
Floor Plan
Third Floor

LICENSED ARCHITECT
AMY K. TAJUDIN
No. C18832
Exp. 11-30-19
STATE OF CALIFORNIA
4/24/2018

N

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

Sheet
A2.3A



Roof Plan

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

1. ROOF COVERING SHALL BE TWO-PIECE CLAY TILE CLASS "A" ROOF WITH FIRESTOPS TO PREVENT INTRUSION OF FLAMES AND EMBERS PER C.B.C. SEC. 705A.
2. ALL FLASHING AND EXPOSED SHEET METAL SHALL BE CORROSION RESISTANT.
3. ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ALL FASTENERS TO RESIST WIND LOAD OF NOT LESS THAN 80 MPH.
4. ALL ROOF PITCHES ARE 3.5:12 UNLESS NOTED OTHERWISE ON THE PLAN.
5. ALL CONTOURS SHOWN INDICATE EXISTING GRADES. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR FINISH GRADES.
6. COPPER O'HAGIN CLOAKED VENT TILES ARE TO BE USED TO COMPLY WITH ALL ATTIC VENTILATION REQUIREMENTS.
7. USE MORTAR AS A BIRD STOP AT EAVES SET BACK IN TILE A MINIMUM OF 2 1/2" TO HELP DIMINISH ITS APPEARANCE.
8. ALL FLUES AND VENTS MUST COMPLY WITH THE DESIGN GUIDELINES AND BE LOCATED IN UNOBTRUSIVE AREAS RELATIVE TO ALL VIEWS FROM BEYOND THE PROPERTY INCLUDING THOSE FROM THE NEIGHBOR'S SECOND STORY AND THE LOTS ABOVE. CONSOLIDATE ALL MANIFOLD VENTS WHERE POSSIBLE TO MINIMIZE ROOF PENETRATIONS. THE HEIGHT OF ALL FLUES AND VENTS ABOVE THE FINISHED ROOFING MUST BE AT THE ABSOLUTE MINIMUM ALLOWED BY CODE.
9. ALL VALLEYS SHALL BE FLASHED WITH 24 OUNCE COPPER FLASHING (16 OZ. CODE MIN.) EXTENDING MINIMUM 12" FROM THE CENTERLINE EACH WAY WITH NO LESS THAN 1" HIGH SPLASH DIVERTER RIB AT THE FLOW LINE, OVER 36" WIDE CAP SHEET COMPLYING ASTM D 1970, CONTINUOUS BENEATH TILE.
10. TILE NAILING SHALL COMPLY TO THE FOLLOWING MINIMUM O.C. BUILDING DEPARTMENT STANDARDS AND 2016 C.B.C.
    1. 11 GA. CORROSION-RESISTANT 3/4" INTO SHEATHING PER C.B.C.
    2. THE HEAD OF ALL TILES SHALL BE NAILED.
    3. THE NOSE OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS.
    4. ALL RAKE TILES SHALL BE NAILED WITH TWO NAILS.
    5. THE NOSE OF ALL RIDGE, HIP, AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC.
11. PROVIDE AN ELASTOMERIC WATERPROOF MEMBRANE AT ALL BALCONIES, DECKS, AND TERRACES. CONTRACTOR TO PERFORM A WATER TEST TO ENSURE THAT ALL AREAS ARE WATER TIGHT AND DO NOT LEAK.
12. CHIMNEYS ARE RESTRICTED TO A 15 S.F. MAXIMUM FOOTPRINT SIZE.
13. INTERIOR UP-LIGHTING IS NOT ALLOWED AT SKYLIGHT LOCATIONS.
14. MECHANICAL EQUIPMENT OF ANY TYPE IS NOT PERMITTED ON ANY EXTERIOR SURFACE OF THE BUILDING.
15. ALL CHASE TERMINATIONS SHALL BE PAINTED FLAT BLACK.
16. RUN DS AND DSC WITHIN WALL CAVITY AND CONNECT TO BELOW GRADE SITE DRAINAGE SYSTEM, TYPICAL VENTILATION OPENINGS SHALL NOT BE PERMITTED ON THE EXPOSED SIDE.
17. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

DS	=	DOWNSPOUT	ATC	=	ABOVE TOP OF CURB
DSC	=	DOWNSPOUT TO CONDUCTOR	ATS	=	ABOVE TOP OF SLAB
APS	=	ABOVE TOP OF PLYWOOD SHEATHING	AFF	=	ABOVE TOP OF FINISH FLOOR
			AFS	=	ABOVE TOP OF FINISH SURFACE

Roof Plan General Notes

1. CLAY TILE ROOFING (BY REDLAND CLAY TILE, ICC ESR-1489) OVER 2 LAYERS OF NO. 30 FELT UNDERLAYMENT. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. COLOR SHALL BE SELECTED BY COLOR CONSULTANT. THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS. ALL RAKE TILES SHALL BE NAILED WITH (2) TWO NAILS. THE HEADS OF ALL TILES SHALL BE NAILED. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC. WEIGHT = 14 PSF.
   NOTE: MINIMUM TILE NAILING SHALL COMPLY AS NOTED ON #10 OF ROOF PLAN GENERAL NOTES, SHOWN ON LEFT. THIS AREA OF THE COUNTY IS CONSIDERED TO BE A "SPECIAL WIND REGION." ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. CALL OUT FASTENERS TO RESIST WIND LOADS FOR WINDS OVER 80 M.P.H.
2. STUD WALL BELOW – SHOWN DASHED
3. LINE OF SETBACKS – SHOWN DASHED
4. BALCONY OR DECK BELOW (REFER TO FLOOR PLANS) – SLOPE 1/4":12" FOR DRAINAGE, WITH MUD-SET STONE TILE FINISH OVER "MER-KRETE B.F.P. WATERPROOF MEMBRANE" (ICC REPORT ESR-2619) INSTALL PER MANUFACTURER'S SPECIFICATIONS
5. ATTIC VENT
6. CORROSION-RESISTANT METAL SADDLE AND/OR FLASHING AT CHIMNEY PENETRATION
7. CORROSION-RESISTANT METAL FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL CONDITIONS
8. CORROSION-RESISTANT METAL VALLEY FLASHING
9. 5" DIAMETER HALF-ROUND CORROSION RESISTANT METAL GUTTER, PAINTED
10. 3" DIAMETER CORROSION RESISTANT METAL DOWNSPOUT AND LEADER BOX, PAINTED, CONNECT TO UNDERGROUND DRAINAGE SYSTEM
11. 22 INCHES BY 30 INCHES MIN. ATTIC ACCESS TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES AT CEILING BEYOND, SHOWN DASHED; 30 INCHES BY 30 INCHES MIN. WORKING SPACE IN FRONT OF F.A.U. (VERIFY ACTUAL SIZE REQ'S WITH HVAC CONTRACTOR), SHOWN DASHED – PROVIDE MINIMUM 24" WIDE X MAXIMUM 20' LONG PASSAGEWAY PLATFORM TO F.A.U. WHERE OCCURS – REFER TO CEILING PLANS FOR ADDITIONAL INFORMATION AND DETAIL 1/D11 FOR SCHEMATIC
12. FAN COIL OR FORCED AIR UNIT IN ATTIC – PROVIDE VENTING AND CONDENSATION LINES AS REQUIRED – POSITION IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITHIN THE ATTIC, ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE MINIMUM ALLOWED BY CODE. – REFER TO MECHANICAL DRAWINGS FOR EXACT UNITS AND TYPES
13. STAIN GRADE "FREE OF HEART" TRELLIS, SUPPORTED BY 6x8 BEAM AND STONE COLUMN: WITH 4x4 PURLINS AND 3x3 LATTICES WITH CORROSION RESISTANT METAL CAP FLASHINGS, PAINTED TO MATCH WOOD STAIN
14. WROUGHT IRON SUPPORTS AND STAIN GRADE "FREE OF HEART" WOOD RAFTERS AND BEAM

Roof Plan Keynotes

Note:
RIDGE ELEVATIONS ARE TO TOP OF FINISH MATERIAL AND ARE FOR THE CRYSTAL COVE ASSOCIATION REFERENCE ONLY. CONTRACTOR TO CONSTRUCT ROOF FROM THE PLATE HEIGHTS AND THE ROOF SLOPE INDICATED ON THE ROOF PLAN.

Note:
REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LIST FOR COLOR AND FINISH INFORMATION

Roof Plan Important Notes

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122
501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

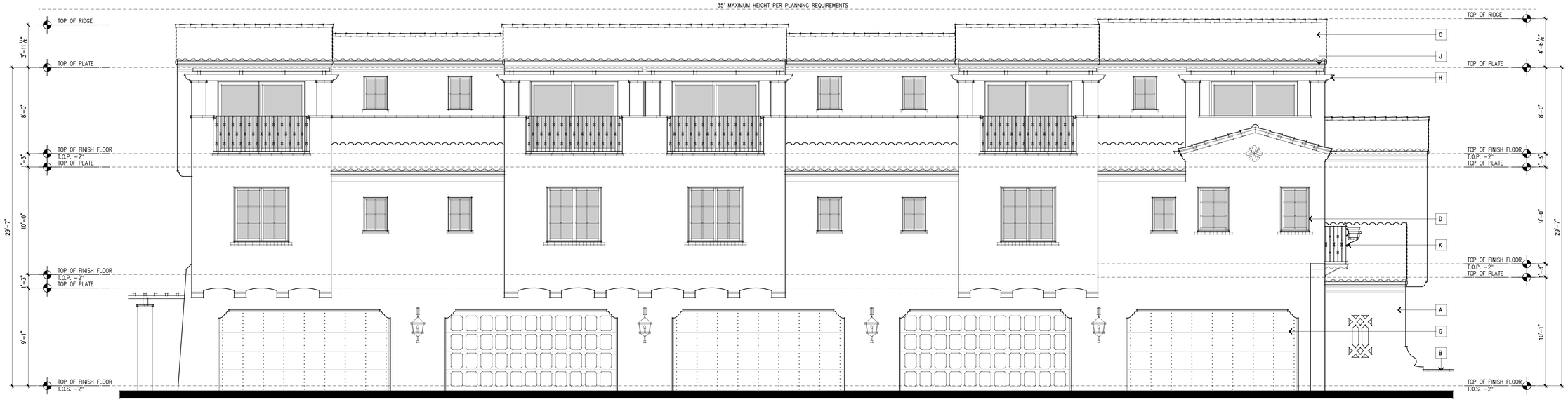
Building A Roof Plan

LICENSED ARCHITECT
AMY K. TAJIMA
No. C18832
Exp. 11-30-19
STATE OF CALIFORNIA
4/24/2018

N

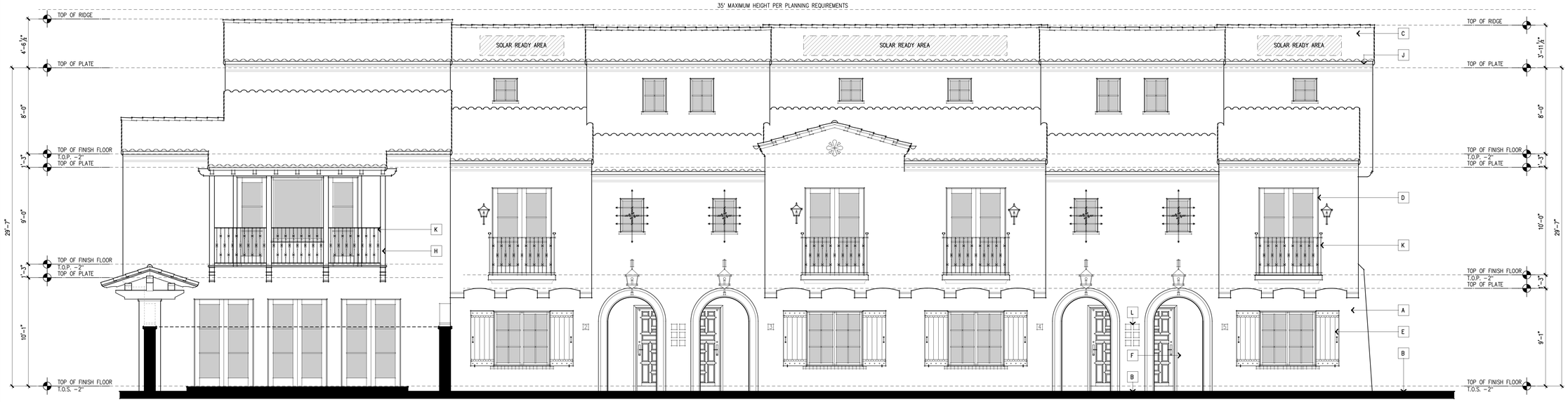
Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

Sheet
A3.1A



North Elevation

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



South Elevation

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

A	**EXTERIOR PLASTER:** EXTERIOR PLASTER COLOR, I.C.I. #934 – COLOR NAME: "WHISPER WHITE," HAND-TROWELLED SANTA BARBARA FINISH
B	**EXTERIOR TERRA COTTA ACCENT: CAP, WINDOW SILL & ETC.** COLOR TO MATCH, COLOR NAME: "TERRA COTTA BLEND", AS SUPPLIED BY "REDLANDS CLAY TILE"
C	**ROOFING:** "REDLANDS CLAY TILE" (ICBO #4300), ALL BAJA MISSION STYLE, BLEND AS FOLLOWS: 40% CAFE ANTIGUA, 40% TERRA ANTIGUA, 20% PINTO GOLD FLASH
D	**DOORS AND WINDOWS, TYPICAL:** "LOEWEN" METAL CLAD (OR STEEL, COLOR TO MATCH), COLOR NAME: "MIDNIGHT BRONZE"
E	**WINDOW SHUTTERS:** PAINT GRADE WOOD, I.C.I. #942 – COLOR NAME: "HOLIDAY BOUGH"
F	**ENTRY DOORS:** STAIN GRADE WOOD, "OLYMPIC" STAIN #705 – COLOR NAME: "RUSSET"
G	**GARAGE DOORS AND SIDE GATES:** STAIN GRADE WOOD, "OLYMPIC" STAIN – COLOR NAME: "STORM GRAY"
H	**EXPOSED WOOD: HEADER, POST RAFTER TAIL & ETC.** STAIN GRADE WOOD, "OLYMPIC" STAIN – COLOR NAME: "CLOVE BROWN"
J	**GUTTERS AND DOWNSPOUTS:** COPPER OR THERMAL COPPER COATED STAINLESS STEEL
K	**WROUGHT IRON:** OIL-RUBBED FINISH
L	**SPANISH TILE:** AMAPOLA TERRA COTTA / MOSTAZA TILE BY MEXICAN TILE DESIGNS
M	**FABRIC AWNING:** "SEA GRASS GREEN" BY SUNBRELLA
N	**PLASTER DETAIL (SCALLOPED, OR RECESSED):** MATCH EXTERIOR PLASTER, REFER TO DETAILS

Exterior Finish and Material List

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction
Plan Issue Date:

501 Route 66 & 532 Parker Drive

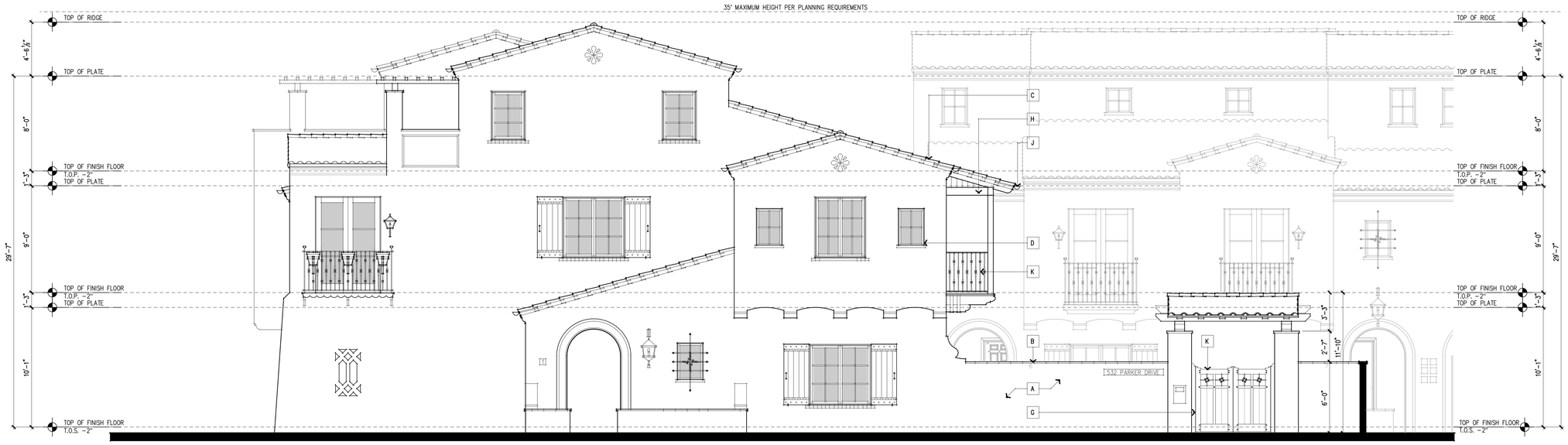
Tract 20122
501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Building A Elevations

LICENSED ARCHITECT
AMAT K. TAJUDIN
No. C18832
Rev. 11-30-19
STATE OF CALIFORNIA
4/24/2018

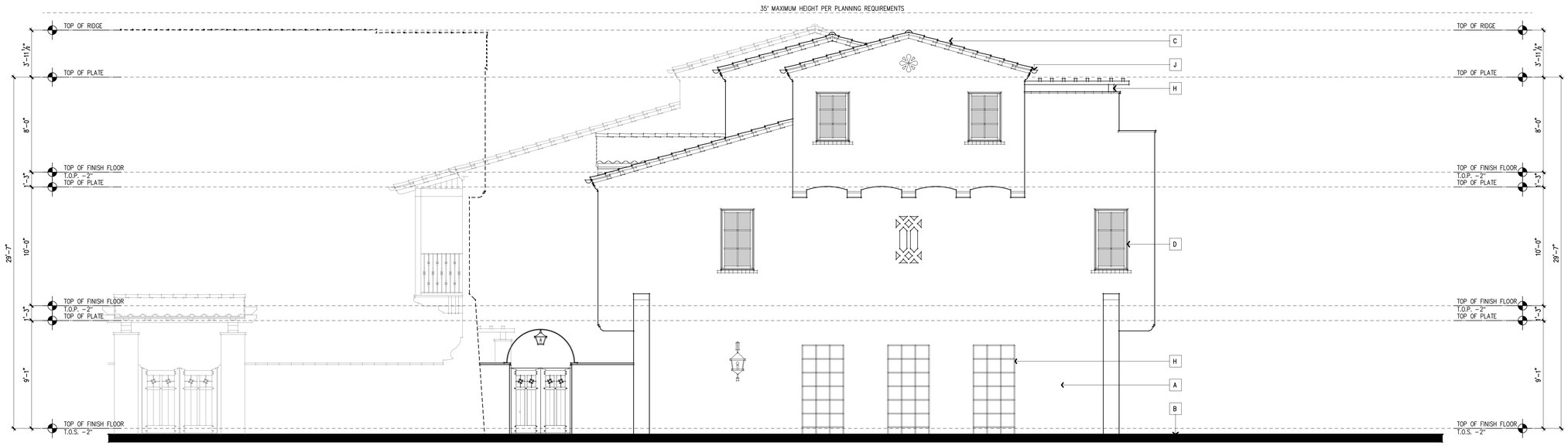
Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN △1 10/21/20
Revision △
Revision △
Revision △
Revision △
Revision △
PLOT DATE: 10/22/2020

Sheet
A6.1A



West Elevation

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



East Elevation

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

- A **EXTERIOR PLASTER:** EXTERIOR PLASTER COLOR, I.C.I. #934 – COLOR NAME: "WHISPER WHITE," HAND-TROWELLED SANTA BARBARA FINISH
- B **EXTERIOR TERRA COTTA ACCENT: CAP, WINDOW SILL & ETC.** COLOR TO MATCH, COLOR NAME: "TERRA COTTA BLEND", AS SUPPLIED BY "REDLANDS CLAY TILE"
- C **ROOFING:** "REDLANDS CLAY TILE" (ICBO #4300), ALL BAJA MISSION STYLE BLEND AS FOLLOWS: 40% CAFE ANTIGUA, 40% TERRA ANTIGUA, 20% PINTO GOLD FLASH
- D **DOORS AND WINDOWS, TYPICAL:** "LOEWEN" METAL CLAD (OR STEEL, COLOR TO MATCH), COLOR NAME: "MIDNIGHT BRONZE"
- E **WINDOW SHUTTERS:** PAINT GRADE WOOD, I.C.I. #942 – COLOR NAME: "HOLIDAY BOUGH"
- F **ENTRY DOORS:** STAIN GRADE WOOD, "OLYMPIC" STAIN #705 – COLOR NAME: "RUSSET"
- G **GARAGE DOORS AND SIDE GATES:** STAIN GRADE WOOD, "OLYMPIC" STAIN – COLOR NAME: "STORM GRAY"
- H **EXPOSED WOOD: HEADER, POST RAFTER TAIL & ETC.** STAIN GRADE WOOD, "OLYMPIC" STAIN – COLOR NAME: "CLOVE BROWN"
- J **GUTTERS AND DOWNSPOUTS:** COPPER OR THERMAL COPPER COATED STAINLESS STEEL
- K **WROUGHT IRON:** OIL-RUBBED FINISH
- L **SPANISH TILE:** AMAPOLA TERRA COTTA / MOSTAZA TILE BY MEXICAN TILE DESIGNS
- M **FABRIC AWNING:** "SEA GRASS GREEN" BY SUNBRELLA
- N **PLASTER DETAIL (SCALLOPED, OR RECESSED):** MATCH EXTERIOR PLASTER, REFER TO DETAILS

Exterior Finish and Material List

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122

501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Building A Elevations

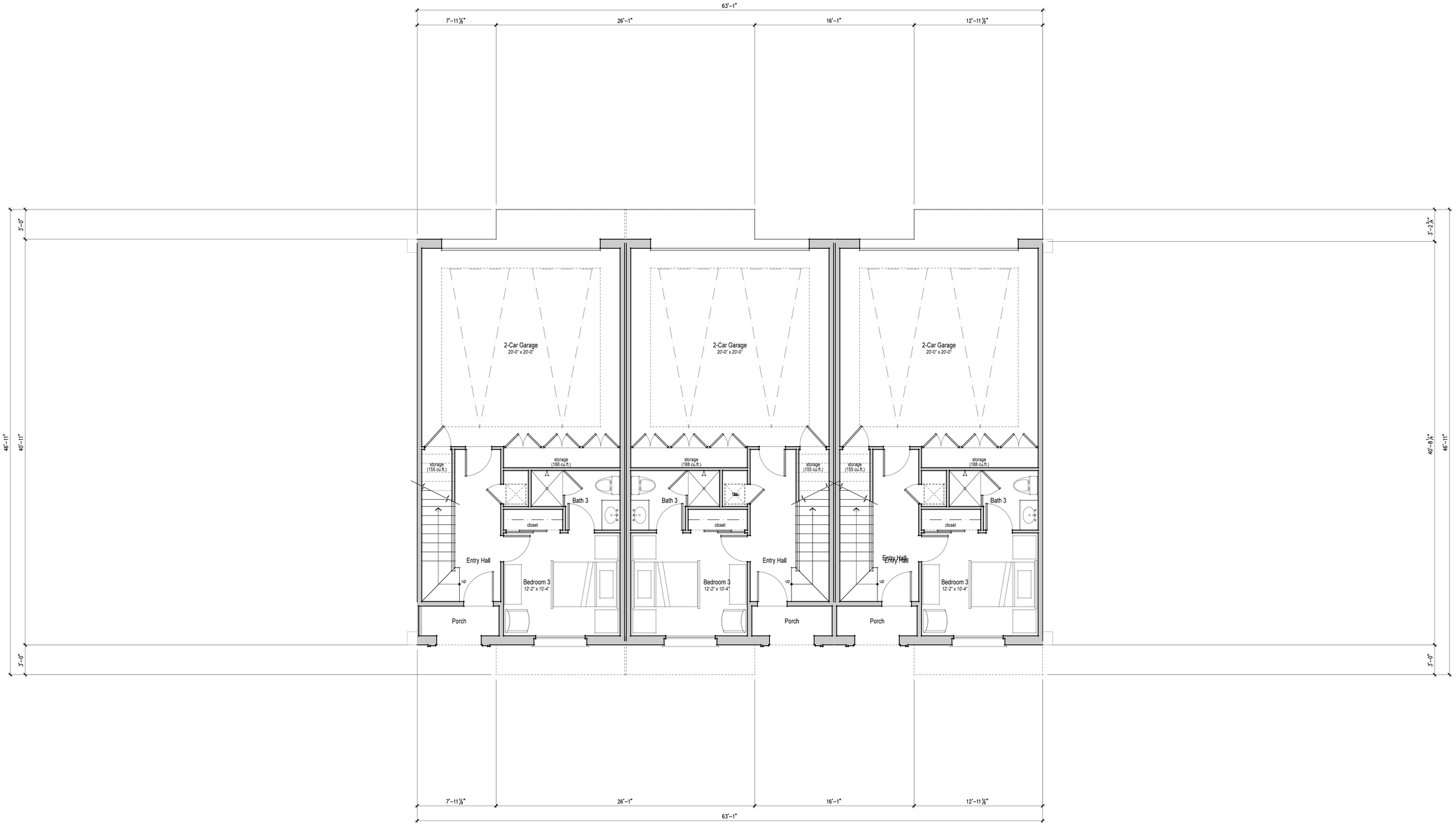
LICENSED ARCHITECT AMY K. TAJIRIAN No. C18832 Exp. 11-30-20 STATE OF CALIFORNIA

4/24/2018

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

Sheet

A6.2A



Floor Plan - First Floor

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

Floor Plan Keynotes

Wall Description

- 5/8" TYPE 'X' GYPSUM BOARD SEPARATION
- 2X4 OR FLAT STUD FRAMED WALL
- 2X6 STUD FRAMED WALL
- DBL. 2X6 STUD FRAMED WALL

General

1. INTERIOR WALLS: 2 X 6 STUD FRAMING, TYPICAL, U.N.O.
2. USE MOISTURE RESISTANT "MOLD GUARD" GYPSUM BOARD FOR ALL SUBTERRANEAN ROOMS, INCLUDING GARAGE.
3. USE "QUIET ROCK" GYPSUM BOARD ON ALL CEILINGS WHERE THERE IS A FLOOR ABOVE AND ON WALLS OF BATHROOMS ADJACENT TO HABITABLE AREAS
4. USE BATT INSULATION ON ALL INTERIOR WALLS AND IN CEILINGS BETWEEN FLOORS.
5. PERMANENTLY AFFIXED LADDER. LADDER SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON THE CENTER FOR THE FULL HEIGHT OF WINDOW WELL. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS AND SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE. CBC 1030.4 MAXIMUM FORCE REQUIRED TO OPEN LID SHALL NOT EXCEED 5 POUNDS APPLIED PERPENDICULAR TO THE COVER.

Abbreviations

(I.P.M.R.)	INSTALL PER MANUFACTURER'S RECOMMENDATIONS
(V.C.O.R.M.)	VERIFY CLEAR OPENING REQUIREMENTS WITH MANUFACTURER
(E)	EGRESS WINDOW

Plumbing

ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES REQUIRED PER C.P.C.

Glazing

PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER C.B.C. SEC. 2406.3 & 2406.4 – REFER TO DOOR AND WINDOW SCHEDULES

HVAC

SEE GENERAL NOTES SHEET GN-1 AND GN-2 FOR GENERAL REQUIREMENTS.
PROVIDE CONTINUOUS DUCTWORK TO ALL REGISTERED GRILLES (NO DRYWALL OR FRAMED SHAFTS)

Floor Plan General Notes

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122
501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

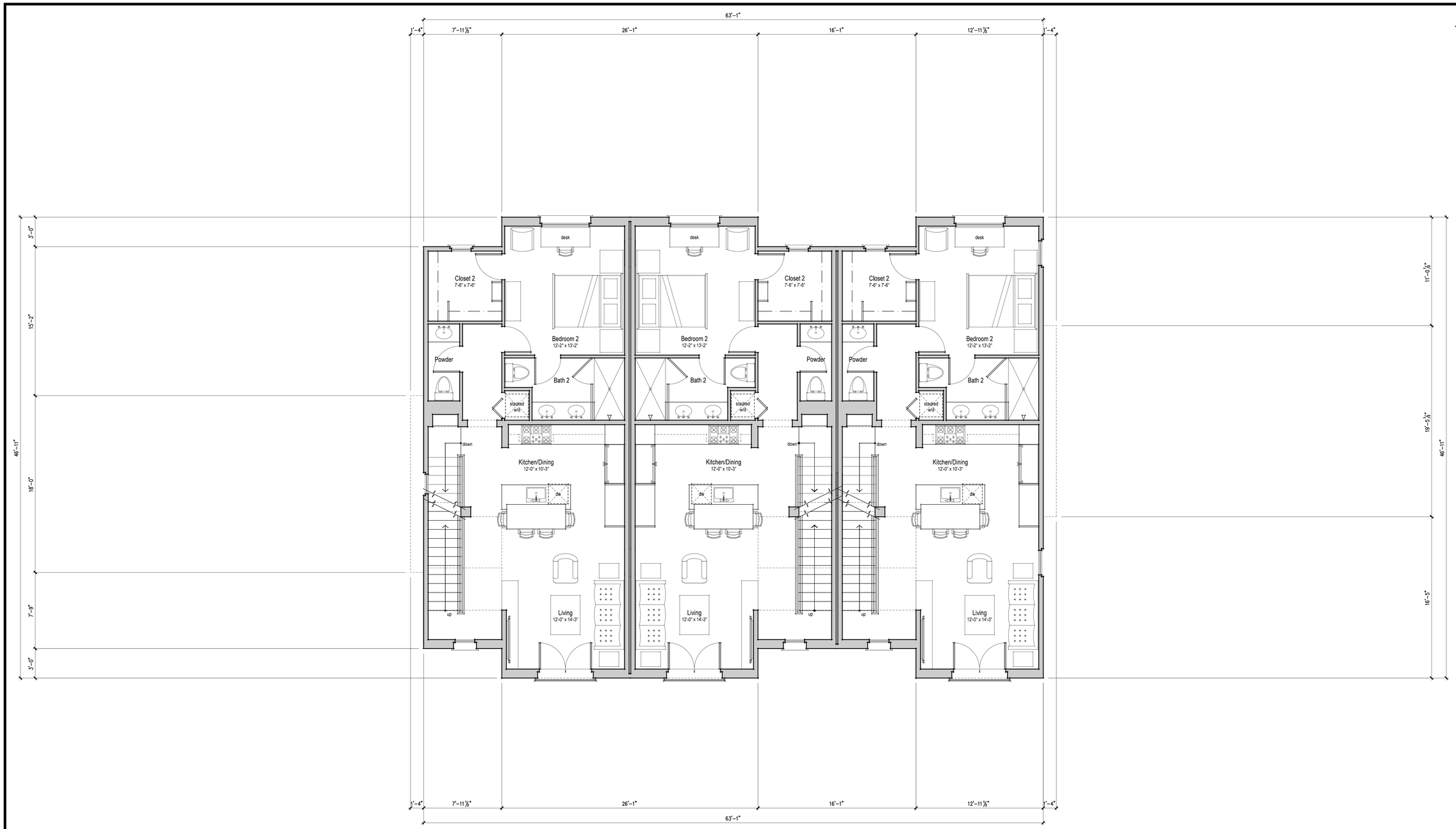
Building B Floor Plan First Floor

LICENSED ARCHITECT
MATT K. TAJIRIAN
No. C18832
Exp. 11-30-19
STATE OF CALIFORNIA
4/24/2018

N

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

Sheet
A2.1B



Floor Plan - Second Floor

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

Floor Plan Keynotes

Wall Description

- 5/8" TYPE 'X' GYPSUM BOARD SEPARATION
- 2X4 OR FLAT STUD FRAMED WALL
- 2X6 STUD FRAMED WALL
- DBL. 2X6 STUD FRAMED WALL

General

1. INTERIOR WALLS: 2 X 6 STUD FRAMING, TYPICAL, U.N.O.
2. USE MOISTURE RESISTANT "MOLD GUARD" GYPSUM BOARD FOR ALL SUBTERRANEAN ROOMS, INCLUDING GARAGE.
3. USE "QUIET ROCK" GYPSUM BOARD ON ALL CEILINGS WHERE THERE IS A FLOOR ABOVE AND ON WALLS OF BATHROOMS ADJACENT TO HABITABLE AREAS
4. USE BATT INSULATION ON ALL INTERIOR WALLS AND IN CEILINGS BETWEEN FLOORS
5. PERMANENTLY AFFIXED LADDER. LADDER SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON THE CENTER FOR THE FULL HEIGHT OF WINDOW WELL. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS AND SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE. CBC 1030.4 MAXIMUM FORCE REQUIRED TO OPEN LID SHALL NOT EXCEED 5 POUNDS APPLIED PERPENDICULAR TO THE COVER.

Abbreviations

(I.P.M.R.)	INSTALL PER MANUFACTURER'S RECOMMENDATIONS
(V.C.O.R.M.)	VERIFY CLEAR OPENING REQUIREMENTS WITH MANUFACTURER
(E)	EGRESS WINDOW

Plumbing

ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES REQUIRED PER C.P.C.

Glazing

PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER C.B.C. SEC. 2406.3 & 2406.4 – REFER TO DOOR AND WINDOW SCHEDULES

HVAC

SEE GENERAL NOTES SHEET GN-1 AND GN-2 FOR GENERAL REQUIREMENTS.
PROVIDE CONTINUOUS DUCTWORK TO ALL REGISTERED GRILLES (NO DRYWALL OR FRAMED SHAFTS)

Floor Plan General Notes

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 West Route 66 & 532 Parker Drive

Tract 20122

501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Building B
Floor Plan
Second Floor

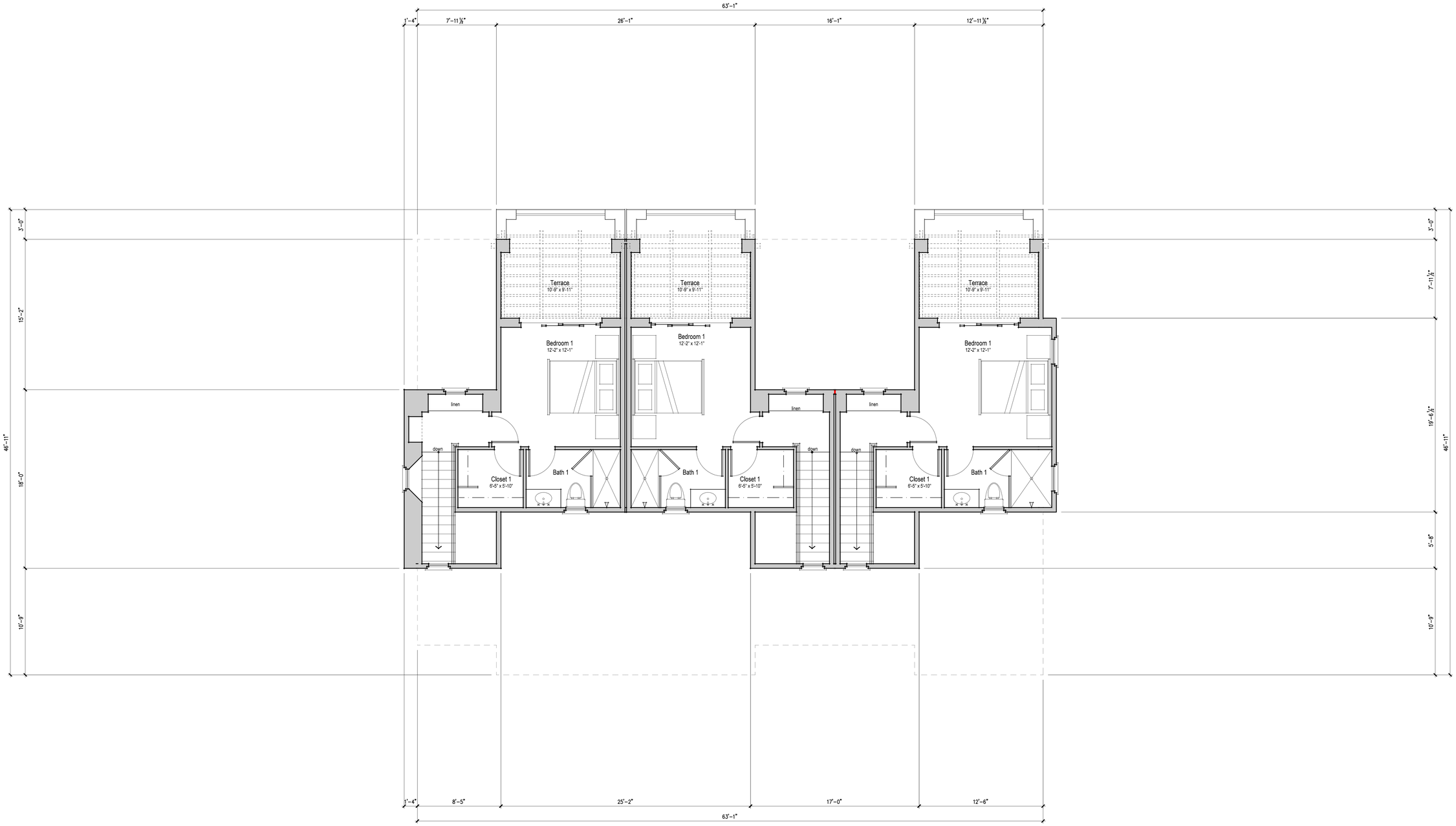
LICENSED ARCHITECT
AMY K. TAJUDIN
No. C18832
Exp. 11-30-20
STATE OF CALIFORNIA
4/24/2018

N

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

Sheet

A2.2B



Floor Plan - Third Floor

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

Floor Plan Keynotes

Wall Description

- 5/8" TYPE 'X' GYPSUM BOARD SEPARATION
- 2X4 OR FLAT STUD FRAMED WALL
- 2X6 STUD FRAMED WALL
- DBL. 2X6 STUD FRAMED WALL

General

1. INTERIOR WALLS: 2 X 6 STUD FRAMING, TYPICAL, U.N.O.
2. USE MOISTURE RESISTANT "MOLD GUARD" GYPSUM BOARD FOR ALL SUBTERRANEAN ROOMS, INCLUDING GARAGE.
3. USE "QUIET ROCK" GYPSUM BOARD ON ALL CEILINGS WHERE THERE IS A FLOOR ABOVE AND ON WALLS OF BATHROOMS ADJACENT TO HABITABLE AREAS
4. USE BATT INSULATION ON ALL INTERIOR WALLS AND IN CEILINGS BETWEEN FLOORS
5. PERMANENTLY AFFIXED LADDER. LADDER SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON THE CENTER FOR THE FULL HEIGHT OF WINDOW WELL. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS AND SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE. CBC 1030.4 MAXIMUM FORCE REQUIRED TO OPEN LID SHALL NOT EXCEED 5 POUNDS APPLIED PERPENDICULAR TO THE COVER.

Abbreviations

(I.P.M.R.)	INSTALL PER MANUFACTURER'S RECOMMENDATIONS
(V.C.O.R.M.)	VERIFY CLEAR OPENING REQUIREMENTS WITH MANUFACTURER
(E)	EGRESS WINDOW

Plumbing

ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES REQUIRED PER C.P.C.

Glazing

PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER C.B.C. SEC. 2406.3 & 2406.4 – REFER TO DOOR AND WINDOW SCHEDULES

HVAC

SEE GENERAL NOTES SHEET GN-1 AND GN-2 FOR GENERAL REQUIREMENTS.
PROVIDE CONTINUOUS DUCTWORK TO ALL REGISTERED GRILLES (NO DRYWALL OR FRAMED SHAFTS)

Floor Plan General Notes

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N.
8639-027-900
8639-027-901
8639-027-902

PC #:
PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction
Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122

501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Building B Floor Plan Third Floor

LICENSED ARCHITECT AMY K. TAJIRIAN No. C18832 Exp. 11-30-20 STATE OF CALIFORNIA

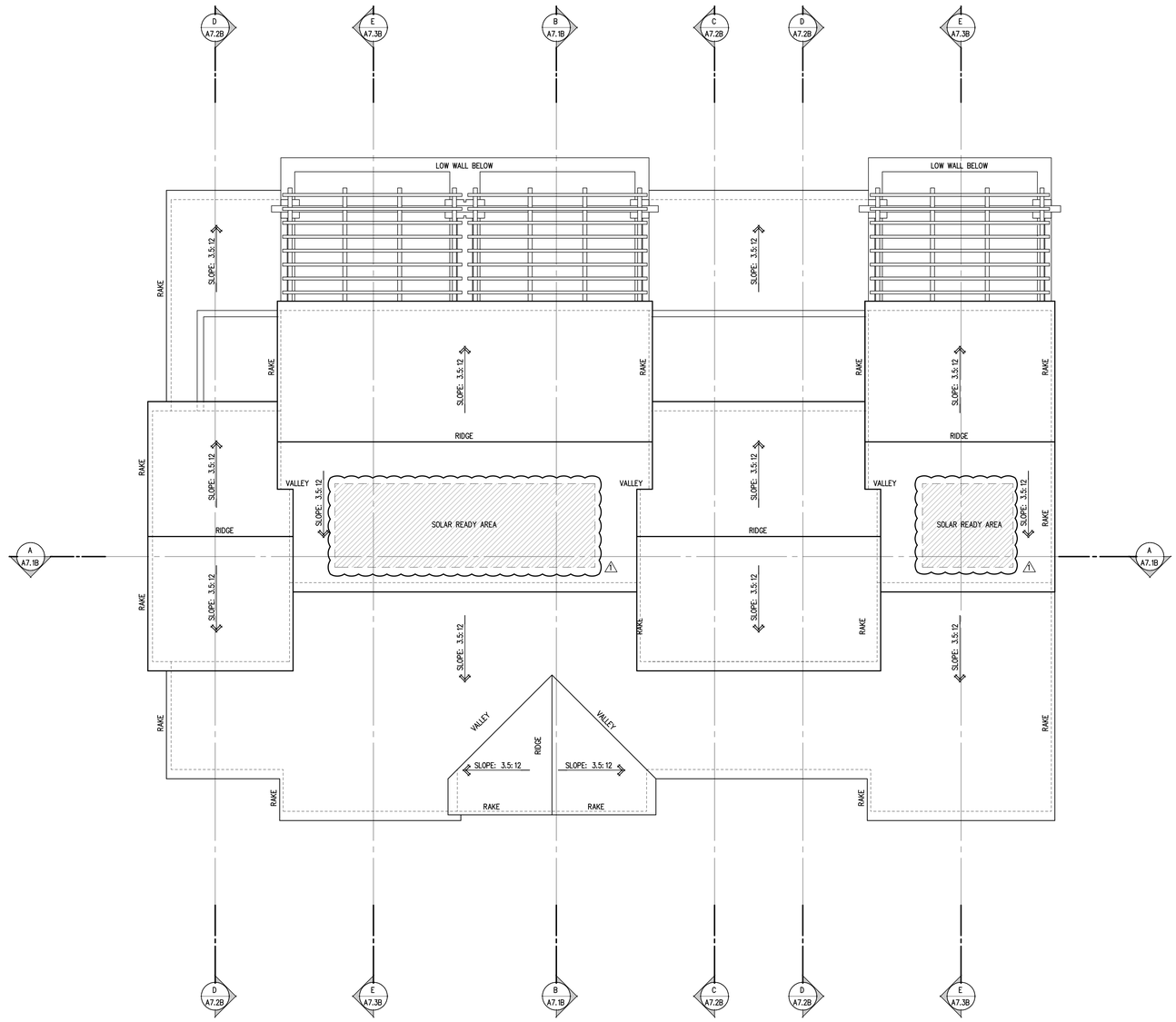
4/24/2018

N

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

Sheet

A2.3B



Roof Plan

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

1. ROOF COVERING SHALL BE TWO-PIECE CLAY TILE CLASS "A" ROOF WITH FIRESTOPS TO PREVENT INTRUSION OF FLAMES AND EMBERS PER C.B.C. SEC. 705A.
2. ALL FLASHING AND EXPOSED SHEET METAL SHALL BE CORROSION RESISTANT.
3. ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ALL FASTENERS TO RESIST WIND LOAD OF NOT LESS THAN 80 MPH.
4. ALL ROOF PITCHES ARE 3.5:12 UNLESS NOTED OTHERWISE ON THE PLAN.
5. ALL CONTOURS SHOWN INDICATE EXISTING GRADES. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR FINISH GRADES.
6. COPPER O'HAGIN CLOAKED VENT TILES ARE TO BE USED TO COMPLY WITH ALL ATTIC VENTILATION REQUIREMENTS.
7. USE MORTAR AS A BIRD STOP AT EAVES SET BACK IN TILE A MINIMUM OF 2 1/2" TO HELP DIMINISH ITS APPEARANCE.
8. ALL FLUES AND VENTS MUST COMPLY WITH THE DESIGN GUIDELINES AND BE LOCATED IN UNOBTRUSIVE AREAS RELATIVE TO ALL VIEWS FROM BEYOND THE PROPERTY INCLUDING THOSE FROM THE NEIGHBOR'S SECOND STORY AND THE LOTS ABOVE. CONSOLIDATE ALL MANIFOLD VENTS WHERE POSSIBLE TO MINIMIZE ROOF PENETRATIONS. THE HEIGHT OF ALL FLUES AND VENTS ABOVE THE FINISHED ROOFING MUST BE AT THE ABSOLUTE MINIMUM ALLOWED BY CODE.
9. ALL VALLEYS SHALL BE FLASHED WITH 24 OUNCE COPPER FLASHING (16 OZ. CODE MIN.) EXTENDING MINIMUM 12" FROM THE CENTERLINE EACH WAY WITH NO LESS THAN 1" HIGH SPLASH DIVERTER RIB AT THE FLOW LINE, OVER 36" WIDE CAP SHEET COMPLYING ASTM D 1970, CONTINUOUS BENEATH TILE.
10. TILE NAILING SHALL COMPLY TO THE FOLLOWING MINIMUM O.C. BUILDING DEPARTMENT STANDARDS AND 2016 C.B.C.
    1. 11 GA. CORROSION-RESISTANT 3/4" INTO SHEATHING PER C.B.C.
    2. THE HEAD OF ALL TILES SHALL BE NAILED.
    3. THE NOSE OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS.
    4. ALL RAKE TILES SHALL BE NAILED WITH TWO NAILS.
    5. THE NOSE OF ALL RIDGE, HIP, AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC.
11. PROVIDE AN ELASTOMERIC WATERPROOF MEMBRANE AT ALL BALCONIES, DECKS, AND TERRACES. CONTRACTOR TO PERFORM A WATER TEST TO ENSURE THAT ALL AREAS ARE WATER TIGHT AND DO NOT LEAK.
12. CHIMNEYS ARE RESTRICTED TO A 15 S.F. MAXIMUM FOOTPRINT SIZE.
13. INTERIOR UP-LIGHTING IS NOT ALLOWED AT SKYLIGHT LOCATIONS.
14. MECHANICAL EQUIPMENT OF ANY TYPE IS NOT PERMITTED ON ANY EXTERIOR SURFACE OF THE BUILDING.
15. ALL CHASE TERMINATIONS SHALL BE PAINTED FLAT BLACK.
16. RUN DS AND DSC WITHIN WALL CAVITY AND CONNECT TO BELOW GRADE SITE DRAINAGE SYSTEM, TYPICAL VENTILATION OPENINGS SHALL NOT BE PERMITTED ON THE EXPOSED SIDE.
17. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

DS	=	DOWNSPOUT	ATC	=	ABOVE TOP OF CURB
DSC	=	DOWNSPOUT TO CONDUCTOR	ATS	=	ABOVE TOP OF SLAB
APS	=	ABOVE TOP OF PLYWOOD SHEATHING	AFF	=	ABOVE TOP OF FINISH FLOOR
			AFS	=	ABOVE TOP OF FINISH SURFACE

Roof Plan General Notes

1. CLAY TILE ROOFING (BY REDLAND CLAY TILE, ICC ESR-1489) OVER 2 LAYERS OF NO. 30 FELT UNDERLAYMENT. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. COLOR SHALL BE SELECTED BY COLOR CONSULTANT. THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS. ALL RAKE TILES SHALL BE NAILED WITH (2) TWO NAILS. THE HEADS OF ALL TILES SHALL BE NAILED. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC. WEIGHT = 14 PSF.
   NOTE: MINIMUM TILE NAILING SHALL COMPLY AS NOTED ON #10 OF ROOF PLAN GENERAL NOTES, SHOWN ON LEFT. THIS AREA OF THE COUNTY IS CONSIDERED TO BE A "SPECIAL WIND REGION." ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. CALL OUT FASTENERS TO RESIST WIND LOADS FOR WINDS OVER 80 M.P.H.
2. STUD WALL BELOW – SHOWN DASHED
3. LINE OF SETBACKS – SHOWN DASHED
4. BALCONY OR DECK BELOW (REFER TO FLOOR PLANS) – SLOPE 1/4":12" FOR DRAINAGE, WITH MUD-SET STONE TILE FINISH OVER "MER-KRETE B.F.P. WATERPROOF MEMBRANE" (ICC REPORT ESR-2619) INSTALL PER MANUFACTURER'S SPECIFICATIONS
5. ATTIC VENT
6. CORROSION-RESISTANT METAL SADDLE AND/OR FLASHING AT CHIMNEY PENETRATION
7. CORROSION-RESISTANT METAL FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL CONDITIONS
8. CORROSION-RESISTANT METAL VALLEY FLASHING
9. 5" DIAMETER HALF-ROUND CORROSION RESISTANT METAL GUTTER, PAINTED
10. 3" DIAMETER CORROSION RESISTANT METAL DOWNSPOUT AND LEADER BOX, PAINTED, CONNECT TO UNDERGROUND DRAINAGE SYSTEM
11. 22 INCHES BY 30 INCHES MIN. ATTIC ACCESS TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES AT CEILING BEYOND, SHOWN DASHED. 30 INCHES BY 30 INCHES MIN. WORKING SPACE IN FRONT OF F.A.U. (VERIFY ACTUAL SIZE REQ'S WITH HVAC CONTRACTOR), SHOWN DASHED – PROVIDE MINIMUM 24" WIDE X MAXIMUM 20' LONG PASSAGEWAY PLATFORM TO F.A.U. WHERE OCCURS – REFER TO CEILING PLANS FOR ADDITIONAL INFORMATION AND DETAIL 1/D1.1 FOR SCHEMATIC
12. FAN COIL OR FORCED AIR UNIT IN ATTIC – PROVIDE VENTING AND CONDENSATION LINES AS REQUIRED – POSITION IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITHIN THE ATTIC, ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE MINIMUM ALLOWED BY CODE – REFER TO MECHANICAL DRAWINGS FOR EXACT UNITS AND TYPES
13. STAIN GRADE "FREE OF HEART" TRELLIS, SUPPORTED BY 6x8 BEAM AND STONE COLUMN: WITH 4x4 PURLINS AND 3x3 LATTICES WITH CORROSION RESISTANT METAL CAP FLASHINGS, PAINTED TO MATCH WOOD STAIN
14. WROUGHT IRON SUPPORTS AND STAIN GRADE "FREE OF HEART" WOOD RAFTERS AND BEAM

Roof Plan Keynotes

Note:
RIDGE ELEVATIONS ARE TO TOP OF FINISH MATERIAL AND ARE FOR THE CRYSTAL COVE ASSOCIATION REFERENCE ONLY. CONTRACTOR TO CONSTRUCT ROOF FROM THE PLATE HEIGHTS AND THE ROOF SLOPE INDICATED ON THE ROOF PLAN.

Note:
REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LIST FOR COLOR AND FINISH INFORMATION

Roof Plan Important Notes

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122

501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Building B Roof Plan

LICENSED ARCHITECT AMY K. TAJUDEN No. C18832 Exp. 11-30-19 STATE OF CALIFORNIA

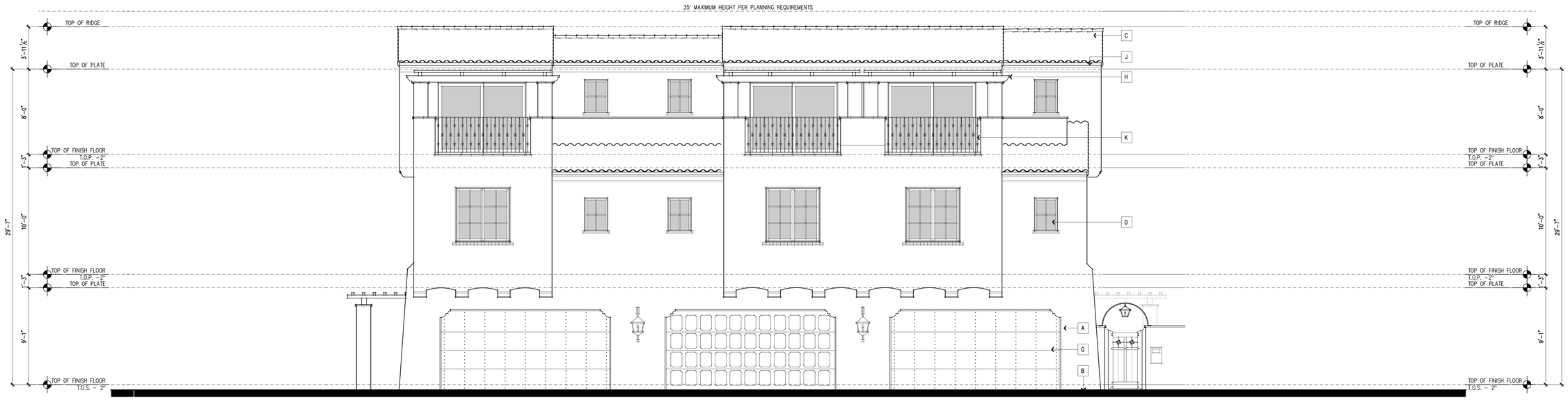
4/24/2018

N

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

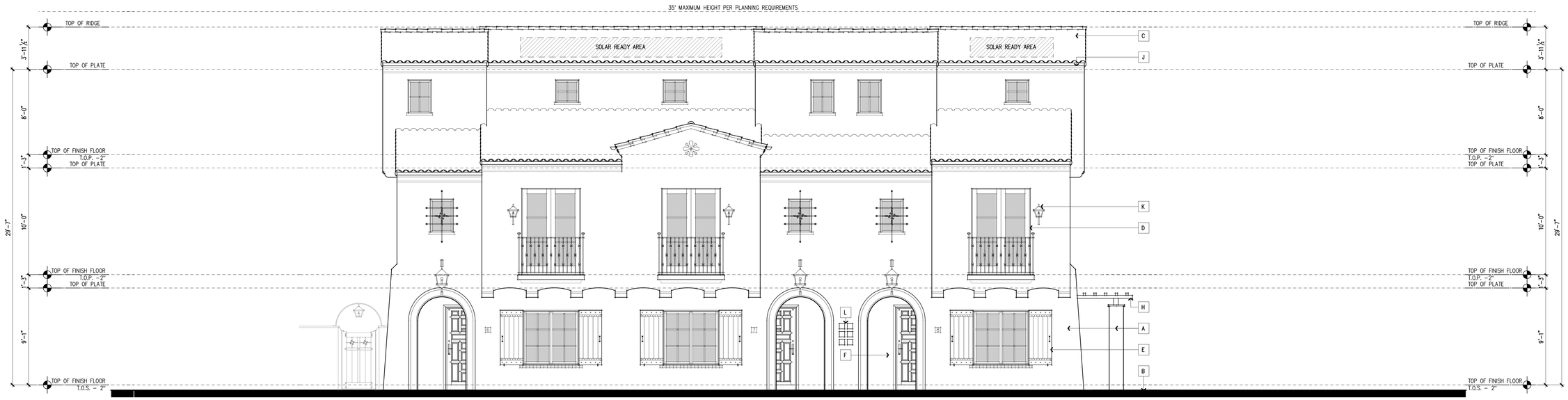
Sheet

A3.1B



East Elevation

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



West Elevation

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

- A **EXTERIOR PLASTER:** EXTERIOR PLASTER COLOR, I.C.I. #934 – COLOR NAME: "WHISPER WHITE," HAND-TROWELLED SANTA BARBARA FINISH
- B **EXTERIOR TERRA COTTA ACCENT: CAP, WINDOW SILL & ETC.** COLOR TO MATCH, COLOR NAME: "TERRA COTTA BLEND", AS SUPPLIED BY "REDLANDS CLAY TILE"
- C **ROOFING:** "REDLANDS CLAY TILE" (ICBO #4300), ALL BAJA MISSION STYLE, BLEND AS FOLLOWS: 40% CAFE ANTIGUA, 40% TERRA ANTIGUA, 20% PINTO GOLD FLASH
- D **DOORS AND WINDOWS, TYPICAL:** "LOEWEN" METAL CLAD (OR STEEL, COLOR TO MATCH), COLOR NAME: "MIDNIGHT BRONZE"
- E **WINDOW SHUTTERS:** PAINT GRADE WOOD, I.C.I. #942 – COLOR NAME: "HOLIDAY BOUGH"
- F **ENTRY DOORS:** STAIN GRADE WOOD, "OLYMPIC" STAIN #705 – COLOR NAME: "RUSSET"
- G **GARAGE DOORS AND SIDE GATES:** STAIN GRADE WOOD, "OLYMPIC" STAIN – COLOR NAME: "STORM GRAY"
- H **EXPOSED WOOD: HEADER, POST RAFTER TAIL & ETC.** STAIN GRADE WOOD, "OLYMPIC" STAIN – COLOR NAME: "CLOVE BROWN"
- J **GUTTERS AND DOWNSPOUTS:** COPPER OR THERMAL COPPER COATED STAINLESS STEEL
- K **WROUGHT IRON:** OIL-RUBBED FINISH
- L **SPANISH TILE:** AMAPOLA TERRA COTTA / MOSTAZA TILE BY MEXICAN TILE DESIGNS
- M **FABRIC AWNING:** "SEA GRASS GREEN" BY SUNBRELLA
- N **PLASTER DETAIL (SCALLOPED, OR RECESSED):** MATCH EXTERIOR PLASTER, REFER TO DETAILS

Exterior Finish and Material List

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

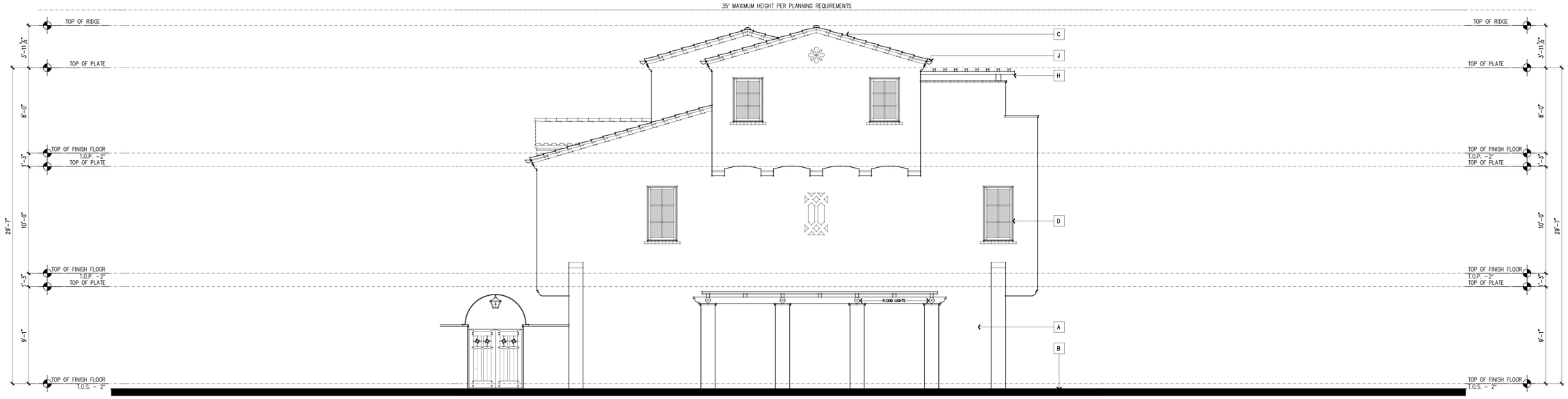
Tract 20122
501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Building B Elevations

LICENSED ARCHITECT
AMIT K. TANDON
No. C18832
Ren. 11-30-19
STATE OF CALIFORNIA
4/24/2018

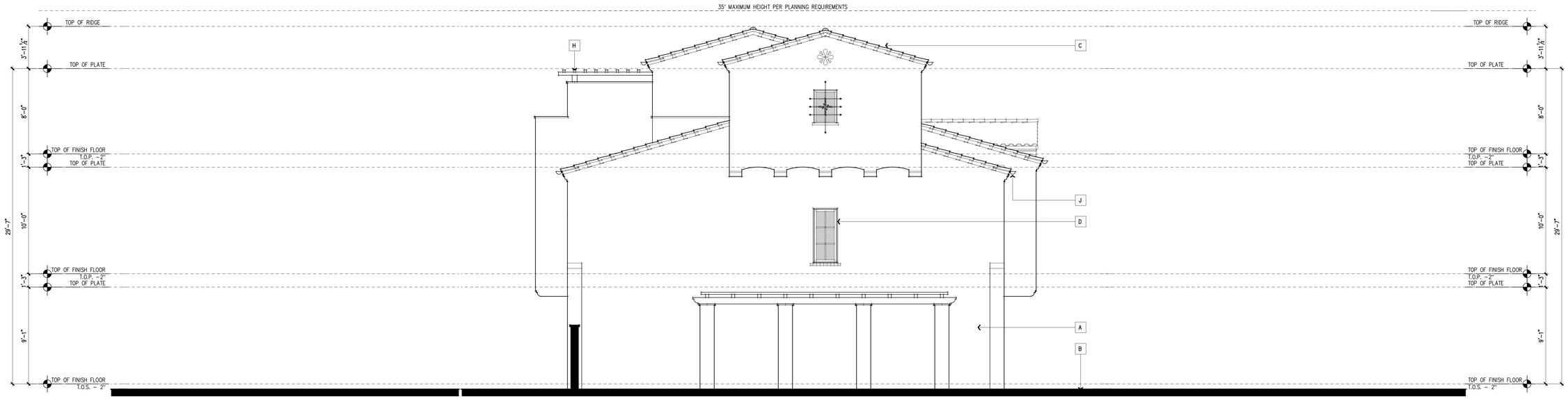
Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

Sheet
A6.1B



South Elevation

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



North Elevation

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

- A **EXTERIOR PLASTER:** EXTERIOR PLASTER COLOR, I.C.I. #934 – COLOR NAME: "WHISPER WHITE," HAND-TROWELLED SANTA BARBARA FINISH
- B **EXTERIOR TERRA COTTA ACCENT: CAP, WINDOW SILL & ETC.** COLOR TO MATCH, COLOR NAME: "TERRA COTTA BLEND", AS SUPPLIED BY "REDLANDS CLAY TILE"
- C **ROOFING:** "REDLANDS CLAY TILE" (ICBO #4300), ALL BAJA MISSION STYLE, BLEND AS FOLLOWS: 40% CAFE ANTIGUA, 40% TERRA ANTIGUA, 20% PINTO GOLD FLASH
- D **DOORS AND WINDOWS, TYPICAL:** "LOEWEN" METAL CLAD (OR STEEL, COLOR TO MATCH), COLOR NAME: "MIDNIGHT BRONZE"
- E **WINDOW SHUTTERS:** PAINT GRADE WOOD, I.C.I. #942 – COLOR NAME: "HOLIDAY BOUGH"
- F **ENTRY DOORS:** STAIN GRADE WOOD, "OLYMPIC" STAIN #705 – COLOR NAME: "RUSSET"
- G **GARAGE DOORS AND SIDE GATES:** STAIN GRADE WOOD, "OLYMPIC" STAIN – COLOR NAME: "STORM GRAY"
- H **EXPOSED WOOD: HEADER, POST RAFTER TAIL & ETC.** STAIN GRADE WOOD, "OLYMPIC" STAIN – COLOR NAME: "CLOVE BROWN"
- J **GUTTERS AND DOWNSPOUTS:** COPPER OR THERMAL COPPER COATED STAINLESS STEEL
- K **WROUGHT IRON:** OIL-RUBBED FINISH
- L **SPANISH TILE:** AMAPOLA TERRA COTTA / MOSTAZA TILE BY MEXICAN TILE DESIGNS
- M **FABRIC AWNING:** "SEA GRASS GREEN" BY SUNBRELLA
- N **PLASTER DETAIL (SCALLOPED, OR RECESSED):** MATCH EXTERIOR PLASTER, REFER TO DETAILS

Exterior Finish and Material List

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900, 8639-027-901, 8639-027-902

PC #: PLANNING: BUILDING: GRADING: FIRE: LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122

501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Building B Elevations

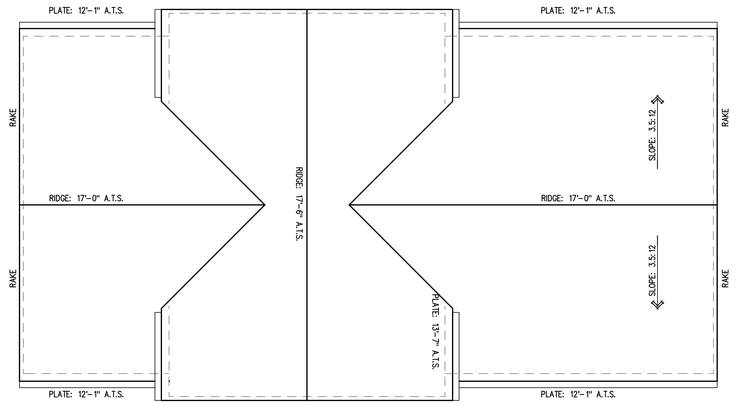
LICENSED ARCHITECT AMY K. TAJIRIAN No. C18832 Exp. 11-30-20 STATE OF CALIFORNIA

4/24/2018

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

Sheet

A6.2B

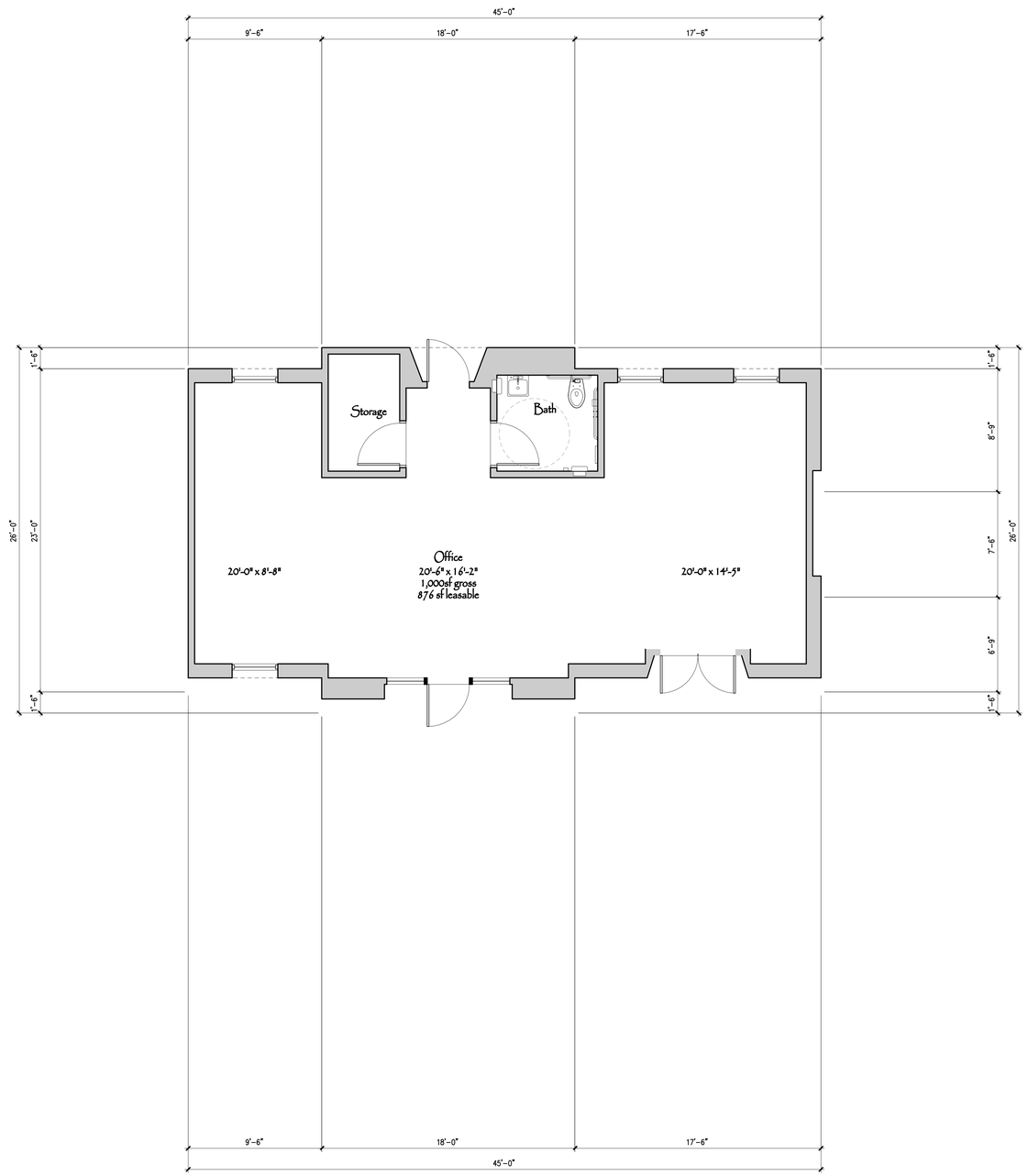


Note:
RIDGE ELEVATIONS ARE TO TOP OF FINISH MATERIAL AND ARE FOR THE CRYSTAL COVE ASSOCIATION REFERENCE ONLY.
CONTRACTOR TO CONSTRUCT ROOF FROM THE PLATE HEIGHTS AND THE ROOF SLOPE INDICATED ON THE ROOF PLAN.

Note:
REFER TO EXTERIOR ELEVATIONS FOR MATERIAL LIST FOR COLOR AND FINISH INFORMATION

Roof Plan

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



Floor Plan - First Floor

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

1. ROOF COVERING SHALL BE TWO-PIECE CLAY TILE CLASS "A" ROOF WITH FIRESTOPS TO PREVENT INTRUSION OF FLAMES AND EMBERS PER C.B.C. SEC. 705A.
2. ALL FLASHING AND EXPOSED SHEET METAL SHALL BE CORROSION RESISTANT.
3. ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ALL FASTENERS TO RESIST WIND LOAD OF NOT LESS THAN 80 MPH.
4. ALL ROOF PITCHES ARE 3.5:12 UNLESS NOTED OTHERWISE ON THE PLAN.
5. ALL CONTOURS SHOWN INDICATE EXISTING GRADES. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR FINISH GRADES.
6. COPPER OYHAGIN CLOAKED VENT TILES ARE TO BE USED TO COMPLY WITH ALL ATTIC VENTILATION REQUIREMENTS.
7. USE MORTAR AS A BIRD STOP AT EAVES SET BACK IN TILE A MINIMUM OF 2 1/2" TO HELP DIMINISH ITS APPEARANCE.
8. ALL FLUES AND VENTS MUST COMPLY WITH THE DESIGN GUIDELINES AND BE LOCATED IN UNOBTRUSIVE AREAS RELATIVE TO ALL VIEWS FROM BEYOND THE PROPERTY INCLUDING THOSE FROM THE NEIGHBOR'S SECOND STORY AND THE LOTS ABOVE. CONSOLIDATE ALL MANIFOLD VENTS WHERE POSSIBLE TO MINIMIZE ROOF PENETRATIONS. THE HEIGHT OF ALL FLUES AND VENTS ABOVE THE FINISHED ROOFING MUST BE AT THE ABSOLUTE MINIMUM ALLOWED BY CODE.
9. ALL VALLEYS SHALL BE FLASHED WITH 24 OUNCE COPPER FLASHING (16 OZ. CODE MIN.) EXTENDING MINIMUM 12" FROM THE CENTERLINE EACH WAY WITH NO LESS THAN 1" HIGH SPLASH DIVERTER RIB AT THE FLOW LINE, OVER 36" WIDE CAP SHEET COMPLYING ASTM D 1970, CONTINUOUS BENEATH TILE.
10. TILE NAILING SHALL COMPLY TO THE FOLLOWING MINIMUM O.C. BUILDING DEPARTMENT STANDARDS AND 2016 C.B.C.
    1. 11 GA. CORROSION-RESISTANT 3/4" INTO SHEATHING PER C.B.C.
    2. THE HEAD OF ALL TILES SHALL BE NAILED.
    3. THE NOSE OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS.
    4. ALL RAKE TILES SHALL BE NAILED WITH TWO NAILS.
    5. THE NOSE OF ALL RIDGE, HIP, AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC.
11. PROVIDE AN ELASTOMERIC WATERPROOF MEMBRANE AT ALL BALCONIES, DECKS, AND TERRACES. CONTRACTOR TO PERFORM A WATER TEST TO ENSURE THAT ALL AREAS ARE WATER TIGHT AND DO NOT LEAK.
12. CHIMNEYS ARE RESTRICTED TO A 15 S.F. MAXIMUM FOOTPRINT SIZE.
13. INTERIOR UP-LIGHTING IS NOT ALLOWED AT SKYLIGHT LOCATIONS.
14. MECHANICAL EQUIPMENT OF ANY TYPE IS NOT PERMITTED ON ANY EXTERIOR SURFACE OF THE BUILDING.
15. ALL CHASE TERMINATIONS SHALL BE PAINTED FLAT BLACK.
16. RUN DS AND DSC WITHIN WALL CAVITY AND CONNECT TO BELOW GRADE SITE DRAINAGE SYSTEM, TYPICAL VENTILATION OPENINGS SHALL NOT BE PERMITTED ON THE EXPOSED SIDE.
17. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

DS	=	DOWNSPOUT	ATC	=	ABOVE TOP OF CURB
DSC	=	DOWNSPOUT TO CONDUCTOR	ATS	=	ABOVE TOP OF SLAB
APS	=	ABOVE TOP OF PLYWOOD SHEATHING	AFF	=	ABOVE TOP OF FINISH FLOOR
			AFS	=	ABOVE TOP OF FINISH SURFACE

Roof Plan General Notes

1. CLAY TILE ROOFING (BY REDLAND CLAY TILE, ICC ESR-1489) OVER 2 LAYERS OF NO. 30 FELT UNDERLAYMENT. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. COLOR SHALL BE SELECTED BY COLOR CONSULTANT. THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS. ALL RAKE TILES SHALL BE NAILED WITH (2) TWO NAILS. THE HEADS OF ALL TILES SHALL BE NAILED. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BEAD OF APPROVED ROOFER'S MASTIC. WEIGHT = 14 PSF.
   NOTE: MINIMUM TILE NAILING SHALL COMPLY AS NOTED ON #10 OF ROOF PLAN GENERAL NOTES, SHOWN ON LEFT. THIS AREA OF THE COUNTY IS CONSIDERED TO BE A "SPECIAL WIND REGION." ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. CALL OUT FASTENERS TO RESIST WIND LOADS FOR WINDS OVER 80 M.P.H.
2. STUD WALL BELOW – SHOWN DASHED
3. LINE OF SETBACKS – SHOWN DASHED
4. BALCONY OR DECK BELOW (REFER TO FLOOR PLANS). – SLOPE 1/4":12" FOR DRAINAGE, WITH MUD-SET STONE TILE FINISH OVER "MER-KRETE B.F.P. WATERPROOF MEMBRANE" (ICC REPORT ESR-2619) INSTALL PER MANUFACTURER'S SPECIFICATIONS
5. ATTIC VENT
6. CORROSION-RESISTANT METAL SADDLE AND/OR FLASHING AT CHIMNEY PENETRATION
7. CORROSION-RESISTANT METAL FLASHING AND COUNTERFLASHING AT ALL ROOF TO WALL CONDITIONS
8. CORROSION-RESISTANT METAL VALLEY FLASHING
9. 5" DIAMETER HALF-ROUND CORROSION RESISTANT METAL GUTTER, PAINTED
10. 3" DIAMETER CORROSION RESISTANT METAL DOWNSPOUT AND LEADER BOX, PAINTED, CONNECT TO UNDERGROUND DRAINAGE SYSTEM
11. 22 INCHES BY 30 INCHES MIN. ATTIC ACCESS TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES AT CEILING BEYOND, SHOWN DASHED; 30 INCHES BY 30 INCHES MIN. WORKING SPACE IN FRONT OF F.A.U. (VERIFY ACTUAL SIZE REQ'S WITH HVAC CONTRACTOR); SHOWN DASHED – PROVIDE MINIMUM 24" WIDE X MAXIMUM 20' LONG PASSAGEWAY PLATFORM TO F.A.U. WHERE OCCURS – REFER TO CEILING PLANS FOR ADDITIONAL INFORMATION AND DETAIL 1/D1.1 FOR SCHEMATIC
12. FAN COIL OR FORCED AIR UNIT IN ATTIC – PROVIDE VENTING AND CONDENSATION LINES AS REQUIRED – POSITION IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITHIN THE ATTIC, ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE MINIMUM ALLOWED BY CODE. – REFER TO MECHANICAL DRAWINGS FOR EXACT UNITS AND TYPES
13. STAIN GRADE "TREE OF HEART" TRELLIS, SUPPORTED BY 10x12 BEAM AND STONE COLUMN: WITH 6x8 PURLINS AND 3x4 LATTICES WITH CORROSION RESISTANT METAL CAP FLASHINGS, PAINTED TO MATCH WOOD STAIN

Roof Plan Keynotes

1 Spatial
1.1 DASHED LINE OF BALCONY, TRELLIS, FLOOR AND/OR WALL ABOVE
1.3 22"X30" MINIMUM ATTIC ACCESS – 30"X30" MIN. WORKING SPACE IN FRONT OF F.A.U. – VERIFY ACTUAL SIZE REQUIREMENTS WITH HVAC CONTRACTOR

2 Exteriors
2.1 2X6 STUD FRAMING
2.5 DOUBLE 2X FRAMING – 2X6 EXTERIOR WALL, 2X6 INTERIOR WALL, TYPICAL

3 Interiors (PROVIDE MIN R-11 BATT INSUL. IN INT. WALL FOR SOUND ATTENUATION)
3.1 DRYWALL NICHE / SOFFIT / OPENING – REFER TO INTERIOR DRAWINGS
3.2 2X6 STUD FRAMING, TYPICAL
3.3 DOUBLE 2X6 STUD FRAMING

General
1. INTERIOR WALLS: 2 X 4 STUD FRAMING, TYPICAL, U.N.O.
2. USE MOISTURE RESISTANT "MOLD GUARD" GYPSUM BOARD FOR ALL SUBTERRANEAN ROOMS, INCLUDING GARAGE.
3. USE "QUIET ROCK" GYPSUM BOARD ON ALL CEILINGS WHERE THERE IS A FLOOR ABOVE AND ON WALLS OF BATHROOMS ADJACENT TO HABITABLE AREAS
4. USE BATT INSULATION ON ALL INTERIOR WALLS AND IN CEILINGS BETWEEN FLOORS

Abbreviations
(I.P.M.R.)	INSTALL PER MANUFACTURER'S RECOMMENDATIONS
(V.C.O.R.M.)	VERIFY CLEAR OPENING REQUIREMENTS WITH MANUFACTURER
(E)	EGRESS WINDOW

Plumbing
ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES REQUIRED PER C.P.C.

Glazing
PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER C.B.C. SEC. 2406.3 & 2406.4 – REFER TO DOOR AND WINDOW SCHEDULES

HVAC
SEE GENERAL NOTES SHEET GN-1 AND GN-2 FOR GENERAL REQUIREMENTS.
PROVIDE CONTINUOUS DUCTWORK TO ALL REGISTERED GRILLES (NO DRYWALL OR FRAMED SHAFTS).

Wall Legend
2X6 STUD FRAMED WALL
5/8" TYPE 'X' GYPSUM BOARD SEPARATION
DBL. 2X6 STUD FRAMED WALL
2X4 OR FLAT STUD FRAMED WALL

Floor Plan Keynotes

Wall Description
5/8" TYPE 'X' GYPSUM BOARD SEPARATION
2X6 STUD FRAMED WALL
2X4 OR FLAT STUD FRAMED WALL
DBL. 2X6 STUD FRAMED WALL

General
1. INTERIOR WALLS: 2 X 6 STUD FRAMING, TYPICAL, U.N.O.
2. USE MOISTURE RESISTANT "MOLD GUARD" GYPSUM BOARD FOR ALL SUBTERRANEAN ROOMS, INCLUDING GARAGE.
3. USE "QUIET ROCK" GYPSUM BOARD ON ALL CEILINGS WHERE THERE IS A FLOOR ABOVE AND ON WALLS OF BATHROOMS ADJACENT TO HABITABLE AREAS
4. USE BATT INSULATION ON ALL INTERIOR WALLS AND IN CEILINGS BETWEEN FLOORS
5. PERMANENTLY AFFIXED LADDER. LADDER SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON THE CENTER FOR THE FULL HEIGHT OF WINDOW WELL. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS AND SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE. CBC 1030.4 MAXIMUM FORCE REQUIRED TO OPEN LID SHALL NOT EXCEED 5 POUNDS APPLIED PERPENDICULAR TO THE COVER.

Abbreviations
(I.P.M.R.)	INSTALL PER MANUFACTURER'S RECOMMENDATIONS
(V.C.O.R.M.)	VERIFY CLEAR OPENING REQUIREMENTS WITH MANUFACTURER
(E)	EGRESS WINDOW

Plumbing
ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES REQUIRED PER C.P.C.

Glazing
PROVIDE SAFETY GLAZING IN THE FOLLOWING HAZARDOUS LOCATIONS PER C.B.C. SEC. 2406.3 & 2406.4 – REFER TO DOOR AND WINDOW SCHEDULES

HVAC
SEE GENERAL NOTES SHEET GN-1 AND GN-2 FOR GENERAL REQUIREMENTS.
PROVIDE CONTINUOUS DUCTWORK TO ALL REGISTERED GRILLES (NO DRYWALL OR FRAMED SHAFTS)

Floor Plan General Notes

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122
501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

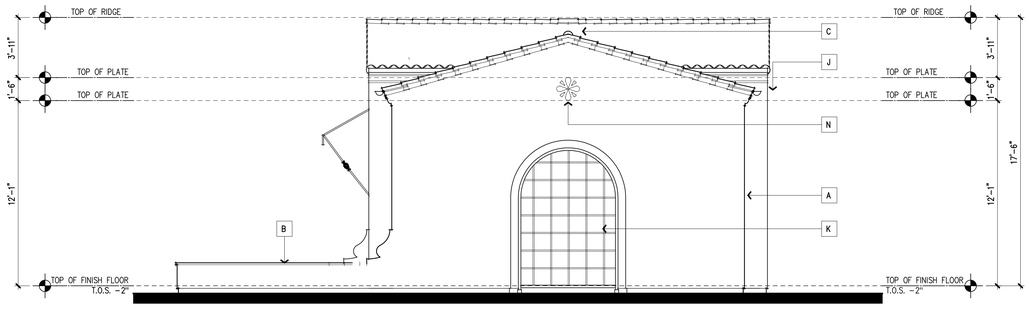
Building C Roof Plan Floor Plan

LICENSED ARCHITECT AMY K. TAJUDIN No. C18832 Exp. 11-30-21 STATE OF CALIFORNIA
4/24/2018

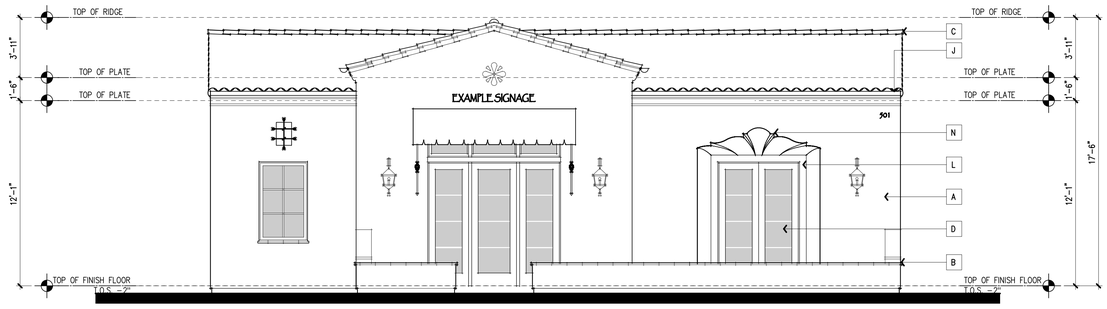
N

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

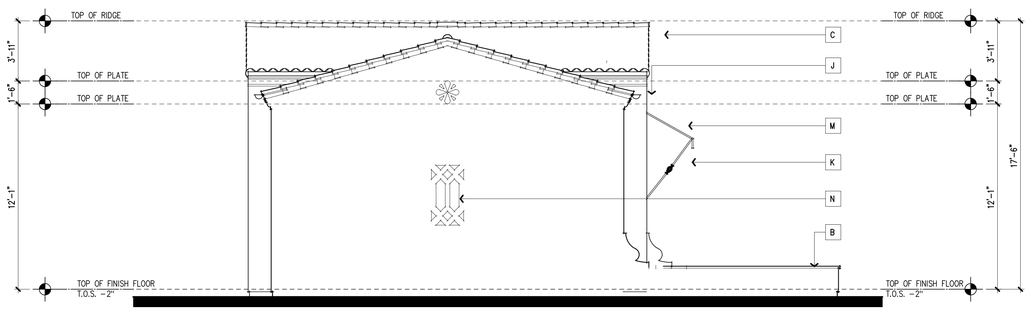
Sheet
A2.1C



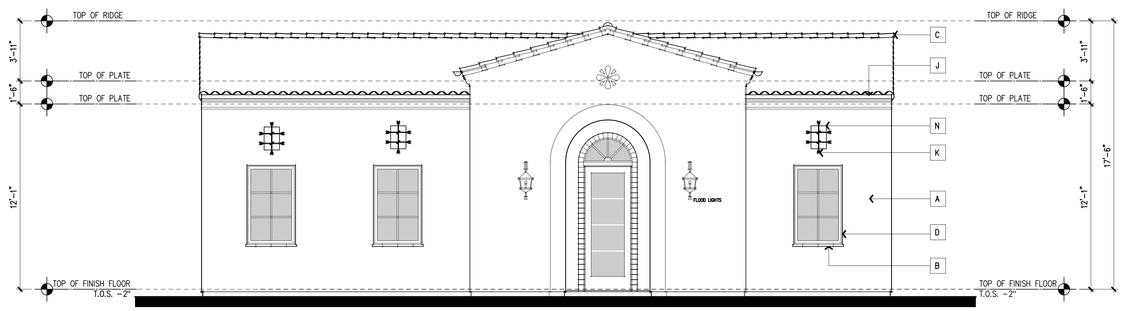
East Elevation (Side Driveway Elevation) SCALE: 1/4" = 1'-0" 3



South Elevation (Front W. Route 66 Street View) SCALE: 1/4" = 1'-0" 1



West Elevation (Side Neighbor Elevation) SCALE: 1/4" = 1'-0" 4



North Elevation (Rear Parking Elevation) SCALE: 1/4" = 1'-0" 2

Elevation General Notes

Exterior Finish and Material List

A	**EXTERIOR PLASTER:** EXTERIOR PLASTER COLOR, I.C.I. #934 – COLOR NAME: "WHISPER WHITE," HAND-TROWELLED SANTA BARBARA FINISH
B	**EXTERIOR TERRA COTTA ACCENT: CAP, WINDOW SILL & ETC.** COLOR TO MATCH, COLOR NAME: "TERRA COTTA BLEND", AS SUPPLIED BY "REDLANDS CLAY TILE"
C	**ROOFING:** "REDLANDS CLAY TILE" (ICBO #4300), ALL BAJA MISSION STYLE BLEND AS FOLLOWS: 40% CAFE ANTIGUA, 40% TERRA ANTIGUA, 20% PINTO GOLD FLASH
D	**DOORS AND WINDOWS, TYPICAL:** "LOEWEN" METAL CLAD (OR STEEL, COLOR TO MATCH), COLOR NAME: "MIDNIGHT BRONZE"
E	**WINDOW SHUTTERS:** PAINT GRADE WOOD, I.C.I. #942 – COLOR NAME: "HOLIDAY BOUGH"
F	**ENTRY DOORS:** STAIN GRADE WOOD, "OLYMPIC" STAIN #705 – COLOR NAME: "RUSSET"
G	**GARAGE DOORS AND SIDE GATES:** STAIN GRADE WOOD, "OLYMPIC" STAIN – COLOR NAME: "STORM GRAY"
H	**EXPOSED WOOD: HEADER, POST RAFTER TAIL & ETC.** STAIN GRADE WOOD, "OLYMPIC" STAIN – COLOR NAME: "CLOVE BROWN"
J	**GUTTERS AND DOWNSPOUTS:** COPPER OR THERMAL COPPER COATED STAINLESS STEEL
K	**WROUGHT IRON:** OIL-RUBBED FINISH
L	**SPANISH TILE:** AMAPOLA TERRA COTTA / MOSTAZA TILE BY MEXICAN TILE DESIGNS
M	**FABRIC AWNING:** "SEA GRASS GREEN" BY SUNBRELLA
N	**PLASTER DETAIL (SCALLOPED, OR RECESSED):** MATCH EXTERIOR PLASTER, REFER TO DETAILS

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122
501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Building C Elevations

LICENSED ARCHITECT
AMY K. TAJIRIAN
No. C18832
Exp. 11-30-19
STATE OF CALIFORNIA
4/24/2018

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/22/2020

Sheet
A6.1C

TENTATIVE TRACT NO. 82949

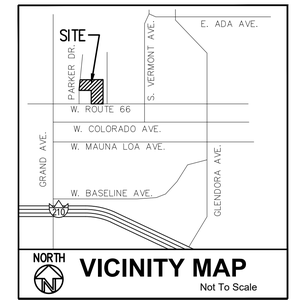
IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOTS 2 AND 3 OF TRACT NO. 20122 AS PER MAP RECORDED IN BOOK 513, PAGES 4 AND 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

NORTH

SCALE : 1"=20'-0"



OWNER:

501 W. ROUTE 66, LLC
130 N. GLENDORA AVE,
GLENDORA, CA 91741
TEL:626-914-8200

PREPARED BY:

HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
PH: 626-263-3588
FAX: 626-263-3599

BENCH MARK

BENCHAMRK NG4975
L&BR N CB W END CB 23FT
E/O BCR @ NE COR GRAND
AVE & ALOSTA AVE
ELEV 704.105

SURVEY WAS PROVIDED BY
ALFRED J. THELWELL, LS 6999,
ON NOVEMBER 5, 2019,
MANAGED BY HANK JONG.

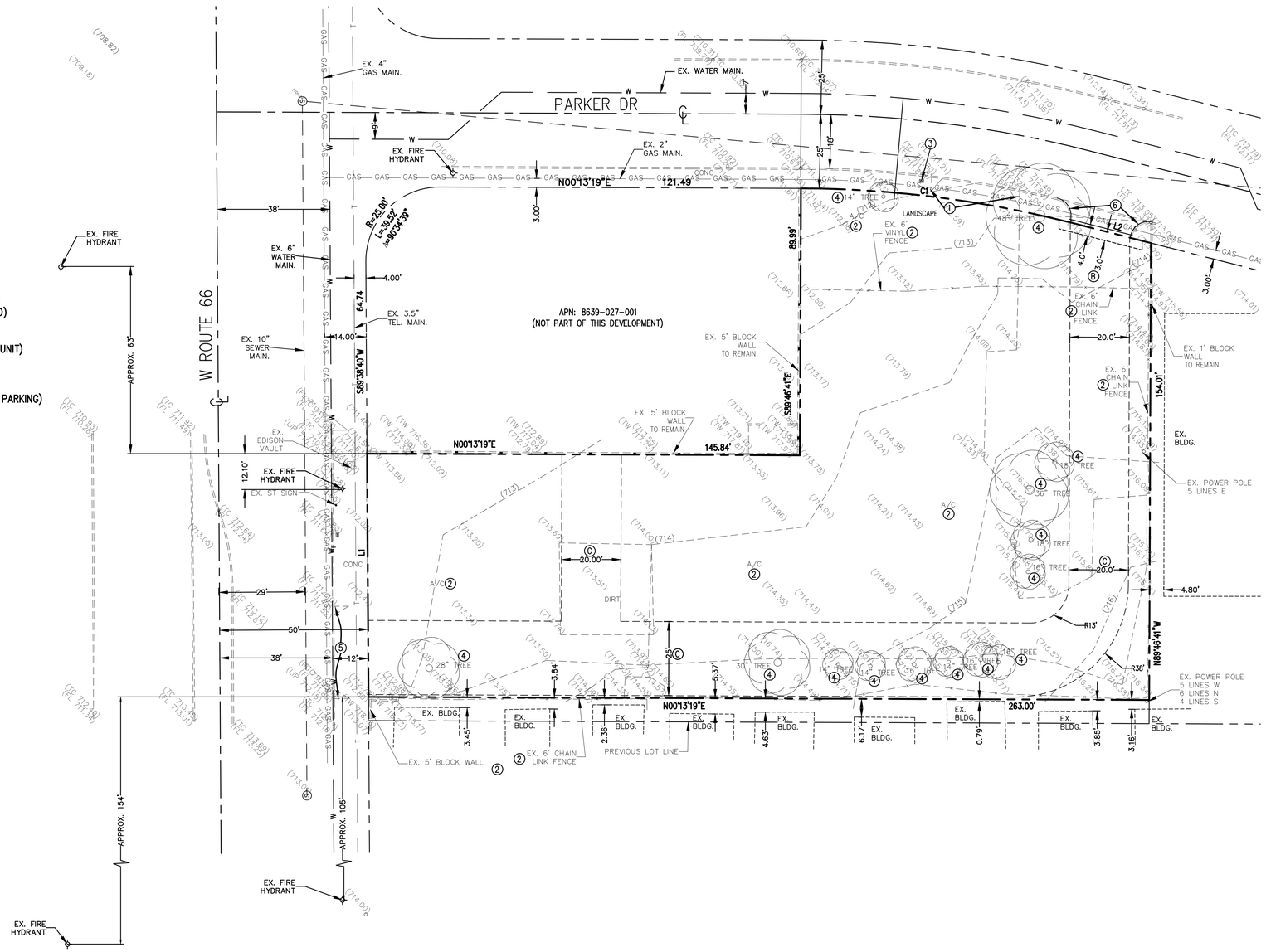
NOTES:
-NO OAK TREES ON SITE.
-ALL PUBLIC UTILTIES SHOULD BE FIELD VERIFIED.

GENERAL NOTES:

ZONE: R-3 & RT66 TCMU TOWN CENTER MIXED USE (PRESENT)
ZONE: R-3 & RT66 TCMU TOWN CENTER MIXED USE (PROPOSED)
NO. OF EX. UNITS: VACANT LAND
NO. OF PROP. UNIT: 9 UNITS MIX-USE CONDOMINIUM
(8 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT)
NO. OF EX. LOT: 3
NO. OF PROP. LOT: 1
AREA OF LOT: 31,487 SQ. FT. (0.72 ACRES)
NO. OF PROP. PARKING: 25 (9 PARKING STALLS & 16 GARAGE PARKING)
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO ALLEY.
APNs: 8639-027-900, 901 & 902

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'40"W	82.01'
L2	N19°14'23"E	27.45'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	375.00'	82.01'	14°06'04"



LEGEND:

(182.63).....EXISTING ELEVATION
184.00.....PROPOSED ELEVATION
(185) EXISTING CONTOUR
.....DRAINAGE PATTERN
.....PROPOSED STRUCTURE
.....BOUNDARY LINE
.....PROPOSED WALL
.....EXISTING FENCE
WM .....WATER METER
GM .....GAS METER

EX .....EXISTING
TG .....TOP GRATE
INV.....INVERT ELEVATION
FS .....FINISH SURFACE
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.F.....FINISH FLOOR
H.P.....HIGH POINT
TC.....TOP OF CURB
S .....SEWER MANHOLE

UTILITY SERVICES:

WATER	- CITY OF GLENDORA
SEWER	- CITY OF GLENDORA & COUNTY SANITATION DISTRICT
GAS	- SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY	- SOUTHERN CALIFORNIA EDISON
TELEPHONE	- AT&T/FRONTIER
SCHOOL	- GLENDORA UNIFIED SCHOOL DISTRICT
FIRE	- COUNTY OF LOS ANGELES FIRE DEPARTMENT
POLICE	- CITY OF GLENDORA POLICE DEPARTMENT

CONSTRUCTION NOTES

1. REMOVE EX. DRIVEWAY APPROACH.
2. EXISTING STRUCTURES TO BE REMOVED.
3. ABANDONE EX. WATER METER AND SERVICE LINE.
4. EXISTING TREES TO BE REMOVED.
5. EX. DRIVEWAY APPROACH TO REMAIN.
6. CONSTRUCT NEW DRIVEWAY APPROACH

EASEMENT NOTE:

(A) EASEMENT FOR IRRIGATION PIPE PURPOSES, RECORDED IN BOOK 15324, PAGE 372 OF OFFICIAL RECORDS. (INDETERMINATE IN NATURE)
(B) 3' WIDE SIDEWALK EASEMENT.
(C) PROPOSED DRIVEWAY AND FIRE LANE, VARIOUS WIDTH INGRESS, EGRESS, UTILITY AND SANITARY SEWER EASEMENT.

LINE OF SIGHT NOTE:

FOR DETAIL OF LINE OF SIGHT, SEE SEPARATE LIGN OF SIGHT PLAN.

PROJECT LOCATION:
NEW 9-UNIT MIX-USE CONDOMINIUM
501 W. ROUTE 66 AVE., GLENDORA, CA 91740

These drawings and the accompanying specifications are exclusive property of EGL Associates, Inc. Written permission is required by EGL to re-use or reproduce these drawings and specifications by any method in whole or in part. A written consent is required if the drawings are to be used by other than EGL Associates, Inc. Any questions arises from these drawings should be directed to EGL Associates in a written format.

REVISIONS	BY
GB 082420	
GB 090420	
GB 102220	

RELEASED	DATE

PREPARED FOR:
501 W. ROUTE 66, LLC
130 N. GLENDORA AVE, GLENDORA, CA 91741

EGL Associates, Inc.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626)-263-3588
FAX: (626)-263-3599
E-mail: mail@egl88.com

REGISTERED PROFESSIONAL ENGINEER
HANK HSING-LI JONG
45846
CIVIL
STATE OF CALIFORNIA

DRAWN	ET
CHECKED	HJ
DATE	11/09/2019
JOB NO.	19-128-004
SCALE	1"=20'
FILE	19128004T.DWG
DRAWING	1 of 2

T-1

EXHIBIT MAP
TENTATIVE TRACT NO. 82949

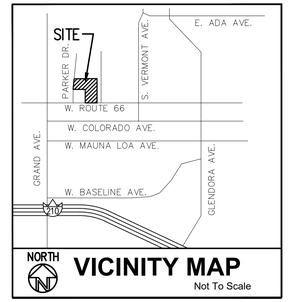
IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOTS 2 AND 3 OF TRACT NO. 20122 AS PER MAP RECORDED IN BOOK 513, PAGES 4 AND 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

NORTH

SCALE : 1"=20'-0"



OWNER:

501 W. ROUTE 66, LLC
130 N. GLENDORA AVE,
GLENDORA, CA 91741
TEL:626-914-8200

PREPARED BY:

HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
PH: 626-263-3588
FAX: 626-263-3599

BENCH MARK

BENCHAMRK NG4975
L&BR N CB W END CB 23FT
E/O BCR @ NE COR GRAND
AVE & ALOSTA AVE
ELEV 704.105

SURVEY WAS PROVIDED BY
ALFRED J. THELWELL, LS 6999,
ON NOVEMBER 5, 2019,
MANAGED BY HANK JONG.

EARTHWORK:

CUT..... 200 CY
FILL..... 200 CY
OVEREXCAVATION & RECOMPACTION..... 1500 CY

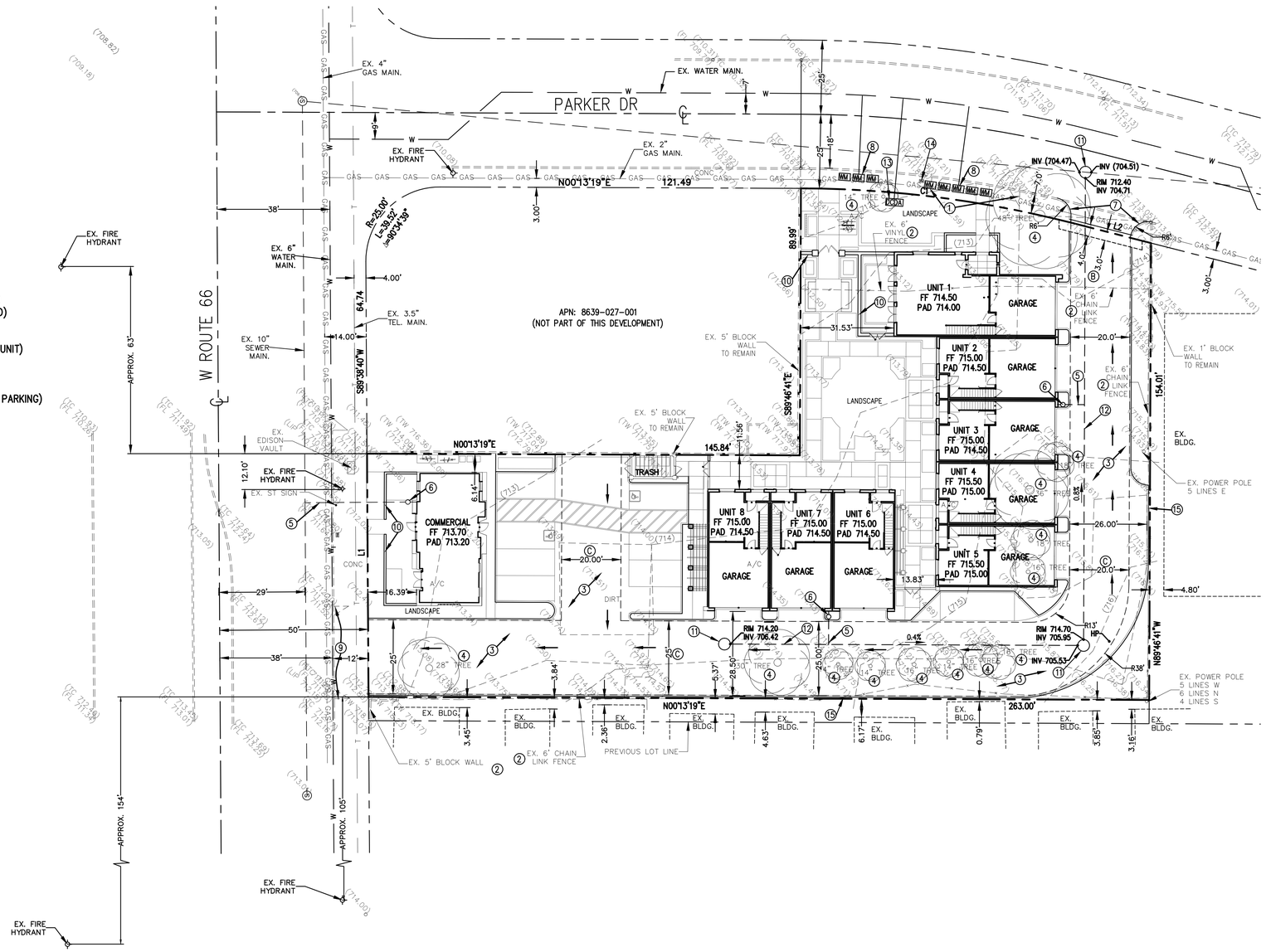
NOTES:
-NO OAK TREES ON SITE.
-ALL PUBLIC UTILTIES SHOULD BE FIELD VERIFIED.

GENERAL NOTES:

ZONE: R-3 & RT66 TCMU TOWN CENTER MIXED USE (PRESENT)
ZONE: R-3 & RT66 TCMU TOWN CENTER MIXED USE (PROPOSED)
NO. OF EX. UNITS: VACANT LAND
NO. OF PROP. UNIT: 9 UNITS MIX-USE CONDOMINIUM
(8 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT)
NO. OF EX. LOT: 3
NO. OF PROP. LOT: 1
AREA OF LOT: 31,487 SQ. FT. (0.72 ACRES)
NO. OF PROP. PARKING: 25 (9 PARKING STALLS & 16 GARAGE PARKING)
SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO ALLEY.
APNs: 8639-027-900, 901 & 902

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'40"W	82.01'
L2	N19°14'23"E	27.45'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	375.00'	82.01'	14°06'04"



LEGEND:

(182.63).....EXISTING ELEVATION
184.00.....PROPOSED ELEVATION
--(185)-- EXISTING CONTOUR
.....DRAINAGE PATTERN
.....PROPOSED STRUCTURE
.....BOUNDARY LINE
.....PROPOSED WALL
.....EXISTING FENCE
WM .....WATER METER
GM .....GAS METER
...CATCH BASIN

EX .....EXISTING
TG .....TOP GRATE
INV.....INVERT ELEVATION
FS .....FINISH SURFACE
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.F.....FINISH FLOOR
H.P.....HIGH POINT
TC.....TOP OF CURB
S .....SEWER MANHOLE

UTILITY SERVICES:

WATER	- CITY OF GLENDORA
SEWER	- CITY OF GLENDORA & COUNTY SANITATION DISTRICT
GAS	- SOUTHERN CALIFORNIA GAS CO.
ELECTRICITY	- SOUTHERN CALIFORNIA EDISON
TELEPHONE	- AT&T/FRONTIER
SCHOOL	- GLENDORA UNIFIED SCHOOL DISTRICT
FIRE	- COUNTY OF LOS ANGELES FIRE DEPARTMENT
POLICE	- CITY OF GLENDORA POLICE DEPARTMENT

CONSTRUCTION NOTES

1. REMOVE EX. DRIVEWAY APPROACH.
2. EXISTING STRUCTURES TO BE REMOVED.
3. CONSTRUCT CONCRETE DRIVEWAY.
4. EXISTING TREES TO BE REMOVED.
5. CONSTRUCT NEW SEWER LATERAL.
6. CONSTRUCT SEWER CLEANOUT.
7. CONSTRUCT NEW DRIVEWAY APPROACH
8. CONSTRUCT NEW WATER METER.
9. EX. DRIVEWAY APPROACH TO REMAIN.
10. CONSTRUCT 6' CONC. BLOCK WALL.
11. CONSTRUCT SEWER MANHOLE.
12. CONSTRUCT SEWER MAIN.
13. INSTALL DCDA AND FIRE WATER SERVICE LINE.
14. ABANDONE EX. WATER METER AND SERVICE LINE.
15. CONSTRUCT 6' FENCE.

EASEMENT NOTE:

(A) EASEMENT FOR IRRIGATION PIPE PURPOSES, RECORDED IN BOOK 15324, PAGE 372 OF OFFICIAL RECORDS. (INDETERMINATE IN NATURE)
(B) 3' WIDE SIDEWALK EASEMENT.
(C) PROPOSED DRIVEWAY AND FIRE LANE, VARIOUS WIDTH INGRESS, EGRESS, UTILITY AND SANITARY SEWER EASEMENT.

LINE OF SIGHT NOTE:

FOR DETAIL OF LINE OF SIGHT, SEE SEPARATE LIGN OF SIGHT PLAN.

PROJECT LOCATION:
NEW 9-UNIT MIX-USE CONDOMINIUM
501 W. ROUTE 66 AVE., GLENDORA, CA 91740

These drawings and the accompanying specifications are exclusive property of EGL Associates, Inc. Written permission is required by EGL to re-use or reproduce these drawings and specifications by any method in whole or in part. A written consent is required if the drawings are to be used by other than EGL Associates, Inc. Any questions arises from these drawings should be directed to EGL Associates in a written format.

REVISIONS	BY
GB 082420	
GB 090420	
GB 102220	

RELEASED DATE

PREPARED FOR:
501 W. ROUTE 66, LLC
130 N. GLENDORA AVE, GLENDORA, CA 91741

EGL Associates, Inc.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: (626)-263-3588
FAX: (626)-263-3599
E-mail: mail@egl88.com

REGISTERED PROFESSIONAL ENGINEER
HANK NGING-LIAN JONG
45846
CIVIL
STATE OF CALIFORNIA

DRAWN	ET
CHECKED	HJ
DATE	11/09/2019
JOB NO.	19-128-004
SCALE	1"=20'
FILE	19128004T.DWG
DRAWING	2 of 2

T-2

CONCEPTUAL GRADING AND DRAINAGE PLAN

TENTATIVE TRACT NO. 82949

OWNER:
501 W. ROUTE 66, LLC
130 N. GLENDORA AVE,
GLENDORA, CA 91741
TEL: 626-914-8200

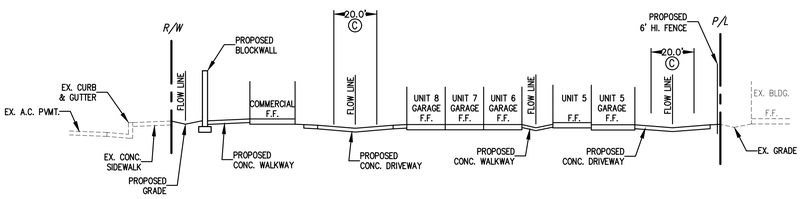
PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
PH: 626-263-3588
FAX: 626-263-3599

BENCH MARK
BENCHAMRK NG4975
L&BR N CB W END CB 23FT
E/O BCR @ NE COR GRAND
AVE & ALOSTA AVE
ELEV 704.105

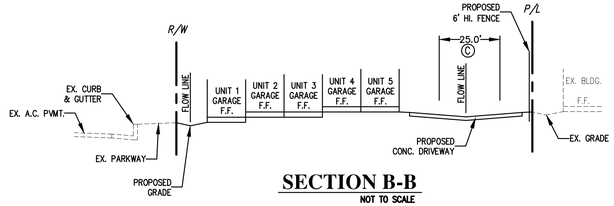
SURVEY WAS PROVIDED BY
ALFRED J. THELWELL, LS 6999,
ON NOVEMBER 5, 2019,
MANAGED BY HANK JONG.

EARTHWORK:
CUT..... 200 CY
FILL..... 200 CY
OVEREXCAVATION AND RECOMPACTION..... 1,500 CY

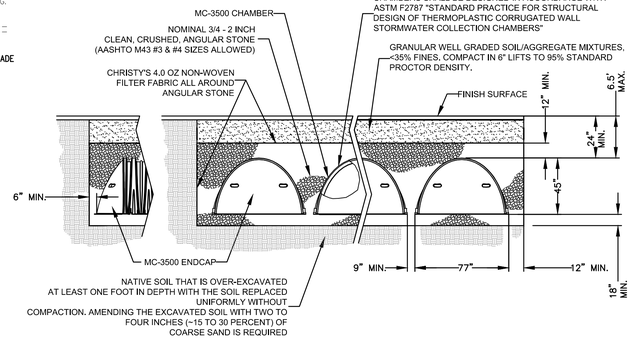
SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.



SECTION A-A
NOT TO SCALE

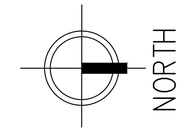


SECTION B-B
NOT TO SCALE

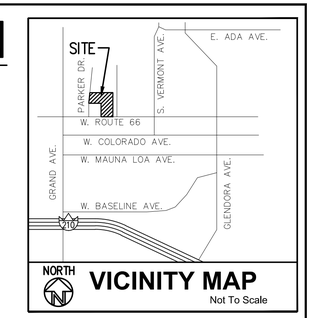


1. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
2. PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.

CROSS SECTION
(NOT TO SCALE)



SCALE : 1"=20'-0"

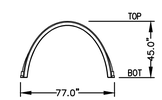


NOMINAL MC-3500 CHAMBER SPECIFICATIONS

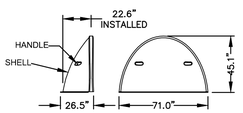
SIZE (L x W x H)	90" x 77" x 45"
CHAMBER STORAGE	109.9 CF.
MINIMUM INSTALLED STORAGE	178.9 CF.
WEIGHT	134 lbs. [60.8 kg]

NOMINAL MC-3500 END CAP SPECIFICATIONS

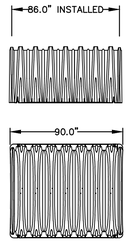
SIZE (L x W x H)	26.5" x 71" x 45.1"
ENDCAP STORAGE	15.6 CF.
MINIMUM INSTALLED STORAGE	46.9 CF.
WEIGHT	43 lbs. [19.5 kg]



MC-3500 CHAMBER
(NOT TO SCALE)



MC-3500 END CAP
(NOT TO SCALE)

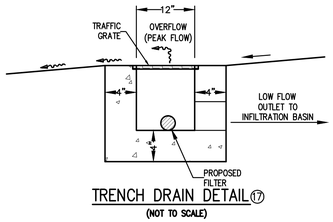


UNDERGROUND INFILTRATION BASIN 20
(NOT TO SCALE)

NOTES:
-NO OAK TREES ON SITE.
-ALL PUBLIC UTILITIES SHOULD BE FIELD VERIFIED.

EASEMENT NOTE:
(A) EASEMENT FOR IRRIGATION PIPE PURPOSES, RECORDED IN BOOK 15324, PAGE 372 OF OFFICIAL RECORDS. (INDETERMINATE IN NATURE)
(B) 3' WIDE SIDEWALK EASEMENT.
(C) PROPOSED DRIVEWAY AND FIRE LANE, VARIOUS WIDTH INGRESS, EGRESS, UTILITY AND SANITARY SEWER EASEMENT.

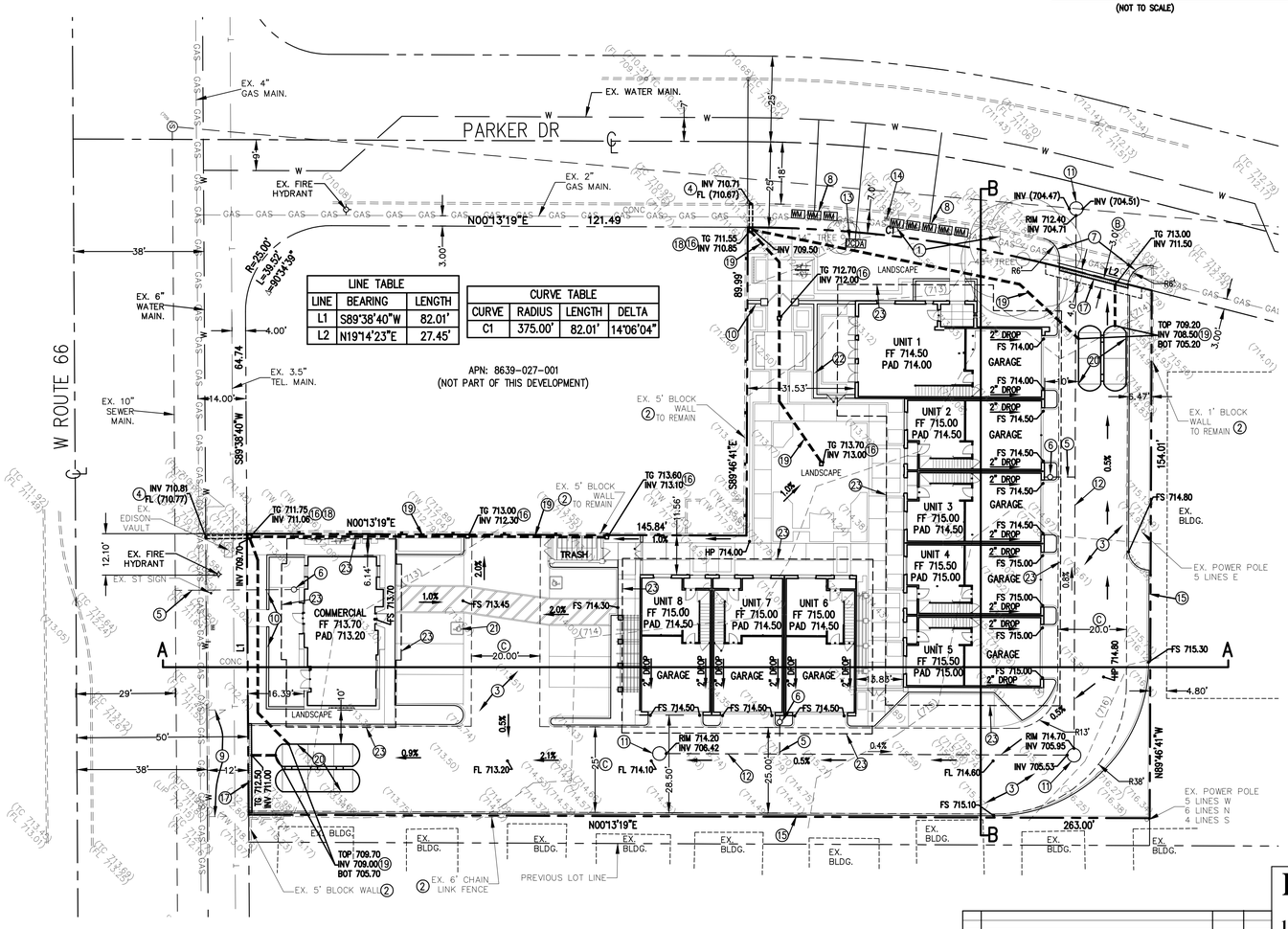
LINE OF SIGHT NOTE:
FOR DETAIL OF LINE OF SIGHT, SEE SEPARATE LIGN OF SIGHT PLAN.



TRENCH DRAIN DETAIL 17
(NOT TO SCALE)

LEGEND:

(182.63).....EXISTING ELEVATION	EX .....EXISTING
184.00.....PROPOSED ELEVATION	TG .....TOP GRATE
--(185)-- EXISTING CONTOUR	INV.....INVERT ELEVATION
.....DRAINAGE PATTERN	FS .....FINISH SURFACE
.....PROPOSED STRUCTURE	F.L.....FLOW LINE
...BOUNDARY LINE	F.G.....FINISH GRADE
...PROPOSED WALL	F.F.....FINISH FLOOR
...EXISTING FENCE	H.P.....HIGH POINT
WM .....WATER METER	TC.....TOP OF CURB
GM .....GAS METER	(S) .....SEWER MANHOLE
...CATCH BASIN	.....INFILTRATION BASIN



CATCH BASIN FILTER DETAIL 16 18
(NOT TO SCALE)

CONSTRUCTION NOTES

1. REMOVE EX. DRIVEWAY APPROACH.
2. EXISTING WALL TO REMAIN.
3. CONSTRUCT CONCRETE DRIVEWAY.
4. CONSTRUCT PARKWAY DRAIN.
5. CONSTRUCT NEW SEWER LATERAL.
6. CONSTRUCT SEWER CLEANOUT.
7. CONSTRUCT NEW DRIVEWAY APPROACH
8. CONSTRUCT NEW WATER METER.
9. EX. DRIVEWAY APPROACH TO REMAIN.
10. CONSTRUCT 6' CONC. BLOCK WALL.
11. CONSTRUCT SEWER MANHOLE.
12. CONSTRUCT SEWER MAIN.
13. INSTALL DCDA AND FIRE WATER SERVICE LINE.
14. ABANDONE EX. WATER METER AND SERVICE LINE.
15. CONSTRUCT 6' FENCE.
16. CONSTRUCT CATCH BASIN.
17. CONSTRUCT TRENCH DRAIN W/FLOGARD PLUS FILTER.
18. CONSTRUCT FLOGARD PLUS CATCH BASIN FILTER.
19. CONSTRUCT PVC SCH. 40 STORMDRAIN PIPE.
20. CONSTRUCT UNDERGROUND INFILTRATION BASIN PER DETAIL HEREON.
21. PAINT H/C SIGN.
22. CONSTRUCT 6' CONC. BLOCK WALL W/PARTIAL RETAINING.
23. OVEREXCAVATE TO A DEPTH OF 3 FEET BELOW EXISTING GRADE, OR 1 FEET BENEATH PROPOSED FOOTING BOTTOM OR TO COMPETENT NATURAL WHICHEVER IS DEEPER. EXTEND A MINIMUM OF 5' BEYOND THE PROPOSED BUILDING FOOTPRINTS OR TO THE PROPERTY LINE, AND RECOMPACT TO 90% MIN. COMPACTION, PER SOILS REPORT.

No.	DESCRIPTION	Appr	Date:
	REVISIONS		

EGL Associates, Inc.
11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006
Tel: (626)263-3588
Fax: (562)263-3599

REGISTERED PROFESSIONAL ENGINEER HANK JONG-LIAN TONG 45846 CIVIL STATE OF CALIFORNIA

CITY OF GLENDORA — Engineering Division

CONCEPTUAL GRADING & DRAINAGE PLAN
501 W. ROUTE 66 AVE.,
GLENDORA, CA 91740

Reviewed By:		Plan No.: ___	Scale: 1" = 20'
City Engineer	Date	Drawn By: GB	Sheet 1 of 1
		Date: 10/22/2020	File No.: 19-128-004

STORMWATER POLLUTION PREVENTION PLAN

TENTATIVE TRACT NO. 82949

STORMWATER POLLUTION PLAN NOTES

MINIMUM BMP REQUIREMENTS FOR CONSTRUCTION ACTIVITIES FOR ALL DEVELOPMENT CONSTRUCTION PROJECTS

THE FOLLOWING NOTES AND BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY COUNTY INSPECTORS):

ATTACHMENT A NOTES

A. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

B. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

C. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

D. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

E. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTABLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

F. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

G. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OR VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

ATTACHMENT B NOTES

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

SC10 – NON-STORMWATER DISCHARGES
SC11 – SPILL PREVENTION, CONTROL AND CLEANUP
SC20 – VEHICLE AND EQUIPMENT FUELING
SC21 – VEHICLE AND EQUIPMENT CLEANING
SC22 – VEHICLE AND EQUIPMENT REPAIR
SC30 – OUTDOOR LOADING/UNLOADING
SC31 – OUTDOOR LIQUID CONTAINER STORAGE
SC32 – OUTDOOR EQUIPMENT OPERATIONS
SC33 – OUTDOOR STORAGE OF RAW MATERIALS
SC34 – WASTE HANDLING AND DISPOSAL
SC35 – SAFER ALTERNATIVE PRODUCTS
SC40 – CONTAMINATED OR ERODIBLE AREAS
SC41 – BUILDING & GROUNDS MAINTENANCE
SC42 – BUILDING REPAIR AND CONSTRUCTION
SC43 – PARKING/STORAGE AREA MAINTENANCE
SC44 – DRAINAGE SYSTEM MAINTENANCE
SC50 – OVER WATER AVTIVITIES
SC60 – HOUSEKEEPING PRACTICES
SC61 – SAFER ALTERNATIVE PRODUCTS
SC70 – ROAD AND STREET MAINTENANCE
SC71 – PLAZA AND SIDEWALK CLEANING
SC72 – FOUNTAINS & POOLS MAINTENANCE
SC73 – LANDSCAPE MAINTENANCE
SC74 – DRAINAGE SYSTEM MAINTENANCE
SC75 – WASTE HANDLING AND DISPOSAL
SC76 – WATER AND SEWER UTILITY MAINTENANCE
SD10 – SITE DESIGN AND LANDSCAPE PLANNING
TC31 – VEGETATED BUFFER STRIP
TC32 – BIORETENTION
TC40 – MEDIA FILTER
TC50 – WATER QUALITY INLET
TC60 – MULITPLE SYSTEMS
MP20 – WETLAND
MP40 – MEDIA FILTER
MP50 – WET VAULT
MP51 – VORTEX SEPARATOR
MP52 – DRAIN INSERTS
WE1 – WIND EROSION CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
TC1 – STABILIZED CONSTRUCTION ENTRANCE/ EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/ OUTLET TIRE WASH
TC10 – INFILTRATION TRENCH
TC11 – INFILTRATION BASIN
TC12 – RETENTION/IRRIGATION

NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISHARGE
NS7 – POTABLE WATER/ IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS
SD11 – ROOF RUNOFF CONTROLS
SD12 – EFFICIENT IRRIGATION
SD13 – STORM DRAIN SYSTEMS SIGNS
SD20 – PERVIOUS PAVEMENTS
SD21 – ALTERNATIVE BUILDING MATERIALS
SD30 – FUELING AREAS
SD31 – MAINTENANCE BAYS AND DOCKS
SD32 – TRASH ENCLOSURES
SD33 – VEHICLE WASHING AREAS
SD34 – OUTDOOR MATERIAL STORAGE AREAS
SD35 – OUTDOOR WORK AREAS
SD36 – OUTDOOR PROCESSING AREAS
WM1 – MATERIAL DELIVERY AND STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION AND CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATED SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY/ SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE MANAGEMENT
EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYFROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – POLYACRYLAMIDE
TC20 – WET POND
TC21 – CONSTRUCTED WETLAND
TC22 – EXTENDED DETENTION BASIN
TC30 – VEGETATED SWALE

STORMWATER POLLUTION PLAN CONSTRUCTION NOTES

(A) CONSTRUCT GRAVEL BAG BARRIER FOR EROSION CONTROL ALONG PROPERTY LINE AS SHOWN ON PLAN, EXCEPT DRIVEWAY APPROACH. THE GRAVEL BAGS SHOULD BE 10" WIDE AND 10" HIGH. MINIMUM, PER BMP SE-6 AND AS DETAILS SHOWN HEREON.

(B) CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE/EXIT PER BMP TC-1 (MINIMUM 6" THICK OF 1" TO 3" COARSE AGGREGATE) AND DETAILS AS SHOWN HEREON.

(C) ALL CONSTRUCTION MATERIALS SHALL BE DELIEVERED AND STORED ON SITE PER BMP WM-1. USE OF THESE MATERIALS SHALL BE AS PER BMP WM-2.

(D) PROVIDE A CONCRETE WASTE MANAGEMENT AND VEHICLE AND EQUIPMENT MAINTENANCE AREA PER BMP WM-8, NS-10 & NS-8.

(E) PROPOSED LOCATION OF PORTABLE TOILET. DISCHARGE OF POLLUTANTS FROM SANITARY/SEPTIC WASTE TO STORM WATER DRAIN SHALL BE PREVENTED BY PROVIDING CONVENIENT, WELL MAINTAINED FACILITIES. REFER TO BMP WM-9 FOR METHODOLOGY.

(F) NO STOCKPILES, MATERIAL STORAGE ON THE PUBLIC RIGHT OF WAY ANYTIME DURING THE CONSTRUCTION UNLESS ALLOWED UNDER A TEMPORARY ENCROACHMENT PERMIT OBTAINED THROUGH PUBLIC WORKS.

(G) IF ANY EQUIPMENT/TRUCK/VEHICLE IS PARKED ON THE STREET OCCUPYING HALF OR MORE WIDTH OF THE LANE AND/OR DISRUPTING THE NORMAL TRAFFIC FLOW, THE CONTRACTOR WILL SUBMIT A TRAFFIC CONTROL PLAN AND GET IT APPROVED PRIOR TO START OF WORK.

(H) CONSTRUCT GRAVEL BAG BARRIER FOR EROSION CONTROL ALONG ALL EXISTING AND PROPOSED CATCH BASINS. THE GRAVEL BAGS SHOULD BE 10" WIDE AND 10" HIGH. MINIMUM, PER BMP SE-6 AND AS DETAILS SHOWN HEREON.

DEMOLITION NOTES

(X) EXISTING STRUCTURES TO BE REMOVED.

(Y) EXISTING TREES TO BE REMOVED.

GENERAL NOTES:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL N.P.D.E.S REQUIREMENTS.

B. ALL REMOVED/DEMO MATERIAL SHALL BE DISPOSED AT A FACILITY DESIGNATED TO ACCEPT AND PROCESS SUCH MATERIALS.

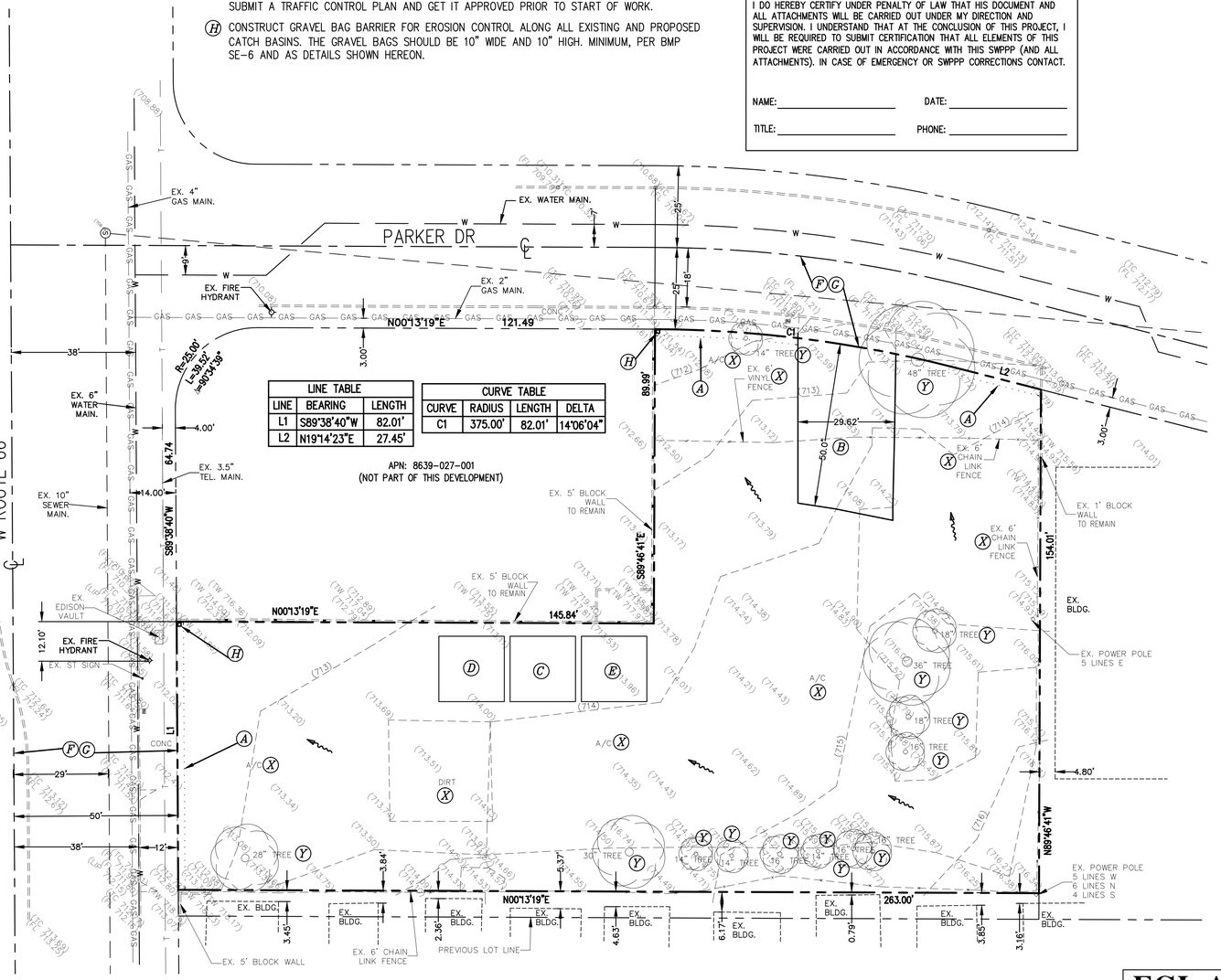
C. ALL EMPLOYEES AND/OR SUBCONTRACTORS ON THIS PROJECT SHALL BE TRAINED IN THE MATTERS OF HOUSEKEEPING PRACTICES AND WASTE CONTAINMENT IN ACCORDANCE WITH BMP WM-4 & WM-5.

D. THE STORM WATER POLLUTION PREVENTION PLAN SHALL REMAIN ON SITE AT ALL TIMES DURING CONSTRUCTION.

I DO HEREBY CERTIFY UNDER PENALTY OF LAW THAT HIS DOCUMENT AND ALL ATTACHMENTS WILL BE CARRIED OUT UNDER MY DIRECTION AND SUPERVISION. I UNDERSTAND THAT AT THE CONCLUSION OF THIS PROJECT, I WILL BE REQUIRED TO SUBMIT CERTIFICATION THAT ALL ELEMENTS OF THIS PROJECT WERE CARRIED OUT IN ACCORDANCE WITH THIS SWPPP (AND ALL ATTACHMENTS). IN CASE OF EMERGENCY OR SWPPP CORRECTIONS CONTACT.

NAME:_____ DATE:_____

TITLE:_____ PHONE:_____



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'40"W	82.01'
L2	N19°14'23"E	27.45'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	375.00'	82.01'	14°06'04"

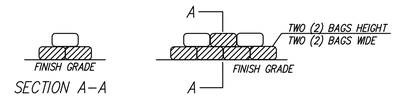
CALL PUBLIC WORKS AT (626)914-8246 TO SCHEDULE S.W.P.P.P. INSPECTION PRIOR TO START OF CONSTRUCTION.

LEGEND

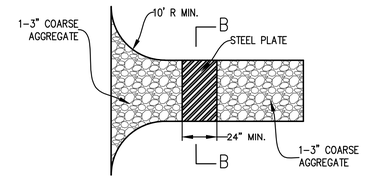
--(185)--...EXISTING CONTOUR
———...BOUNDARY LINE/PROPERTY LINE
= = = =...EXISTING CURB
. . . .GRAVEL BARRIER
...FLOW DIRECTION
EX.....EXISTING
TG.....TOP OF GRATE ELEVATION
INV.....INVERT ELEVATION
...EXISTING TREE
...CATCH BASINS

NORTH

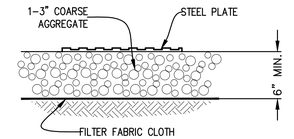
SCALE : 1"=20'-0"



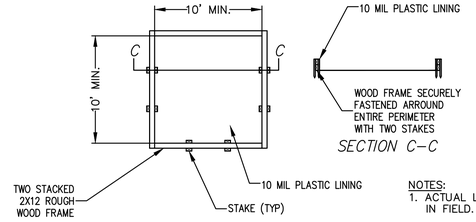
TYPICAL SECTION-GRAVELBAG (A)(H)
NOT TO SCALE



STABILIZED ENTRANCE PLAN (B)
NTS



STABILIZED ENTRANCE SECTION B-B
NTS



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.

MATERIAL STORAGE/CONCRETE WASTE MANAGEMENT AREA (C)(D)
NTS

No.	DESCRIPTION	Appr	Date:
	REVISIONS		

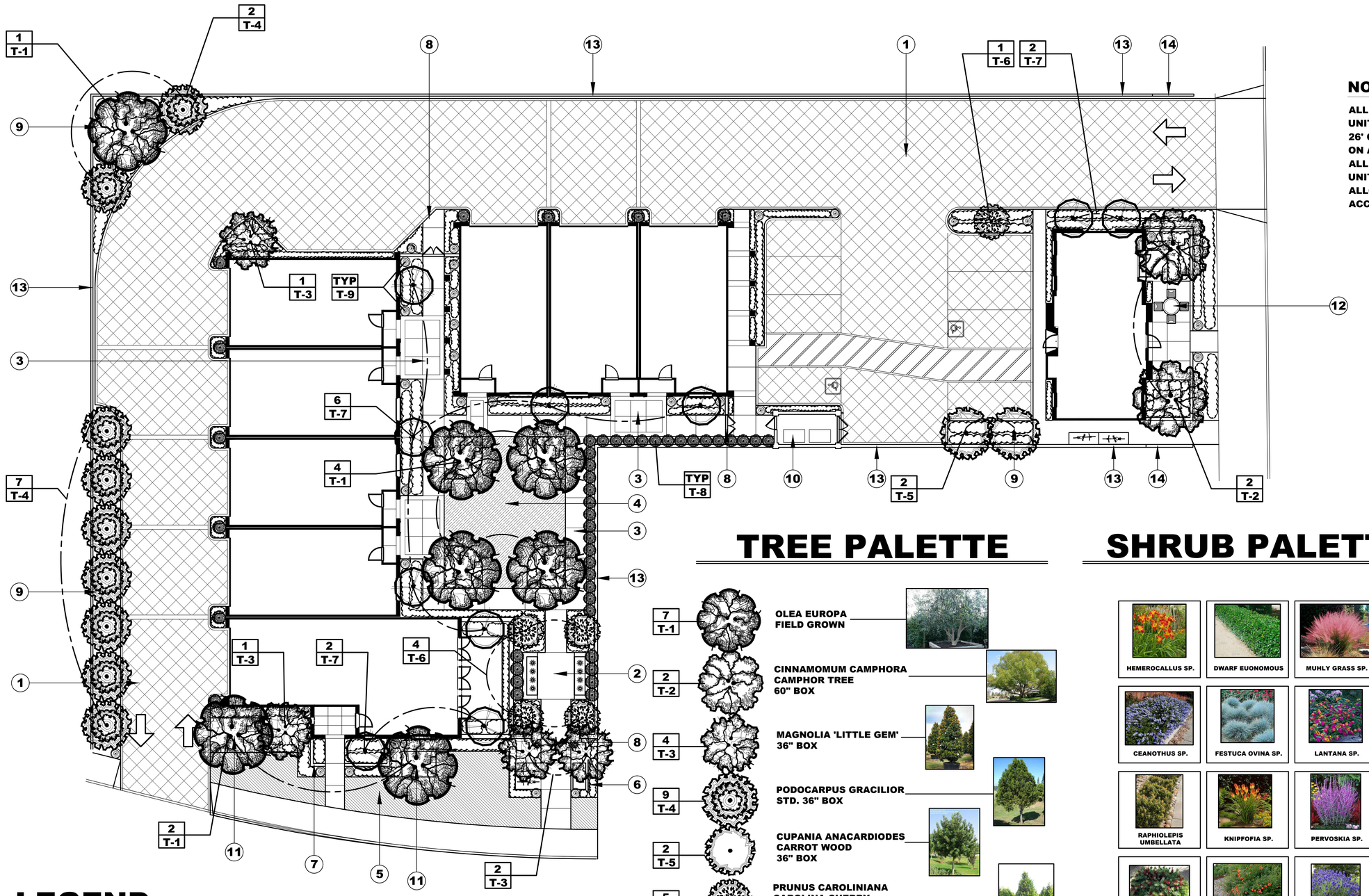
EGL Associates, Inc.
11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006
Tel: (626)263-3588
Fax: (562)263-3599

REGISTERED PROFESSIONAL ENGINEER — HAN-MING LIAW — 45846 — CIVIL — STATE OF CALIFORNIA

CITY OF GLENDORA — Engineering Division

SWPPP
501 W. ROUTE 66 AVE.,
GLENDORA, CA 91740

Reviewed By:		Plan No.: ___	Scale: 1" = 20'
		Drawn By: GB	Sheet 1 of 1
City Engineer	Date	Date: 10/22/2020	File No.: 19-128-004



NOTE:

ALL TREES ADJACENT TO COMMERCIAL UNIT SHALL BE MAINTAINED TO ALLOW 26' CLEAR TO SKY FIRETRUCK ACCESS ON ALL DRIVE AISLES.
ALL TREES ADJACENT TO RESIDENTIAL UNITS SHALL BE MAINTAINED TO ALLOW 20' CLEAR TO SKY FIRETRUCK ACCESS ON ALL DRIVE AISLES.

TREE PALETTE

7 T-1	OLEA EUROPA FIELD GROWN	
2 T-2	CINNAMOMUM CAMPHORA CAMPHOR TREE 60" BOX	
4 T-3	MAGNOLIA 'LITTLE GEM' 36" BOX	
9 T-4	PODOCARPUS GRACILIOR STD. 36" BOX	
2 T-5	CUPANIA ANACARDIODES CARROT WOOD 36" BOX	
5 T-6	PRUNUS CAROLINIANA CAROLINA CHERRY 5 GAL. (MAINTAIN 5' DIA. WIDTH MAXIMUM)	
10 T-7	CRAPE MYRTLE 36" BOX	
47 T-8	PODOCARPUS 'MAKI' 15 GAL.	
41 T-9	LIGUSTRUM TEXANUM CONE SHAPED PRIVET 15 GAL.	

SHRUB PALETTE

HEMEROCALLUS SP.	DWARF EUONOMOUS	MUHLY GRASS SP.
CEANOTHUS SP.	FESTUCA OVINA SP.	LANTANA SP.
RAPHIOLEPIS UMBELLATA	KNIPFOFIA SP.	PERVOSKIA SP.
DWARF CALLISTEMON	DWARF POMEGRANATE	LAVENDULA SP.


1"-2" CRUSHED ROCK GROUND COVER

TREE KEY

#	QUANTITY
T-#	TREE NUMBER

LEGEND:

1. NEW DRIVEWAY OF WASH FINISHED GRAY/TAN COLORED SCORED CONCRETE WITH CONCRETE TRIM AS SHOWN.

2. NEW COURTYARD ENTRY AREA WITH BUBBLER FOUNTAIN ON EACH SIDE.

3. NEW WALKWAY OF WASH FINISHED COLORED GRAY/TAN CONCRETE WITH SCORE JOINTS AS SHOWN.

4. NEW CENTRAL GRASS AREA WITH SHADE TREES AND SYNTHETIC TURF AS SHOWN.

5. NEW LAWN AREA OF SODDED TURF. (ALTA FESCUE BLEND OR ST. AUGUSTINE)

6. INDICATES MAILBOX CLUSTER LOCATION.

7. 18"-24" HIGH STUCCO ENTRY WALLS. (SEE ARCHITECTURAL DRAWINGS FOR STYLE AND COLOR)

8. INDICATES ELECTRONIC SECURITY ENTRY GATES LOCATION.

9. INDICATES TREE LOCATIONS (SEE TREE PALETTE THIS SHEET)

10. INDICATES 6' HIGH STUCCO TRASH ENCLOSURE WALL AND METAL GATES.

11. PLANTING AND CRUSHED ROCK GROUND COVER AREAS. (SEE SHRUB PALETTE AND PICTURES THIS SHEET)

12. INDICATES PREFABRICATED FURNITURE BY TENANTS.

13. NEW 6'-0" HIGH BLOCK WALL.

14. NEW 3'-0" HIGH BLOCK WALL.

REGISTERED LANDSCAPE ARCHITECT MARK A. GENNARO LA #3785 Signature 10-28-20 STATE OF CALIFORNIA

PROJECT
MULTI UNIT DEVELOPMENT

SITE
501 W. ROUTE 66, GLENDORA, CA 91740

LANDSHAPE INC.
LANDSCAPE ARCHITECTURE
PLANNING
#9 OAKMONT, TRABUCO CANYON
COTO DE CAZA, CA. 92679
MARK A. GENNARO - LICENSE #3785
TEL: (714) 915-0696

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE 1/10"=1'-0"	DRAWN BY: DORIAN	CHECKED BY: MARK	
DATE 10-28-2020	REVISIONS:		
	1 DATE	2 DATE	5 DATE
	3 DATE	4 DATE	6 DATE

JOB NO. **01910**

SHEET **L1**





A **EXTERIOR PLASTER:**
EXTERIOR PLASTER COLOR, I.C.I. #934 – COLOR NAME: "WHISPER WHITE,"
HAND–TROWELLED SANTA BARBARA FINISH

B **EXTERIOR TERRA COTTA ACCENT: CAP, WINDOW SILL & ETC.**
COLOR TO MATCH, COLOR NAME: "TERRA COTTA BLEND", AS SUPPLIED BY "REDLANDS CLAY TILE"

C **ROOFING:**
"REDLANDS CLAY TILE" (ICBO #4300), ALL BAJA MISSION STYLE, BLEND AS FOLLOWS:
40% CAFE ANTIGUA, 40% TERRA ANTIGUA, 20% PINTO GOLD FLASH

D **DOORS AND WINDOWS, TYPICAL:**
"LOEWEN" METAL CLAD (OR STEEL, COLOR TO MATCH), COLOR NAME: "AQUA MIST"

E **WINDOW SHUTTERS:**
PAINT GRADE WOOD, I.C.I. #942 – COLOR NAME: "HOLIDAY BOUGH"

F **ENTRY DOORS:**
STAIN GRADE WOOD, "OLYMPIC" STAIN #705 – COLOR NAME: "RUSSET"

G **GARAGE DOORS AND SIDE GATES:**
STAIN GRADE WOOD, "OLYMPIC" STAIN – COLOR NAME: "STORM GRAY"

H **EXPOSED WOOD: HEADER, POST RAFTER TAIL & ETC.**
STAIN GRADE WOOD, "OLYMPIC" STAIN – COLOR NAME: "CLOVE BROWN"

J **GUTTERS AND DOWNSPOUTS:**
COPPER OR THERMAL COPPER COATED STAINLESS STEEL

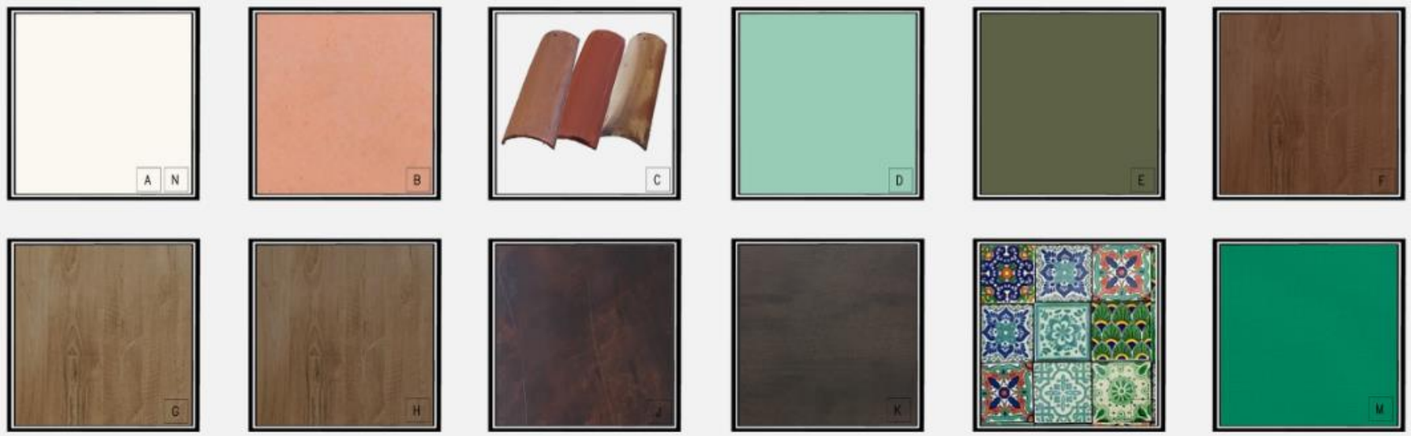
K **WROUGHT IRON:**
OIL–RUBBED FINISH

L **SPANISH TILE:**
AMAPOLA TERRA COTTA / MOSTAZA TILE BY MEXICAN TILE DESIGNS

M **FABRIC AWNING:**
"SEA GRASS GREEN" BY SUNBRELLA

N **PLASTER DETAIL (SCALLOPED, OR RECESSED):**
MATCH EXTERIOR PLASTER, REFER TO DETAILS





Material Board
501 Route 66 & 532 Parker Drive

8 Condominium Units and Office Building



View from Parking Lot SCALE: NONE 9



View from Parker SCALE: NONE 5



View from Route 66 SCALE: NONE 1



View from Courtyard SCALE: NONE 10



View from Parker SCALE: NONE 6



View from Route 66 SCALE: NONE 2



View from Courtyard SCALE: NONE 11



View from Parker SCALE: NONE 7



View from Parking Lot SCALE: NONE 3



View from Courtyard SCALE: NONE 12



View from Northeast Drive Aisle SCALE: NONE 8



View from Parking Lot SCALE: NONE 4

EBTA ARCHITECTS

17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122

501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Conceptual Renders

LICENSED ARCHITECT
AMY K. TAJIRIAN
No. C18832
Exp. 11-30-20
STATE OF CALIFORNIA

4/24/2018

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/30/2020

Sheet

A0.1

City of Glendora
Planning Application

Glendora Planning Department
116 East Foothill Boulevard | Glendora, California 91741
(626) 914-8214 | (626) 914-9053 fax
planning@ci.glendora.ca.us | www.ci.glendora.ca.us

PROJECT ADDRESS: 501 W. Route 66, Glendora, CA 91740

Assessor Parcel No: 8639-027-900, 901 & 902

APPLICANT/PRIMARY CONTACT:

Name: Robert Arturo

Phone: (626) 232-3251 Email: robert@buildingworksinc.net

Mailing Address: 130 N. Glendora Ave. Glendora, CA. 91741

PROPERTY OWNER:

Name: The Glendora Community Redevelopment Agency

Phone: 626-914-8200 Email: planning@cityofglendora.org

Mailing Address: 116 E. Foothill Blvd, Glendora, CA 91741

APPLICANT/PROPERTY OWNER AFFIDAVIT:

1. I declare under penalty of perjury under the laws of the State of California that the information provided in this application and the attachments hereto is true and correct to be the best of my knowledge.
2. I understand that I have the burden of proof regarding the information provided in this application.
3. I understand that there is no guarantee, express or implied, that this application will be approved. The application will be evaluated on its merits, taking into account all zoning requirements and findings of fact. I understand that the resulting decision may be contrary to a position taken or implied in preliminary discussions.
4. I acknowledge that all information provided on this application form and all documents submitted with the application are considered public record. I understand that copies of any documents submitted will be provided to any member of the public upon request and will be posted on the City of Glendora web site.

APPLICANT	**PROPERTY OWNER**
Name (Print): Don Bryant	**Name (Print):** Successor Agency to the Glendora Community Redevelopment Agency
Signature:	**Signature:**
Date: 12/12/19	**Date:**

OFFICIAL USE ONLY

Project file no.: PLN19-00440 ***Receipt no.:*** PR133L6/WEB1950

Received by: Joseph Weaver ***Date:*** 12/12/19

Deemed complete by: MJC/MC ***Date:***

APPLICATION REQUESTS:

☐ Animal Conditional Use Permit	$1,665	☐ Sign Variance	$1,951
☐ Certificate of Appropriateness / Landmark Review / Resource Review	No fee	☐ Specific Plan Review	$3,927 + $10,000 deposit
☐ Certificate of Compliance	$1,481 + technical review	☐ Tentative Parcel Map / Lot Split	$4,006
☐ Concept Review	$1,041	☐ Tentative Tract Map	$5,286 + $85 per lot over 4 lots
☐ Conditional Use Permit	$2,425	☐ Time Extension Review	$1,042
☐ Conditional Use Permit – Minor	$1,315	☐ Variance	$2,224
☒ Development Plan Review – Multifamily	$3,297	☐ Zone Change	$3,126
☐ Development Plan Review – Other	$2,483	☐ Zoning Verification Letter	$214
☐ General Plan Amendment – Residential	$3,645		
☐ General Plan Amendment – Other	$3,087	***Environmental (CEQA)***	
☐ Historic Landmark / Resource Designation	No fee	☐ Categorical Exemption	$214
☐ Landscape Plan	$340	☐ Other CEQA	actual cost
☐ Legal Review	actual cost		
☐ Lot Line Adjustment	$1,554 + technical review	***Public Notice***	
☐ Lot Merger	$1,554 + technical review	☐ Newspaper	actual cost
☐ Minor Modification	$1,422	☒ Mailing Label Postage	47¢ per mailing label $76.61
☐ Modification Review (CUP or Variance)	$2,067		
☐ Planned Development / Redevelopment	$3,275 + $10,000 deposit	☐ *Concept Review Credit (CRC)*	-$1,041
		Total Fees *(minus any CRC)*	
		Total Deposit	

PROJECT PROPOSAL (Written Description – Attach additional sheets if necessary): _____

Construct new 9 units mix use condominium (8 residential units and 1 commercial unit)



PHOTO 1
Facing Southeast 34.1296, -117.8709



PHOTO 1
Facing South 34.1296, -117.8709

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 3
View of the Santa Clara river, immediately north of Magic Mountain

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 4
Facing South 34.1296, -117.8706

FIGURE 1.8-2
February 7, 2020 - Site Photographs

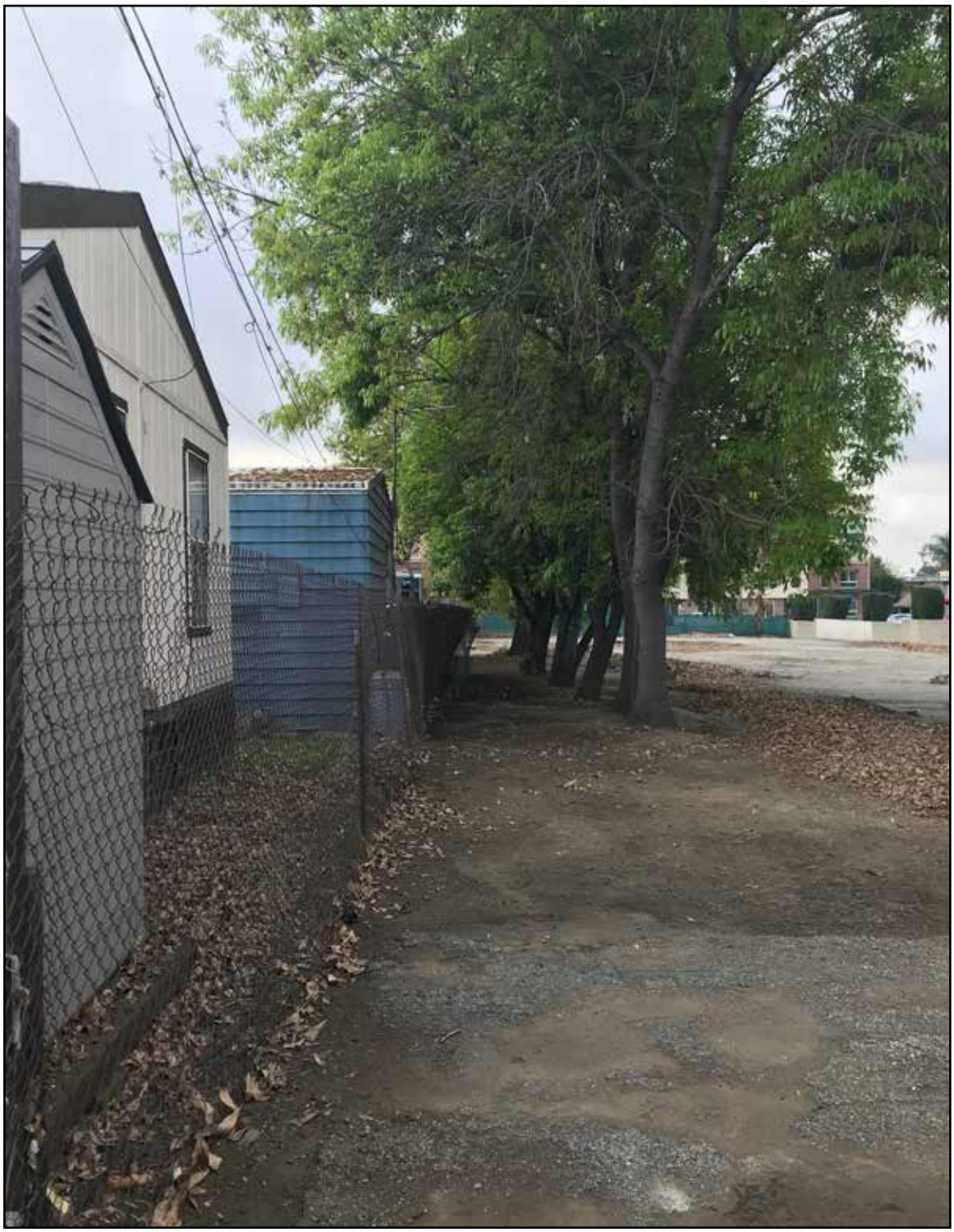


PHOTO 5
Facing South 34.1296, -117.8706

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 6
Facing Southwest 34.1296, -117.8705

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 7
Facing Northwest 34.1293, -117.8705



PHOTO 8
Facing West 34.1293, -117.8705

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 9
Facing Southwest 34.1293, -117.8705



PHOTO 10
Facing Southwest 34.1293, -117.8705

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 11
Facing Northwest 34.1293, -117.8707



PHOTO 12
Facing Northeast 34.1293, -117.8707

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 13
Facing Southeast 34.1293, -117.8707



PHOTO 14
Facing Northeast 34.1293, -117.8708

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 15
Facing North 34.1293, -117.8709



PHOTO 16
Facing Northeast 34.1293, -117.8709

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 17
Facing South 34.1293, -117.8709



PHOTO 18
Facing East 34.1294, -117.8709

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 19
Facing Southeast 34.1294, -117.8709



PHOTO 20
Facing Northeast 34.1294, -117.8709

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 21
Facing East 34.1295, -117.8711



PHOTO 22
Facing Northeast 34.1295, -117.8711

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 23
Facing Southeast 34.1295, -117.8711



PHOTO 24
Facing Northeast 34.1289, -117.8707

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 25
Facing East 34.1289, -117.8707



PHOTO 26
Facing North 34.1289, -117.8706

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 27
Facing Northwest 34.1289, -117.8704



PHOTO 28
Facing West 34.1289, -117.8704

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 29
Facing East 34.1289, -117.8710



PHOTO 30
Facing North 34.1289, -117.8710

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 31
Facing West 34.1289, -117.8704



PHOTO 32
Facing North 34.1287, -117.8705

FIGURE 1.8-2
February 7, 2020 - Site Photographs

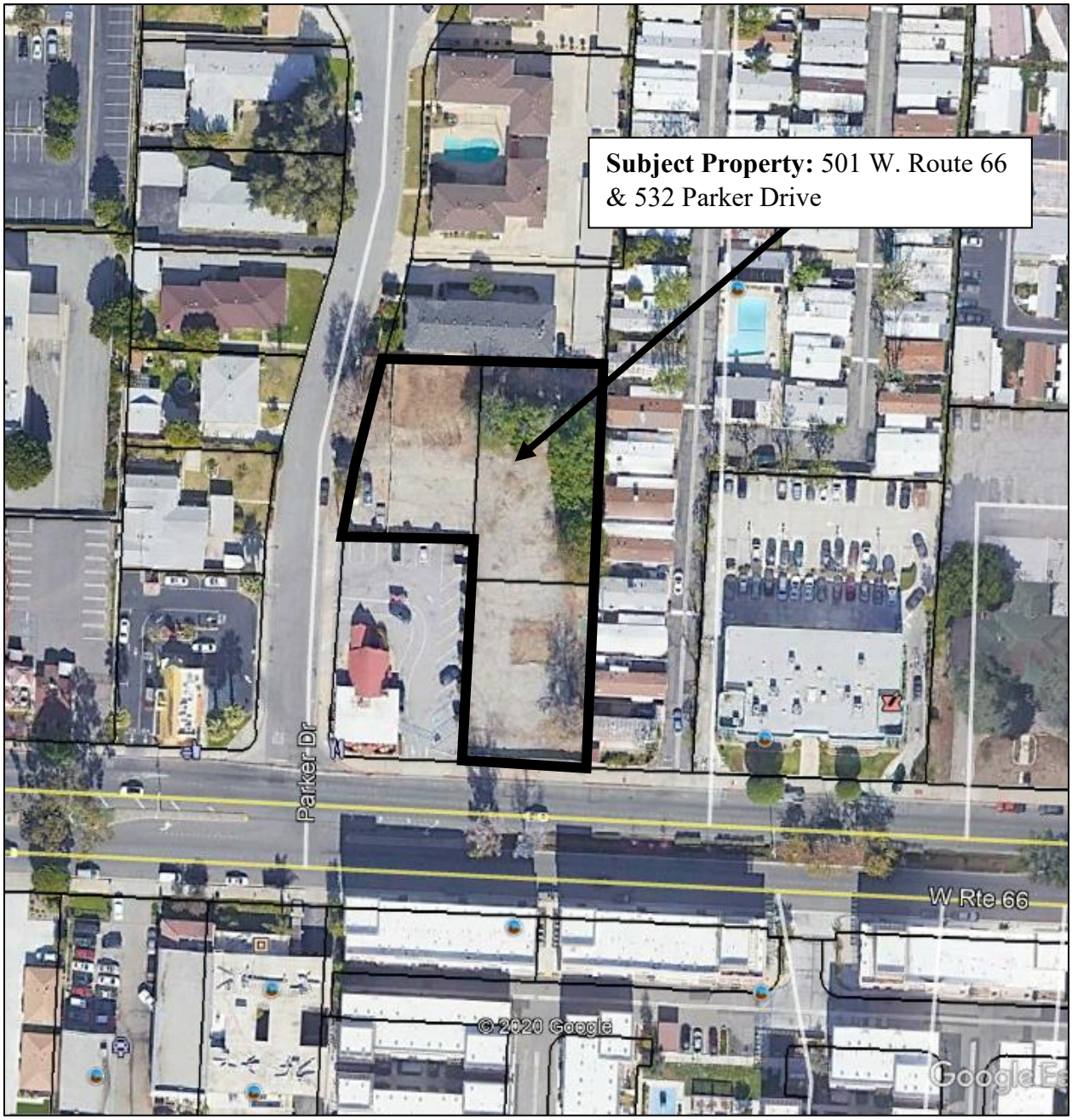


PHOTO 33
Facing Northwest 34.1287, -117.8705



PHOTO 34
Facing Northeast 34.1286, -117.8712

FIGURE 1.8-2
February 7, 2020 - Site Photographs



Existing Aerial Image of Project Site

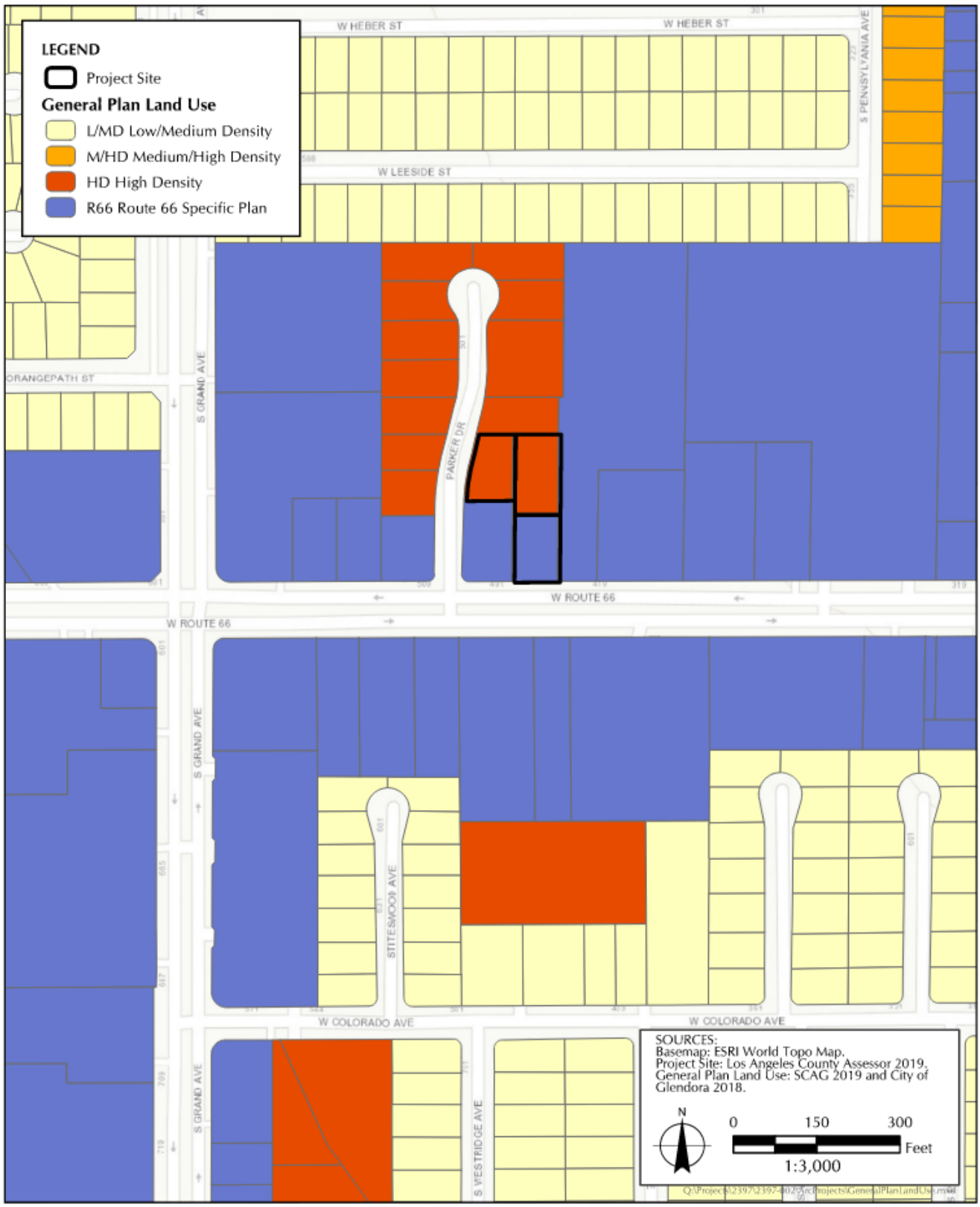


FIGURE 1.6-1
General Plan Land Use Map

City of Glendora

Notice of Intent to Adopt a Mitigated Negative Declaration

PURPOSE: In accordance with the State of California Public Resources Code Section 21092, Sections 15063 and 15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act (CEQA), this notice is to inform public agencies, City residents, and the general public that with assistance from Sapphos Environmental, Inc., the City of Glendora, as lead agency, has prepared an initial study of environmental impacts on the following project, and is recommending the environmental determination described below.

PROJECT TITLE: 501 West Route 66 and 532 Parker Drive Project (File #PLN19-0046)

PROJECT LOCATION: The project site is located at 501 West Route 66 and 532 Parker Drive in the City of Glendora, CA, 91740 in Los Angeles County. The site is approximately 0.72 acre (31,487 square feet) and consists of three (3) vacant land parcels with Assessor's Parcel Numbers (APNs) 8639-027-900, 8639-027-901, and 8639-027-902 and bordered by APNs 8639-027-005, 8639-020-015, and 8639-027-001. The proposed project site is directly adjacent to residential and commercial properties and is located approximately 0.6 mile north of Interstate 210 Foothill Freeway. The proposed project is bound on the north by a multi-family residential property, on the east by mobile homes and residential uses, on the south by the Historic Route 66 and multi-family residential property, and on the west by Parker Drive and residential and commercial properties. A restaurant (El Amigo) is located on the adjacent neighboring corner parcel directly southwest of the proposed project site. The proposed project site appears on the U.S. Geological Survey (USGS) 7.5-minute series Glendora topographic quadrangle. The elevation ranges across all three (3) parcels from approximately 712 feet above mean sea level (MSL) to approximately 715 feet above MSL from north to south of the project site, respectively.

PROJECT DESCRIPTION: Building Worx Development, LLC is seeking to develop a mixed-use project on the above-mentioned site that involves:

- Demolition of an existing remnant building foundation and what partially remains of an old, paved parking lot surface. Removal of fourteen (14) non-native Ash Trees (*Faxinus* sp.), including one (1) tree that is partially located within the right-of-way along Parker Drive; and
- Construction of three new buildings and associated items:
    - *Residential* – Eight (8) 3-story residential townhomes within two (2) buildings (Building A and B) in an area currently designated for high-density residential development. The residential units would contain three (3) to four (4) bedrooms per unit. Each unit would be approximately 1,625 to 2,496 square feet. Building A would consist of five (5) residential units and a two-car garage providing a total of ten (10) residential parking stalls. Building B would consist of three (3) residential units and a two-car garage providing a total of six (6) residential parking stalls.
    - *Commercial* – One (1) single-story, 1,000-square-foot office building that fronts Route 66.

(continued on other side)

- New landscaping throughout the mixed-use development, including a common residential open space area (approximately 5,050 square feet), which would be constructed adjacent to the townhomes. Approximately thirty-nine (39) trees would be planted to replace the fourteen (14) removed.
- Surface parking lot areas providing two (2) residential parking stalls and three (3) residential guest parking stalls and four (4) commercial parking stalls, which would be located on the southeast corner of the project area.

The project involves the following discretionary approvals from the City of Glendora:

- *General Plan Amendment* to unify all three (3) parcels to a single designation and change the General Plan land use designation for the two northern parcels (AIN 8639-027-901 and 8639-027-902) from *High Density (HD)* residential to *Route 66 Specific Plan (R66)*. The General Plan land use designation for parcel number 8639-027-900 would remain its existing *R66*.
- *Zone Change* to unify all three (3) parcels to a single designation and change the zoning designation for the two northern parcels (AIN 8639-027-901 and 8639-027-902) from *Multi-Family Residential (R-3)* to *Town Center Mixed Use (RT66-TCMU)*. The zoning designation for parcel number 8639-027-900 would remain *RT66-TCMU*.
- *Development Plan Review* for the project's development related plans.
- *Tentative Tract Map 82949* to consolidate the three (3) parcels and subdivide the site's 0.72 acre of land to create a mixed-use condominium development consisting of a single commercial building and eight (8) attached 3-story residential homes, along with shared supporting community infrastructure, landscaping, lighting, and common areas.
- *City Tree Removal Permit* from City Forester to authorize the removal of a tree identified to be partially located within the City's street right-of-way.

MITIGATED NEGATIVE DECLARATION: An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations Section 15063 ("CEQA Guidelines"). A Mitigated Negative Declaration (MND) is proposed for this mixed-use project pursuant to CEQA Section 15070 and examines potential impacts of the proposed project on the environment.

The MND can be viewed online at: https://www.501route66.com and will be available for a 30-day public review which begins on November 23, 2020 and ends at 5:00 P.M. on December 23, 2020. **All comments must be postmarked or emailed no later than December 23, 2020**. Be sure to include the name, phone number and address of the agency's contact person in your response.

Written comments may be provided via email to: *mcarnahan@cityofglendora.org* or by letter to:

City of Glendora - City Hall
Community Development Department
Attn: Mark Carnahan, City Planner
116 E. Foothill Boulevard
Glendora, CA 91741

Please direct any questions regarding this meeting to Mr. Mark Carnahan at (626) 914-8253 or *mcarnahan@cityofglendora.org*.

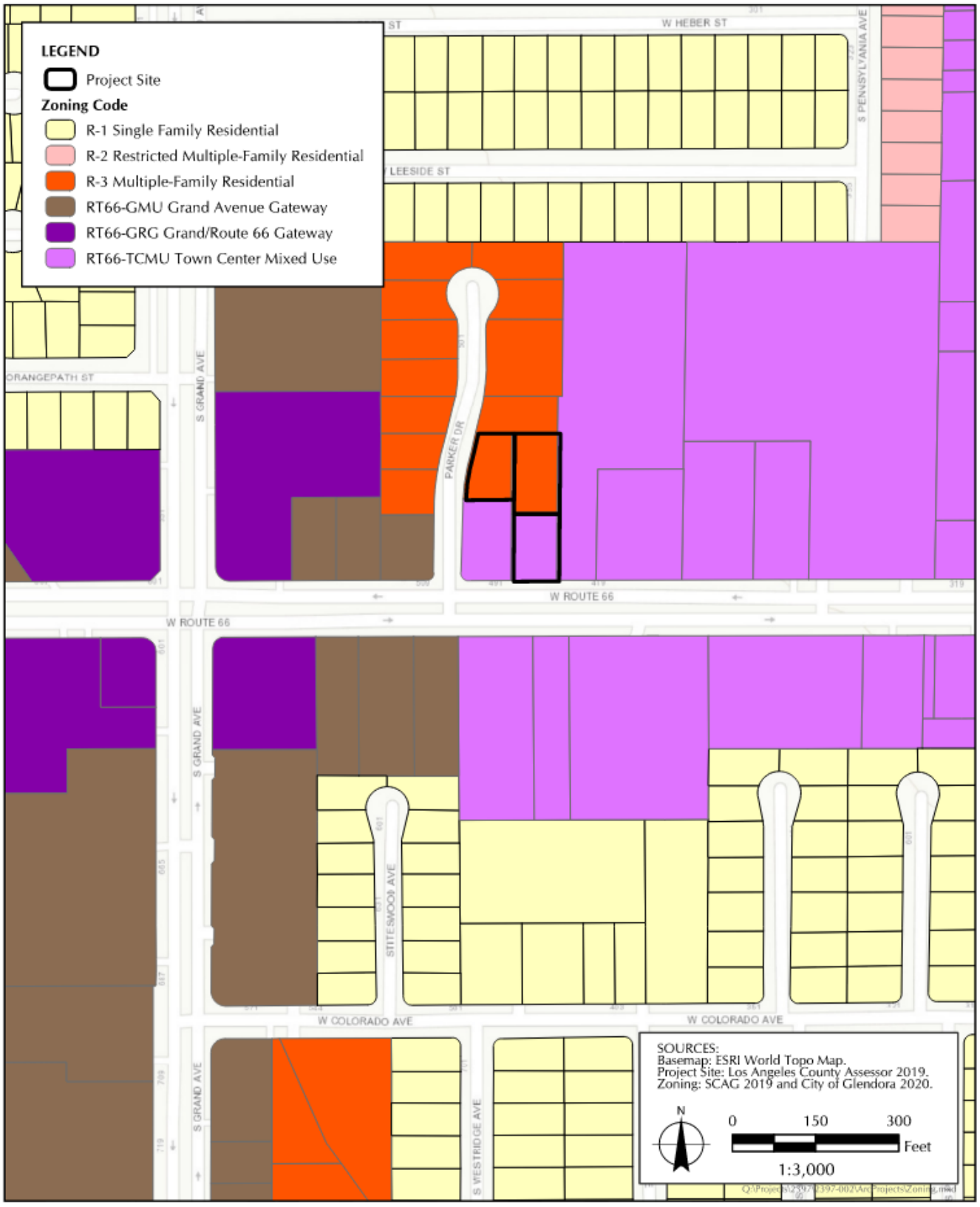


FIGURE 1.7-1
Zoning Map

501 West Route 66 and 532 Parker Drive Project

Initial Study/Proposed Mitigated Negative Declaration

Volume II: Appendices

Prepared for:

City of Glendora
116 East Foothill Boulevard
Glendora, CA 91741

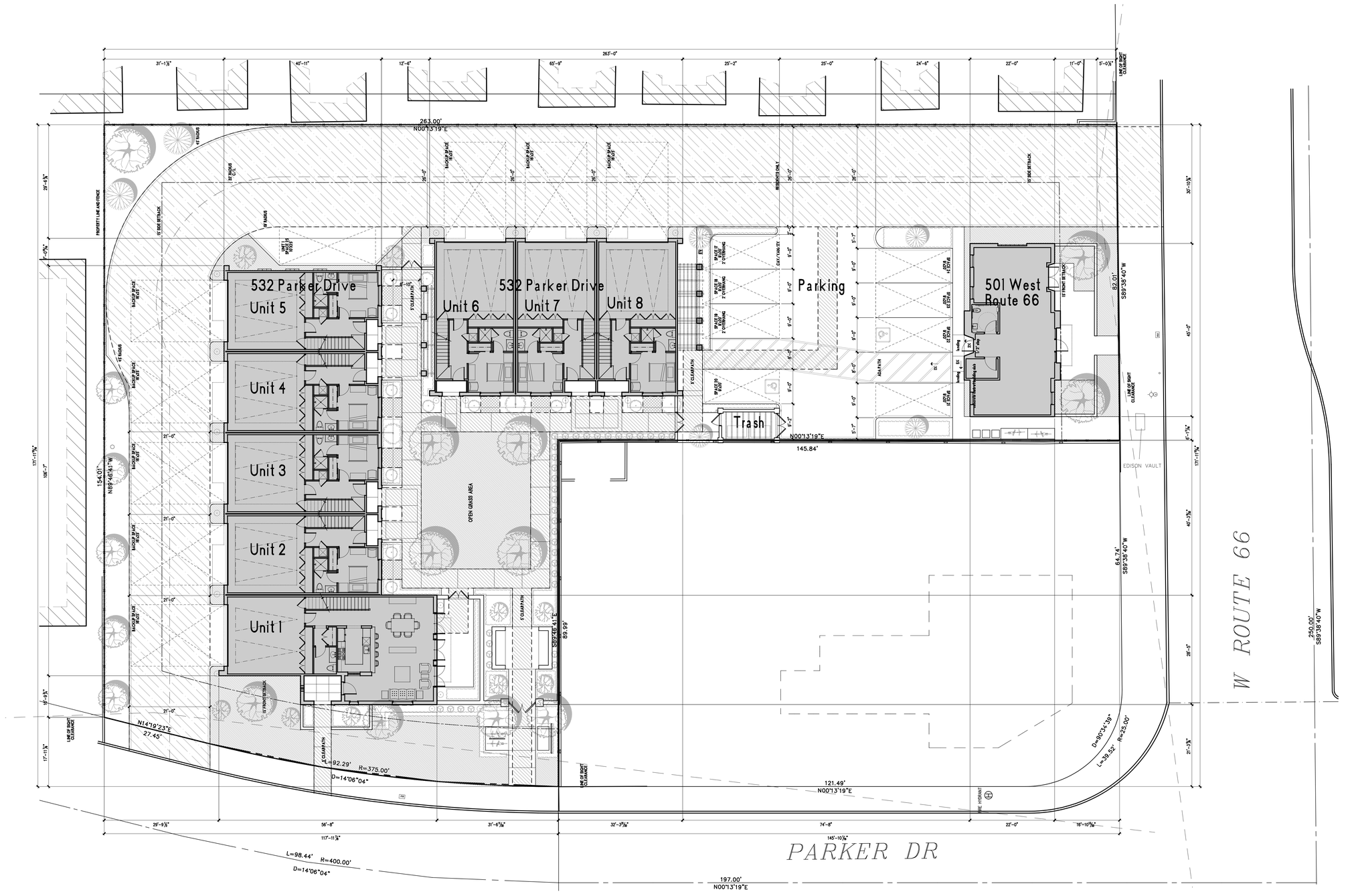
Prepared by:

Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

November 23, 2020

Appendix A

Project Plans



Site Plan - Fire Plan

SCALE: 3/32" = 1'-0" 1

Fire Notes

FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32' CENTERLINE TURNING RADIUS PER CFC 503.2.4

PRIVATE DRIVEWAY / FIRE LANE SHALL REMAIN CLEAR TO THE SKY

FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE UILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES PER CFC 504.1

ALL FIREFIGHTER ACCESS WALKWAY HARDSCAPE SHALL BE CONCRETE AND SHALL SLOPE 2% MAX TOWARDS DRAINAGE, AWAY FROM THE BUILDING

ALL FIREFIGHTER ACCESS WALKWAY DECOMPOSED GRAVEL SHALL BE MAINTAINED CLEAR AND SHALL SLOPE 2.5% MAX AWAY FROM THE BUILDING

REFER TO THE FIRE FLOW FORMS FOR ADDITIONAL INFORMATION

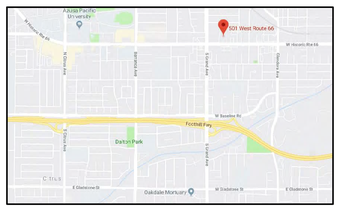
Keynotes

- AREA OF 5' DECOMPOSED GRAVEL PATH FOR FIREFIGHTER PATH
- PRIVATE DRIVEWAY / FIRE LANE – MINIMUM DIMENSIONS AS SHOWN PROVIDE CLEARANCES TO THE SKY
- PRIVATE DRIVEWAY / FIRE LANE, DIMENSIONS AS SHOWN
- AREA OF PLANTING PER LANDSCAPE DRAWINGS
- ADA WALKWAY

Context Map



Vicinity Map



PROJECT LOCATION
Tract 20122
501 W. Route 66 & 532 Parker Drive, Glendora CA 91740

NOT TO SCALE

EBTA ARCHITECTS
17871 MITCHELL NORTH
SUITE 150
IRVINE, CA 92614
TEL (949) 955-3282
FAX (949) 955-1377

A.I.N. 8639-027-900
8639-027-901
8639-027-902

PC #: PLANNING:
BUILDING:
GRADING:
FIRE:
LANDSCAPE:

Construction Plan Issue Date:

501 Route 66 & 532 Parker Drive

Tract 20122
501 West Route 66 & 532 Parker Drive, Glendora, CA 91740

Site Plan
Fire Plan

LICENSED ARCHITECT
AMIT K. TANDON
No. C18832
Exp. 11-30-20
STATE OF CALIFORNIA
4/24/2018

N

Project Number 19019
Planning Sub. #1 12/10/2019
Building Sub. #1
Revision FIRE/PLAN 1 10/21/20
Revision
Revision
Revision
Revision
Revision
PLOT DATE: 10/27/2020

Sheet
A1.2

Appendix B

CalEEMod Data

Commercial- 501 West Route 66 and 531 Parker Drive Project

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	1.00	1000sqft	0.02	1,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - provided sf

Table Name	Column Name	Default Value	New Value

2.0 Emissions Summary

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					
2020	0.0563	0.5167	0.4436	6.9000e-004	2.2000e-003	0.0304	0.0326	7.6000e-004	0.0281	0.0288	0.0000	60.7521	60.7521	0.0183	0.0000	61.2087
Maximum	**0.0563**	**0.5167**	**0.4436**	**6.9000e-004**	**2.2000e-003**	**0.0304**	**0.0326**	**7.6000e-004**	**0.0281**	**0.0288**	**0.0000**	**60.7521**	**60.7521**	**0.0183**	**0.0000**	**61.2087**

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					
2020	0.0563	0.5167	0.4436	6.9000e-004	2.2000e-003	0.0304	0.0326	7.6000e-004	0.0281	0.0288	0.0000	60.7520	60.7520	0.0183	0.0000	61.2086
Maximum	**0.0563**	**0.5167**	**0.4436**	**6.9000e-004**	**2.2000e-003**	**0.0304**	**0.0326**	**7.6000e-004**	**0.0281**	**0.0288**	**0.0000**	**60.7520**	**60.7520**	**0.0183**	**0.0000**	**61.2086**

	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	N20	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-30-2020	9-29-2020	0.3138	0.3138
		Highest	0.3138	0.3138

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	4.0800e-003	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Energy	5.0000e-005	4.8000e-004	4.0000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	5.0309	5.0309	2.0000e-004	5.0000e-005	5.0502
Mobile	2.4800e-003	0.0136	0.0339	1.3000e-004	0.0109	1.0000e-004	0.0110	2.9200e-003	1.0000e-004	3.0200e-003	0.0000	11.8661	11.8661	5.6000e-004	0.0000	11.8802
Waste						0.0000	0.0000		0.0000	0.0000	0.1888	0.0000	0.1888	0.0112	0.0000	0.4677
Water						0.0000	0.0000		0.0000	0.0000	0.0564	1.1230	1.1794	5.8400e-003	1.5000e-004	1.3689
Total	**6.6100e-003**	**0.0141**	**0.0343**	**1.3000e-004**	**0.0109**	**1.4000e-004**	**0.0111**	**2.9200e-003**	**1.4000e-004**	**3.0600e-003**	**0.2452**	**18.0200**	**18.2652**	**0.0178**	**2.0000e-004**	**18.7670**

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	4.0800e-003	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Energy	5.0000e-005	4.8000e-004	4.0000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	5.0309	5.0309	2.0000e-004	5.0000e-005	5.0502
Mobile	2.4800e-003	0.0136	0.0339	1.3000e-004	0.0109	1.0000e-004	0.0110	2.9200e-003	1.0000e-004	3.0200e-003	0.0000	11.8661	11.8661	5.6000e-004	0.0000	11.8802
Waste						0.0000	0.0000		0.0000	0.0000	0.1888	0.0000	0.1888	0.0112	0.0000	0.4677
Water						0.0000	0.0000		0.0000	0.0000	0.0564	1.1230	1.1794	5.8400e-003	1.5000e-004	1.3689
Total	**6.6100e-003**	**0.0141**	**0.0343**	**1.3000e-004**	**0.0109**	**1.4000e-004**	**0.0111**	**2.9200e-003**	**1.4000e-004**	**3.0600e-003**	**0.2452**	**18.0200**	**18.2652**	**0.0178**	**2.0000e-004**	**18.7670**

	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	N20	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	6/30/2020	7/13/2020	5	10	
2	Site Preparation	Site Preparation	7/14/2020	7/14/2020	5	1	
3	Grading	Grading	7/15/2020	7/16/2020	5	2	
4	Building Construction	Building Construction	7/17/2020	12/3/2020	5	100	
5	Paving	Paving	12/4/2020	12/10/2020	5	5	
6	Architectural Coating	Architectural Coating	12/11/2020	12/17/2020	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 1,500; Non-Residential Outdoor: 500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2020

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	4.3400e-003	0.0394	0.0381	6.0000e-005		2.3400e-003	2.3400e-003		2.2300e-003	2.2300e-003	0.0000	5.2038	5.2038	9.8000e-004	0.0000	5.2284
Total	**4.3400e-003**	**0.0394**	**0.0381**	**6.0000e-005**		**2.3400e-003**	**2.3400e-003**		**2.2300e-003**	**2.2300e-003**	**0.0000**	**5.2038**	**5.2038**	**9.8000e-004**	**0.0000**	**5.2284**

3.2 Demolition - 2020

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	2.2000e-004	1.7000e-004	1.9000e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4943	0.4943	1.0000e-005	0.0000	0.4947
Total	**2.2000e-004**	**1.7000e-004**	**1.9000e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.4943**	**0.4943**	**1.0000e-005**	**0.0000**	**0.4947**

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	4.3400e-003	0.0394	0.0381	6.0000e-005		2.3400e-003	2.3400e-003		2.2300e-003	2.2300e-003	0.0000	5.2038	5.2038	9.8000e-004	0.0000	5.2284
Total	**4.3400e-003**	**0.0394**	**0.0381**	**6.0000e-005**		**2.3400e-003**	**2.3400e-003**		**2.2300e-003**	**2.2300e-003**	**0.0000**	**5.2038**	**5.2038**	**9.8000e-004**	**0.0000**	**5.2284**

3.2 Demolition - 2020

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	2.2000e-004	1.7000e-004	1.9000e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4943	0.4943	1.0000e-005	0.0000	0.4947
Total	**2.2000e-004**	**1.7000e-004**	**1.9000e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.4943**	**0.4943**	**1.0000e-005**	**0.0000**	**0.4947**

3.3 Site Preparation - 2020

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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.4000e-004	4.2200e-003	2.0500e-003	0.0000		1.7000e-004	1.7000e-004		1.5000e-004	1.5000e-004	0.0000	0.4280	0.4280	1.4000e-004	0.0000	0.4314
Total	**3.4000e-004**	**4.2200e-003**	**2.0500e-003**	**0.0000**	**2.7000e-004**	**1.7000e-004**	**4.4000e-004**	**3.0000e-005**	**1.5000e-004**	**1.8000e-004**	**0.0000**	**0.4280**	**0.4280**	**1.4000e-004**	**0.0000**	**0.4314**

3.3 Site Preparation - 2020

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	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0247	0.0247	0.0000	0.0000	0.0247
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0247**	**0.0247**	**0.0000**	**0.0000**	**0.0247**

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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.4000e-004	4.2200e-003	2.0500e-003	0.0000		1.7000e-004	1.7000e-004		1.5000e-004	1.5000e-004	0.0000	0.4280	0.4280	1.4000e-004	0.0000	0.4314
Total	**3.4000e-004**	**4.2200e-003**	**2.0500e-003**	**0.0000**	**2.7000e-004**	**1.7000e-004**	**4.4000e-004**	**3.0000e-005**	**1.5000e-004**	**1.8000e-004**	**0.0000**	**0.4280**	**0.4280**	**1.4000e-004**	**0.0000**	**0.4314**

3.3 Site Preparation - 2020

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	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0247	0.0247	0.0000	0.0000	0.0247
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0247**	**0.0247**	**0.0000**	**0.0000**	**0.0247**

3.4 Grading - 2020

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.7000e-004	7.8700e-003	7.6200e-003	1.0000e-005		4.7000e-004	4.7000e-004		4.5000e-004	4.5000e-004	0.0000	1.0408	1.0408	2.0000e-004	0.0000	1.0457
Total	**8.7000e-004**	**7.8700e-003**	**7.6200e-003**	**1.0000e-005**	**7.5000e-004**	**4.7000e-004**	**1.2200e-003**	**4.1000e-004**	**4.5000e-004**	**8.6000e-004**	**0.0000**	**1.0408**	**1.0408**	**2.0000e-004**	**0.0000**	**1.0457**

3.4 Grading - 2020

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	4.0000e-005	3.0000e-005	3.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0989	0.0989	0.0000	0.0000	0.0989
Total	**4.0000e-005**	**3.0000e-005**	**3.8000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0989**	**0.0989**	**0.0000**	**0.0000**	**0.0989**

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.7000e-004	7.8700e-003	7.6200e-003	1.0000e-005		4.7000e-004	4.7000e-004		4.5000e-004	4.5000e-004	0.0000	1.0408	1.0408	2.0000e-004	0.0000	1.0457
Total	**8.7000e-004**	**7.8700e-003**	**7.6200e-003**	**1.0000e-005**	**7.5000e-004**	**4.7000e-004**	**1.2200e-003**	**4.1000e-004**	**4.5000e-004**	**8.6000e-004**	**0.0000**	**1.0408**	**1.0408**	**2.0000e-004**	**0.0000**	**1.0457**

3.4 Grading - 2020

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	4.0000e-005	3.0000e-005	3.8000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0989	0.0989	0.0000	0.0000	0.0989
Total	**4.0000e-005**	**3.0000e-005**	**3.8000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0989**	**0.0989**	**0.0000**	**0.0000**	**0.0989**

3.5 Building Construction - 2020

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	0.0431	0.4426	0.3694	5.7000e-004		0.0261	0.0261		0.0240	0.0240	0.0000	50.0302	50.0302	0.0162	0.0000	50.4348
Total	**0.0431**	**0.4426**	**0.3694**	**5.7000e-004**		**0.0261**	**0.0261**		**0.0240**	**0.0240**	**0.0000**	**50.0302**	**50.0302**	**0.0162**	**0.0000**	**50.4348**

3.5 Building Construction - 2020

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	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
Total	**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**

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	0.0431	0.4426	0.3694	5.7000e-004		0.0261	0.0261		0.0240	0.0240	0.0000	50.0302	50.0302	0.0162	0.0000	50.4347
Total	**0.0431**	**0.4426**	**0.3694**	**5.7000e-004**		**0.0261**	**0.0261**		**0.0240**	**0.0240**	**0.0000**	**50.0302**	**50.0302**	**0.0162**	**0.0000**	**50.4347**

3.5 Building Construction - 2020

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	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
Total	**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**

3.6 Paving - 2020

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	1.9300e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.9300e-003**	**0.0181**	**0.0178**	**3.0000e-005**		**9.9000e-004**	**9.9000e-004**		**9.2000e-004**	**9.2000e-004**	**0.0000**	**2.3482**	**2.3482**	**6.8000e-004**	**0.0000**	**2.3653**

3.6 Paving - 2020

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	2.0000e-004	1.5000e-004	1.7100e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4449	0.4449	1.0000e-005	0.0000	0.4452
Total	**2.0000e-004**	**1.5000e-004**	**1.7100e-003**	**0.0000**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4449**	**0.4449**	**1.0000e-005**	**0.0000**	**0.4452**

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	1.9300e-003	0.0181	0.0178	3.0000e-005		9.9000e-004	9.9000e-004		9.2000e-004	9.2000e-004	0.0000	2.3482	2.3482	6.8000e-004	0.0000	2.3653
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.9300e-003**	**0.0181**	**0.0178**	**3.0000e-005**		**9.9000e-004**	**9.9000e-004**		**9.2000e-004**	**9.2000e-004**	**0.0000**	**2.3482**	**2.3482**	**6.8000e-004**	**0.0000**	**2.3653**

3.6 Paving - 2020

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	2.0000e-004	1.5000e-004	1.7100e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4449	0.4449	1.0000e-005	0.0000	0.4452
Total	**2.0000e-004**	**1.5000e-004**	**1.7100e-003**	**0.0000**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4449**	**0.4449**	**1.0000e-005**	**0.0000**	**0.4452**

3.7 Architectural Coating - 2020

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	4.6300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.1000e-004	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396
Total	**5.2400e-003**	**4.2100e-003**	**4.5800e-003**	**1.0000e-005**		**2.8000e-004**	**2.8000e-004**		**2.8000e-004**	**2.8000e-004**	**0.0000**	**0.6383**	**0.6383**	**5.0000e-005**	**0.0000**	**0.6396**

3.7 Architectural Coating - 2020

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	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
Total	**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**

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	4.6300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.1000e-004	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6396
Total	**5.2400e-003**	**4.2100e-003**	**4.5800e-003**	**1.0000e-005**		**2.8000e-004**	**2.8000e-004**		**2.8000e-004**	**2.8000e-004**	**0.0000**	**0.6383**	**0.6383**	**5.0000e-005**	**0.0000**	**0.6396**

3.7 Architectural Coating - 2020

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	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
Total	**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**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	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	2.4800e-003	0.0136	0.0339	1.3000e-004	0.0109	1.0000e-004	0.0110	2.9200e-003	1.0000e-004	3.0200e-003	0.0000	11.8661	11.8661	5.6000e-004	0.0000	11.8802
Unmitigated	2.4800e-003	0.0136	0.0339	1.3000e-004	0.0109	1.0000e-004	0.0110	2.9200e-003	1.0000e-004	3.0200e-003	0.0000	11.8661	11.8661	5.6000e-004	0.0000	11.8802

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Office Park	11.42	1.64	0.76	28,719	28,719
Total	11.42	1.64	0.76	28,719	28,719

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Office Park	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	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	4.5085	4.5085	1.9000e-004	4.0000e-005	4.5246
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	4.5085	4.5085	1.9000e-004	4.0000e-005	4.5246
NaturalGas Mitigated	5.0000e-005	4.8000e-004	4.0000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.5224	0.5224	1.0000e-005	1.0000e-005	0.5255
NaturalGas Unmitigated	5.0000e-005	4.8000e-004	4.0000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.5224	0.5224	1.0000e-005	1.0000e-005	0.5255

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					
Office Park	9790	5.0000e-005	4.8000e-004	4.0000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.5224	0.5224	1.0000e-005	1.0000e-005	0.5255
Total		**5.0000e-005**	**4.8000e-004**	**4.0000e-004**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.5224**	**0.5224**	**1.0000e-005**	**1.0000e-005**	**0.5255**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Office Park	9790	5.0000e-005	4.8000e-004	4.0000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.5224	0.5224	1.0000e-005	1.0000e-005	0.5255
Total		**5.0000e-005**	**4.8000e-004**	**4.0000e-004**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.5224**	**0.5224**	**1.0000e-005**	**1.0000e-005**	**0.5255**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Office Park	14150	4.5085	1.9000e-004	4.0000e-005	4.5246
Total		**4.5085**	**1.9000e-004**	**4.0000e-005**	**4.5246**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Office Park	14150	4.5085	1.9000e-004	4.0000e-005	4.5246
Total		**4.5085**	**1.9000e-004**	**4.0000e-005**	**4.5246**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	4.0800e-003	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Unmitigated	4.0800e-003	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005

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	4.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.6100e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Total	**4.0700e-003**	**0.0000**	**1.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0000e-005**	**2.0000e-005**	**0.0000**	**0.0000**	**3.0000e-005**

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	4.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.6100e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Total	**4.0700e-003**	**0.0000**	**1.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0000e-005**	**2.0000e-005**	**0.0000**	**0.0000**	**3.0000e-005**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.1794	5.8400e-003	1.5000e-004	1.3689
Unmitigated	1.1794	5.8400e-003	1.5000e-004	1.3689

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Office Park	0.177734 / 0.108934	1.1794	5.8400e-003	1.5000e-004	1.3689
Total		**1.1794**	**5.8400e-003**	**1.5000e-004**	**1.3689**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Office Park	0.177734 / 0.108934	1.1794	5.8400e-003	1.5000e-004	1.3689
Total		**1.1794**	**5.8400e-003**	**1.5000e-004**	**1.3689**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.1888	0.0112	0.0000	0.4677
Unmitigated	0.1888	0.0112	0.0000	0.4677

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Office Park	0.93	0.1888	0.0112	0.0000	0.4677
Total		**0.1888**	**0.0112**	**0.0000**	**0.4677**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Office Park	0.93	0.1888	0.0112	0.0000	0.4677
Total		**0.1888**	**0.0112**	**0.0000**	**0.4677**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Commercial- 501 West Route 66 and 531 Parker Drive Project

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	1.00	1000sqft	0.02	1,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - provided sf

Table Name	Column Name	Default Value	New Value

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	2.0962	8.8523	8.0301	0.0133	0.8645	0.5224	1.3326	0.4434	0.4806	0.8899	0.0000	1,261.6189	1,261.6189	0.3567	0.0000	1,267.1238
Maximum	**2.0962**	**8.8523**	**8.0301**	**0.0133**	**0.8645**	**0.5224**	**1.3326**	**0.4434**	**0.4806**	**0.8899**	**0.0000**	**1,261.6189**	**1,261.6189**	**0.3567**	**0.0000**	**1,267.1238**

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					
2020	2.0962	8.8523	8.0301	0.0133	0.8645	0.5224	1.3326	0.4434	0.4806	0.8899	0.0000	1,261.6189	1,261.6189	0.3567	0.0000	1,267.1238
Maximum	**2.0962**	**8.8523**	**8.0301**	**0.0133**	**0.8645**	**0.5224**	**1.3326**	**0.4434**	**0.4806**	**0.8899**	**0.0000**	**1,261.6189**	**1,261.6189**	**0.3567**	**0.0000**	**1,267.1238**

	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	N20	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**

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	0.0224	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Energy	2.9000e-004	2.6300e-003	2.2100e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1555	3.1555	6.0000e-005	6.0000e-005	3.1743
Mobile	0.0195	0.0964	0.2622	9.9000e-004	0.0820	7.6000e-004	0.0828	0.0219	7.1000e-004	0.0227		100.3830	100.3830	4.6200e-003		100.4985
Total	**0.0422**	**0.0990**	**0.2645**	**1.0100e-003**	**0.0820**	**9.6000e-004**	**0.0830**	**0.0219**	**9.1000e-004**	**0.0229**		**103.5387**	**103.5387**	**4.6800e-003**	**6.0000e-005**	**103.6730**

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	0.0224	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Energy	2.9000e-004	2.6300e-003	2.2100e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1555	3.1555	6.0000e-005	6.0000e-005	3.1743
Mobile	0.0195	0.0964	0.2622	9.9000e-004	0.0820	7.6000e-004	0.0828	0.0219	7.1000e-004	0.0227		100.3830	100.3830	4.6200e-003		100.4985
Total	**0.0422**	**0.0990**	**0.2645**	**1.0100e-003**	**0.0820**	**9.6000e-004**	**0.0830**	**0.0219**	**9.1000e-004**	**0.0229**		**103.5387**	**103.5387**	**4.6800e-003**	**6.0000e-005**	**103.6730**

	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	N20	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	6/30/2020	7/13/2020	5	10	
2	Site Preparation	Site Preparation	7/14/2020	7/14/2020	5	1	
3	Grading	Grading	7/15/2020	7/16/2020	5	2	
4	Building Construction	Building Construction	7/17/2020	12/3/2020	5	100	
5	Paving	Paving	12/4/2020	12/10/2020	5	5	
6	Architectural Coating	Architectural Coating	12/11/2020	12/17/2020	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 1,500; Non-Residential Outdoor: 500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2020

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	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457		1,147.2352	1,147.2352	0.2169		1,152.6578
Total	**0.8674**	**7.8729**	**7.6226**	**0.0120**		**0.4672**	**0.4672**		**0.4457**	**0.4457**		**1,147.2352**	**1,147.2352**	**0.2169**		**1,152.6578**

3.2 Demolition - 2020

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	0.0449	0.0303	0.4076	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304		114.3836	114.3836	3.3000e-003		114.4660
Total	**0.0449**	**0.0303**	**0.4076**	**1.1500e-003**	**0.1118**	**8.5000e-004**	**0.1126**	**0.0296**	**7.9000e-004**	**0.0304**		**114.3836**	**114.3836**	**3.3000e-003**		**114.4660**

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	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
Total	**0.8674**	**7.8729**	**7.6226**	**0.0120**		**0.4672**	**0.4672**		**0.4457**	**0.4457**	**0.0000**	**1,147.2352**	**1,147.2352**	**0.2169**		**1,152.6578**

3.2 Demolition - 2020

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	0.0449	0.0303	0.4076	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304		114.3836	114.3836	3.3000e-003		114.4660
Total	**0.0449**	**0.0303**	**0.4076**	**1.1500e-003**	**0.1118**	**8.5000e-004**	**0.1126**	**0.0296**	**7.9000e-004**	**0.0304**		**114.3836**	**114.3836**	**3.3000e-003**		**114.4660**

3.3 Site Preparation - 2020

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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085		943.4872	943.4872	0.3051		951.1158
Total	**0.6853**	**8.4307**	**4.0942**	**9.7400e-003**	**0.5303**	**0.3353**	**0.8656**	**0.0573**	**0.3085**	**0.3658**		**943.4872**	**943.4872**	**0.3051**		**951.1158**

3.3 Site Preparation - 2020

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	0.0224	0.0152	0.2038	5.7000e-004	0.0559	4.3000e-004	0.0563	0.0148	3.9000e-004	0.0152		57.1918	57.1918	1.6500e-003		57.2330
Total	**0.0224**	**0.0152**	**0.2038**	**5.7000e-004**	**0.0559**	**4.3000e-004**	**0.0563**	**0.0148**	**3.9000e-004**	**0.0152**		**57.1918**	**57.1918**	**1.6500e-003**		**57.2330**

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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085	0.0000	943.4872	943.4872	0.3051		951.1158
Total	**0.6853**	**8.4307**	**4.0942**	**9.7400e-003**	**0.5303**	**0.3353**	**0.8656**	**0.0573**	**0.3085**	**0.3658**	**0.0000**	**943.4872**	**943.4872**	**0.3051**		**951.1158**

3.3 Site Preparation - 2020

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	0.0224	0.0152	0.2038	5.7000e-004	0.0559	4.3000e-004	0.0563	0.0148	3.9000e-004	0.0152		57.1918	57.1918	1.6500e-003		57.2330
Total	**0.0224**	**0.0152**	**0.2038**	**5.7000e-004**	**0.0559**	**4.3000e-004**	**0.0563**	**0.0148**	**3.9000e-004**	**0.0152**		**57.1918**	**57.1918**	**1.6500e-003**		**57.2330**

3.4 Grading - 2020

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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457		1,147.2352	1,147.2352	0.2169		1,152.6578
Total	**0.8674**	**7.8729**	**7.6226**	**0.0120**	**0.7528**	**0.4672**	**1.2200**	**0.4138**	**0.4457**	**0.8595**		**1,147.2352**	**1,147.2352**	**0.2169**		**1,152.6578**

3.4 Grading - 2020

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	0.0449	0.0303	0.4076	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304		114.3836	114.3836	3.3000e-003		114.4660
Total	**0.0449**	**0.0303**	**0.4076**	**1.1500e-003**	**0.1118**	**8.5000e-004**	**0.1126**	**0.0296**	**7.9000e-004**	**0.0304**		**114.3836**	**114.3836**	**3.3000e-003**		**114.4660**

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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
Total	**0.8674**	**7.8729**	**7.6226**	**0.0120**	**0.7528**	**0.4672**	**1.2200**	**0.4138**	**0.4457**	**0.8595**	**0.0000**	**1,147.2352**	**1,147.2352**	**0.2169**		**1,152.6578**

3.4 Grading - 2020

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	0.0449	0.0303	0.4076	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304		114.3836	114.3836	3.3000e-003		114.4660
Total	**0.0449**	**0.0303**	**0.4076**	**1.1500e-003**	**0.1118**	**8.5000e-004**	**0.1126**	**0.0296**	**7.9000e-004**	**0.0304**		**114.3836**	**114.3836**	**3.3000e-003**		**114.4660**

3.5 Building Construction - 2020

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	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806		1,102.9781	1,102.9781	0.3567		1,111.8962
Total	**0.8617**	**8.8523**	**7.3875**	**0.0114**		**0.5224**	**0.5224**		**0.4806**	**0.4806**		**1,102.9781**	**1,102.9781**	**0.3567**		**1,111.8962**

3.5 Building Construction - 2020

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	0.0000	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	**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**

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	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.9781	1,102.9781	0.3567		1,111.8962
Total	**0.8617**	**8.8523**	**7.3875**	**0.0114**		**0.5224**	**0.5224**		**0.4806**	**0.4806**	**0.0000**	**1,102.9781**	**1,102.9781**	**0.3567**		**1,111.8962**

3.5 Building Construction - 2020

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	0.0000	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	**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**

3.6 Paving - 2020

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	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669		1,035.3926	1,035.3926	0.3016		1,042.9323
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.7716**	**7.2266**	**7.1128**	**0.0113**		**0.3950**	**0.3950**		**0.3669**	**0.3669**		**1,035.3926**	**1,035.3926**	**0.3016**		**1,042.9323**

3.6 Paving - 2020

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	0.0807	0.0546	0.7336	2.0700e-003	0.2012	1.5300e-003	0.2027	0.0534	1.4100e-003	0.0548		205.8905	205.8905	5.9300e-003		206.0389
Total	**0.0807**	**0.0546**	**0.7336**	**2.0700e-003**	**0.2012**	**1.5300e-003**	**0.2027**	**0.0534**	**1.4100e-003**	**0.0548**		**205.8905**	**205.8905**	**5.9300e-003**		**206.0389**

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	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669	0.0000	1,035.3926	1,035.3926	0.3016		1,042.9323
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.7716**	**7.2266**	**7.1128**	**0.0113**		**0.3950**	**0.3950**		**0.3669**	**0.3669**	**0.0000**	**1,035.3926**	**1,035.3926**	**0.3016**		**1,042.9323**

3.6 Paving - 2020

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	0.0807	0.0546	0.7336	2.0700e-003	0.2012	1.5300e-003	0.2027	0.0534	1.4100e-003	0.0548		205.8905	205.8905	5.9300e-003		206.0389
Total	**0.0807**	**0.0546**	**0.7336**	**2.0700e-003**	**0.2012**	**1.5300e-003**	**0.2027**	**0.0534**	**1.4100e-003**	**0.0548**		**205.8905**	**205.8905**	**5.9300e-003**		**206.0389**

3.7 Architectural Coating - 2020

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	1.8540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
Total	**2.0962**	**1.6838**	**1.8314**	**2.9700e-003**		**0.1109**	**0.1109**		**0.1109**	**0.1109**		**281.4481**	**281.4481**	**0.0218**		**281.9928**

3.7 Architectural Coating - 2020

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	0.0000	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	**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**

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	1.8540					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
Total	**2.0962**	**1.6838**	**1.8314**	**2.9700e-003**		**0.1109**	**0.1109**		**0.1109**	**0.1109**	**0.0000**	**281.4481**	**281.4481**	**0.0218**		**281.9928**

3.7 Architectural Coating - 2020

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	0.0000	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	**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**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	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	0.0195	0.0964	0.2622	9.9000e-004	0.0820	7.6000e-004	0.0828	0.0219	7.1000e-004	0.0227		100.3830	100.3830	4.6200e-003		100.4985
Unmitigated	0.0195	0.0964	0.2622	9.9000e-004	0.0820	7.6000e-004	0.0828	0.0219	7.1000e-004	0.0227		100.3830	100.3830	4.6200e-003		100.4985

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Office Park	11.42	1.64	0.76	28,719	28,719
Total	11.42	1.64	0.76	28,719	28,719

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Office Park	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.9000e-004	2.6300e-003	2.2100e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1555	3.1555	6.0000e-005	6.0000e-005	3.1743
NaturalGas Unmitigated	2.9000e-004	2.6300e-003	2.2100e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1555	3.1555	6.0000e-005	6.0000e-005	3.1743

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					
Office Park	26.8219	2.9000e-004	2.6300e-003	2.2100e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1555	3.1555	6.0000e-005	6.0000e-005	3.1743
Total		**2.9000e-004**	**2.6300e-003**	**2.2100e-003**	**2.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**		**3.1555**	**3.1555**	**6.0000e-005**	**6.0000e-005**	**3.1743**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Office Park	0.0268219	2.9000e-004	2.6300e-003	2.2100e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1555	3.1555	6.0000e-005	6.0000e-005	3.1743
Total		**2.9000e-004**	**2.6300e-003**	**2.2100e-003**	**2.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**		**3.1555**	**3.1555**	**6.0000e-005**	**6.0000e-005**	**3.1743**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0224	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Unmitigated	0.0224	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004

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	2.5400e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0198					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Total	**0.0224**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**		**2.3000e-004**

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	2.5400e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0198					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Total	**0.0224**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**		**2.3000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Open Area- 501 West Route 66 and 531 Parker Drive Project

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
User Defined Recreational	1.00	User Defined Unit	0.01	4,256.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - provided

Construction Phase -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	PhaseEndDate	6/22/2021	9/16/2021
tblConstructionPhase	PhaseEndDate	6/8/2021	9/6/2021
tblConstructionPhase	PhaseEndDate	6/15/2021	9/10/2021
tblConstructionPhase	PhaseStartDate	6/16/2021	9/10/2021
tblConstructionPhase	PhaseStartDate	1/20/2021	4/20/2021
tblConstructionPhase	PhaseStartDate	6/9/2021	9/6/2021
tblLandUse	LandUseSquareFeet	0.00	4,256.00
tblLandUse	LotAcreage	0.00	0.01

2.0 Emissions Summary

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					
2021	0.0669	0.4728	0.4414	7.2000e-004	3.6100e-003	0.0261	0.0297	1.1400e-003	0.0241	0.0253	0.0000	62.8997	62.8997	0.0184	0.0000	63.3584
Maximum	**0.0669**	**0.4728**	**0.4414**	**7.2000e-004**	**3.6100e-003**	**0.0261**	**0.0297**	**1.1400e-003**	**0.0241**	**0.0253**	**0.0000**	**62.8997**	**62.8997**	**0.0184**	**0.0000**	**63.3584**

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					
2021	0.0669	0.4728	0.4414	7.2000e-004	3.6100e-003	0.0261	0.0297	1.1400e-003	0.0241	0.0253	0.0000	62.8996	62.8996	0.0184	0.0000	63.3583
Maximum	**0.0669**	**0.4728**	**0.4414**	**7.2000e-004**	**3.6100e-003**	**0.0261**	**0.0297**	**1.1400e-003**	**0.0241**	**0.0253**	**0.0000**	**62.8996**	**62.8996**	**0.0184**	**0.0000**	**63.3583**

	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	N20	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2021	3-31-2021	0.0553	0.0553
2	4-1-2021	6-30-2021	0.2281	0.2281
3	7-1-2021	9-30-2021	0.2531	0.2531
		Highest	0.2531	0.2531

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	0.0174	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Energy	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
Mobile	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
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0174**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**2.0000e-005**	**2.0000e-005**	**0.0000**	**0.0000**	**3.0000e-005**

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	0.0174	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Energy	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
Mobile	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
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0174**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**2.0000e-005**	**2.0000e-005**	**0.0000**	**0.0000**	**3.0000e-005**

	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	N20	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	1/1/2021	1/14/2021	5	10	
2	Site Preparation	Site Preparation	1/15/2021	1/15/2021	5	1	
3	Grading	Grading	1/16/2021	1/19/2021	5	2	
4	Building Construction	Building Construction	4/20/2021	9/6/2021	5	100	
5	Paving	Paving	9/6/2021	9/10/2021	5	5	
6	Architectural Coating	Architectural Coating	9/10/2021	9/16/2021	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 6,384; Non-Residential Outdoor: 2,128; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	2.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

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	3.9800e-003	0.0363	0.0379	6.0000e-005		2.0400e-003	2.0400e-003		1.9400e-003	1.9400e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289
Total	**3.9800e-003**	**0.0363**	**0.0379**	**6.0000e-005**		**2.0400e-003**	**2.0400e-003**		**1.9400e-003**	**1.9400e-003**	**0.0000**	**5.2047**	**5.2047**	**9.7000e-004**	**0.0000**	**5.2289**

3.2 Demolition - 2021

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	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4783	0.4783	1.0000e-005	0.0000	0.4787
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.4783**	**0.4783**	**1.0000e-005**	**0.0000**	**0.4787**

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	3.9800e-003	0.0363	0.0379	6.0000e-005		2.0400e-003	2.0400e-003		1.9400e-003	1.9400e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289
Total	**3.9800e-003**	**0.0363**	**0.0379**	**6.0000e-005**		**2.0400e-003**	**2.0400e-003**		**1.9400e-003**	**1.9400e-003**	**0.0000**	**5.2047**	**5.2047**	**9.7000e-004**	**0.0000**	**5.2289**

3.2 Demolition - 2021

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	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4783	0.4783	1.0000e-005	0.0000	0.4787
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.4783**	**0.4783**	**1.0000e-005**	**0.0000**	**0.4787**

3.3 Site Preparation - 2021

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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e-004	3.9100e-003	2.0100e-003	0.0000		1.5000e-004	1.5000e-004		1.4000e-004	1.4000e-004	0.0000	0.4276	0.4276	1.4000e-004	0.0000	0.4310
Total	**3.2000e-004**	**3.9100e-003**	**2.0100e-003**	**0.0000**	**2.7000e-004**	**1.5000e-004**	**4.2000e-004**	**3.0000e-005**	**1.4000e-004**	**1.7000e-004**	**0.0000**	**0.4276**	**0.4276**	**1.4000e-004**	**0.0000**	**0.4310**

3.3 Site Preparation - 2021

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	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0239	0.0239	0.0000	0.0000	0.0239
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0239**	**0.0239**	**0.0000**	**0.0000**	**0.0239**

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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e-004	3.9100e-003	2.0100e-003	0.0000		1.5000e-004	1.5000e-004		1.4000e-004	1.4000e-004	0.0000	0.4276	0.4276	1.4000e-004	0.0000	0.4310
Total	**3.2000e-004**	**3.9100e-003**	**2.0100e-003**	**0.0000**	**2.7000e-004**	**1.5000e-004**	**4.2000e-004**	**3.0000e-005**	**1.4000e-004**	**1.7000e-004**	**0.0000**	**0.4276**	**0.4276**	**1.4000e-004**	**0.0000**	**0.4310**

3.3 Site Preparation - 2021

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	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0239	0.0239	0.0000	0.0000	0.0239
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0239**	**0.0239**	**0.0000**	**0.0000**	**0.0239**

3.4 Grading - 2021

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005		4.1000e-004	4.1000e-004		3.9000e-004	3.9000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458
Total	**8.0000e-004**	**7.2500e-003**	**7.5700e-003**	**1.0000e-005**	**7.5000e-004**	**4.1000e-004**	**1.1600e-003**	**4.1000e-004**	**3.9000e-004**	**8.0000e-004**	**0.0000**	**1.0409**	**1.0409**	**1.9000e-004**	**0.0000**	**1.0458**

3.4 Grading - 2021

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	4.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0957	0.0957	0.0000	0.0000	0.0957
Total	**4.0000e-005**	**3.0000e-005**	**3.5000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0957**	**0.0957**	**0.0000**	**0.0000**	**0.0957**

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005		4.1000e-004	4.1000e-004		3.9000e-004	3.9000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458
Total	**8.0000e-004**	**7.2500e-003**	**7.5700e-003**	**1.0000e-005**	**7.5000e-004**	**4.1000e-004**	**1.1600e-003**	**4.1000e-004**	**3.9000e-004**	**8.0000e-004**	**0.0000**	**1.0409**	**1.0409**	**1.9000e-004**	**0.0000**	**1.0458**

3.4 Grading - 2021

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	4.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0957	0.0957	0.0000	0.0000	0.0957
Total	**4.0000e-005**	**3.0000e-005**	**3.5000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0957**	**0.0957**	**0.0000**	**0.0000**	**0.0957**

3.5 Building Construction - 2021

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	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	**0.0388**	**0.3993**	**0.3632**	**5.7000e-004**		**0.0224**	**0.0224**		**0.0206**	**0.0206**	**0.0000**	**50.0410**	**50.0410**	**0.0162**	**0.0000**	**50.4456**

3.5 Building Construction - 2021

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	1.4000e-004	4.8600e-003	1.2300e-003	1.0000e-005	3.2000e-004	1.0000e-005	3.3000e-004	9.0000e-005	1.0000e-005	1.0000e-004	0.0000	1.2140	1.2140	8.0000e-005	0.0000	1.2160
Worker	4.2000e-004	3.1000e-004	3.4900e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9567	0.9567	3.0000e-005	0.0000	0.9573
Total	**5.6000e-004**	**5.1700e-003**	**4.7200e-003**	**2.0000e-005**	**1.4200e-003**	**2.0000e-005**	**1.4400e-003**	**3.8000e-004**	**2.0000e-005**	**4.0000e-004**	**0.0000**	**2.1707**	**2.1707**	**1.1000e-004**	**0.0000**	**2.1733**

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	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	**0.0388**	**0.3993**	**0.3632**	**5.7000e-004**		**0.0224**	**0.0224**		**0.0206**	**0.0206**	**0.0000**	**50.0410**	**50.0410**	**0.0162**	**0.0000**	**50.4456**

3.5 Building Construction - 2021

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	1.4000e-004	4.8600e-003	1.2300e-003	1.0000e-005	3.2000e-004	1.0000e-005	3.3000e-004	9.0000e-005	1.0000e-005	1.0000e-004	0.0000	1.2140	1.2140	8.0000e-005	0.0000	1.2160
Worker	4.2000e-004	3.1000e-004	3.4900e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9567	0.9567	3.0000e-005	0.0000	0.9573
Total	**5.6000e-004**	**5.1700e-003**	**4.7200e-003**	**2.0000e-005**	**1.4200e-003**	**2.0000e-005**	**1.4400e-003**	**3.8000e-004**	**2.0000e-005**	**4.0000e-004**	**0.0000**	**2.1707**	**2.1707**	**1.1000e-004**	**0.0000**	**2.1733**

3.6 Paving - 2021

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	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.8000e-003**	**0.0168**	**0.0177**	**3.0000e-005**		**8.8000e-004**	**8.8000e-004**		**8.2000e-004**	**8.2000e-004**	**0.0000**	**2.3481**	**2.3481**	**6.8000e-004**	**0.0000**	**2.3652**

3.6 Paving - 2021

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	1.9000e-004	1.4000e-004	1.5700e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4305	0.4305	1.0000e-005	0.0000	0.4308
Total	**1.9000e-004**	**1.4000e-004**	**1.5700e-003**	**0.0000**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4305**	**0.4305**	**1.0000e-005**	**0.0000**	**0.4308**

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	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.8000e-003**	**0.0168**	**0.0177**	**3.0000e-005**		**8.8000e-004**	**8.8000e-004**		**8.2000e-004**	**8.2000e-004**	**0.0000**	**2.3481**	**2.3481**	**6.8000e-004**	**0.0000**	**2.3652**

3.6 Paving - 2021

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	1.9000e-004	1.4000e-004	1.5700e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4305	0.4305	1.0000e-005	0.0000	0.4308
Total	**1.9000e-004**	**1.4000e-004**	**1.5700e-003**	**0.0000**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4305**	**0.4305**	**1.0000e-005**	**0.0000**	**0.4308**

3.7 Architectural Coating - 2021

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	0.0197					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	3.8200e-003	4.5400e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0203**	**3.8200e-003**	**4.5400e-003**	**1.0000e-005**		**2.4000e-004**	**2.4000e-004**		**2.4000e-004**	**2.4000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

3.7 Architectural Coating - 2021

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	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
Total	**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**

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	0.0197					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	3.8200e-003	4.5400e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0203**	**3.8200e-003**	**4.5400e-003**	**1.0000e-005**		**2.4000e-004**	**2.4000e-004**		**2.4000e-004**	**2.4000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

3.7 Architectural Coating - 2021

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	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
Total	**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**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	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	0.0000	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
Unmitigated	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

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
User Defined Recreational	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Recreational	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
User Defined Recreational	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	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	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	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
NaturalGas Unmitigated	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

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					
User Defined Recreational	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		**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**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
User Defined Recreational	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		**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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
User Defined Recreational	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
User Defined Recreational	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0174	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Unmitigated	0.0174	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005

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	1.9700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0154					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Total	**0.0174**	**0.0000**	**1.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0000e-005**	**2.0000e-005**	**0.0000**	**0.0000**	**3.0000e-005**

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	1.9700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0154					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	1.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-005	2.0000e-005	0.0000	0.0000	3.0000e-005
Total	**0.0174**	**0.0000**	**1.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0000e-005**	**2.0000e-005**	**0.0000**	**0.0000**	**3.0000e-005**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
User Defined Recreational	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
User Defined Recreational	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
User Defined Recreational	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
User Defined Recreational	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Open Area- 501 West Route 66 and 531 Parker Drive Project

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
User Defined Recreational	1.00	User Defined Unit	0.01	4,256.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - provided

Construction Phase -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	PhaseEndDate	6/22/2021	9/16/2021
tblConstructionPhase	PhaseEndDate	6/8/2021	9/6/2021
tblConstructionPhase	PhaseEndDate	6/15/2021	9/10/2021
tblConstructionPhase	PhaseStartDate	6/16/2021	9/10/2021
tblConstructionPhase	PhaseStartDate	1/20/2021	4/20/2021
tblConstructionPhase	PhaseStartDate	6/9/2021	9/6/2021
tblLandUse	LandUseSquareFeet	0.00	4,256.00
tblLandUse	LotAcreage	0.00	0.01

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	8.9063	14.8531	15.1277	0.0251	0.8645	0.8028	1.2727	0.4434	0.7420	0.8328	0.0000	2,387.0123	2,387.0123	0.6660	0.0000	2,403.6627
Maximum	**8.9063**	**14.8531**	**15.1277**	**0.0251**	**0.8645**	**0.8028**	**1.2727**	**0.4434**	**0.7420**	**0.8328**	**0.0000**	**2,387.0123**	**2,387.0123**	**0.6660**	**0.0000**	**2,403.6627**

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					
2021	8.9063	14.8531	15.1277	0.0251	0.8645	0.8028	1.2727	0.4434	0.7420	0.8328	0.0000	2,387.0123	2,387.0123	0.6660	0.0000	2,403.6627
Maximum	**8.9063**	**14.8531**	**15.1277**	**0.0251**	**0.8645**	**0.8028**	**1.2727**	**0.4434**	**0.7420**	**0.8328**	**0.0000**	**2,387.0123**	**2,387.0123**	**0.6660**	**0.0000**	**2,403.6627**

	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	N20	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**

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	0.0951	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Energy	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
Mobile	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	**0.0951**	**0.0000**	**1.0000e-004**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**	**0.0000**	**2.3000e-004**

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	0.0951	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Energy	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
Mobile	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	**0.0951**	**0.0000**	**1.0000e-004**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**	**0.0000**	**2.3000e-004**

	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	N20	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	1/1/2021	1/14/2021	5	10	
2	Site Preparation	Site Preparation	1/15/2021	1/15/2021	5	1	
3	Grading	Grading	1/16/2021	1/19/2021	5	2	
4	Building Construction	Building Construction	4/20/2021	9/6/2021	5	100	
5	Paving	Paving	9/6/2021	9/10/2021	5	5	
6	Architectural Coating	Architectural Coating	9/10/2021	9/16/2021	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 6,384; Non-Residential Outdoor: 2,128; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	2.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

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	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**		**0.4073**	**0.4073**		**0.3886**	**0.3886**		**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.2 Demolition - 2021

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	0.0419	0.0273	0.3755	1.1100e-003	0.1118	8.3000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.6898	110.6898	2.9800e-003		110.7644
Total	**0.0419**	**0.0273**	**0.3755**	**1.1100e-003**	**0.1118**	**8.3000e-004**	**0.1126**	**0.0296**	**7.6000e-004**	**0.0304**		**110.6898**	**110.6898**	**2.9800e-003**		**110.7644**

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	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**		**0.4073**	**0.4073**		**0.3886**	**0.3886**	**0.0000**	**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.2 Demolition - 2021

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	0.0419	0.0273	0.3755	1.1100e-003	0.1118	8.3000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.6898	110.6898	2.9800e-003		110.7644
Total	**0.0419**	**0.0273**	**0.3755**	**1.1100e-003**	**0.1118**	**8.3000e-004**	**0.1126**	**0.0296**	**7.6000e-004**	**0.0304**		**110.6898**	**110.6898**	**2.9800e-003**		**110.7644**

3.3 Site Preparation - 2021

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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003		0.2995	0.2995		0.2755	0.2755		942.5842	942.5842	0.3049		950.2055
Total	**0.6403**	**7.8204**	**4.0274**	**9.7300e-003**	**0.5303**	**0.2995**	**0.8297**	**0.0573**	**0.2755**	**0.3328**		**942.5842**	**942.5842**	**0.3049**		**950.2055**

3.3 Site Preparation - 2021

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	0.0209	0.0137	0.1877	5.6000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		55.3449	55.3449	1.4900e-003		55.3822
Total	**0.0209**	**0.0137**	**0.1877**	**5.6000e-004**	**0.0559**	**4.1000e-004**	**0.0563**	**0.0148**	**3.8000e-004**	**0.0152**		**55.3449**	**55.3449**	**1.4900e-003**		**55.3822**

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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003		0.2995	0.2995		0.2755	0.2755	0.0000	942.5842	942.5842	0.3049		950.2055
Total	**0.6403**	**7.8204**	**4.0274**	**9.7300e-003**	**0.5303**	**0.2995**	**0.8297**	**0.0573**	**0.2755**	**0.3328**	**0.0000**	**942.5842**	**942.5842**	**0.3049**		**950.2055**

3.3 Site Preparation - 2021

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	0.0209	0.0137	0.1877	5.6000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		55.3449	55.3449	1.4900e-003		55.3822
Total	**0.0209**	**0.0137**	**0.1877**	**5.6000e-004**	**0.0559**	**4.1000e-004**	**0.0563**	**0.0148**	**3.8000e-004**	**0.0152**		**55.3449**	**55.3449**	**1.4900e-003**		**55.3822**

3.4 Grading - 2021

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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.7528**	**0.4073**	**1.1601**	**0.4138**	**0.3886**	**0.8024**		**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.4 Grading - 2021

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	0.0419	0.0273	0.3755	1.1100e-003	0.1118	8.3000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.6898	110.6898	2.9800e-003		110.7644
Total	**0.0419**	**0.0273**	**0.3755**	**1.1100e-003**	**0.1118**	**8.3000e-004**	**0.1126**	**0.0296**	**7.6000e-004**	**0.0304**		**110.6898**	**110.6898**	**2.9800e-003**		**110.7644**

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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.7528**	**0.4073**	**1.1601**	**0.4138**	**0.3886**	**0.8024**	**0.0000**	**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.4 Grading - 2021

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	0.0419	0.0273	0.3755	1.1100e-003	0.1118	8.3000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.6898	110.6898	2.9800e-003		110.7644
Total	**0.0419**	**0.0273**	**0.3755**	**1.1100e-003**	**0.1118**	**8.3000e-004**	**0.1126**	**0.0296**	**7.6000e-004**	**0.0304**		**110.6898**	**110.6898**	**2.9800e-003**		**110.7644**

3.5 Building Construction - 2021

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	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**		**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3.5 Building Construction - 2021

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	2.8100e-003	0.0958	0.0233	2.5000e-004	6.4000e-003	2.0000e-004	6.5900e-003	1.8400e-003	1.9000e-004	2.0300e-003		27.0744	27.0744	1.6700e-003		27.1162
Worker	8.3700e-003	5.4600e-003	0.0751	2.2000e-004	0.0224	1.7000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		22.1380	22.1380	6.0000e-004		22.1529
Total	**0.0112**	**0.1012**	**0.0983**	**4.7000e-004**	**0.0288**	**3.7000e-004**	**0.0291**	**7.7700e-003**	**3.4000e-004**	**8.1100e-003**		**49.2123**	**49.2123**	**2.2700e-003**		**49.2691**

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	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**	**0.0000**	**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3.5 Building Construction - 2021

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	2.8100e-003	0.0958	0.0233	2.5000e-004	6.4000e-003	2.0000e-004	6.5900e-003	1.8400e-003	1.9000e-004	2.0300e-003		27.0744	27.0744	1.6700e-003		27.1162
Worker	8.3700e-003	5.4600e-003	0.0751	2.2000e-004	0.0224	1.7000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		22.1380	22.1380	6.0000e-004		22.1529
Total	**0.0112**	**0.1012**	**0.0983**	**4.7000e-004**	**0.0288**	**3.7000e-004**	**0.0291**	**7.7700e-003**	**3.4000e-004**	**8.1100e-003**		**49.2123**	**49.2123**	**2.2700e-003**		**49.2691**

3.6 Paving - 2021

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	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.3425	1,035.3425	0.3016		1,042.8818
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.7214**	**6.7178**	**7.0899**	**0.0113**		**0.3534**	**0.3534**		**0.3286**	**0.3286**		**1,035.3425**	**1,035.3425**	**0.3016**		**1,042.8818**

3.6 Paving - 2021

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	0.0753	0.0491	0.6758	2.0000e-003	0.2012	1.4900e-003	0.2027	0.0534	1.3700e-003	0.0547		199.2417	199.2417	5.3700e-003		199.3759
Total	**0.0753**	**0.0491**	**0.6758**	**2.0000e-003**	**0.2012**	**1.4900e-003**	**0.2027**	**0.0534**	**1.3700e-003**	**0.0547**		**199.2417**	**199.2417**	**5.3700e-003**		**199.3759**

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	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286	0.0000	1,035.3425	1,035.3425	0.3016		1,042.8818
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.7214**	**6.7178**	**7.0899**	**0.0113**		**0.3534**	**0.3534**		**0.3286**	**0.3286**	**0.0000**	**1,035.3425**	**1,035.3425**	**0.3016**		**1,042.8818**

3.6 Paving - 2021

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	0.0753	0.0491	0.6758	2.0000e-003	0.2012	1.4900e-003	0.2027	0.0534	1.3700e-003	0.0547		199.2417	199.2417	5.3700e-003		199.3759
Total	**0.0753**	**0.0491**	**0.6758**	**2.0000e-003**	**0.2012**	**1.4900e-003**	**0.2027**	**0.0534**	**1.3700e-003**	**0.0547**		**199.2417**	**199.2417**	**5.3700e-003**		**199.3759**

3.7 Architectural Coating - 2021

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	7.8906					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	**8.1095**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**		**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

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	0.0000	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	**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**

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	7.8906					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	**8.1095**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**	**0.0000**	**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

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	0.0000	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	**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**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	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	0.0000	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
Unmitigated	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

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
User Defined Recreational	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Recreational	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
User Defined Recreational	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	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
NaturalGas Unmitigated	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

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					
User Defined Recreational	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		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
User Defined Recreational	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		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0951	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Unmitigated	0.0951	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004

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	0.0108					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0843					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Total	**0.0951**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**		**2.3000e-004**

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	0.0108					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0843					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Total	**0.0951**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**2.2000e-004**	**2.2000e-004**	**0.0000**		**2.3000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Parking Lot- 501 West Route 66 and 531 Parker Drive Project

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	25.00		0.27	12,176.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value

2.0 Emissions Summary

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					
2021	0.0500	0.4781	0.4479	7.4000e-004	5.6000e-003	0.0261	0.0317	1.6700e-003	0.0242	0.0258	0.0000	65.5726	65.5726	0.0185	0.0000	66.0342
Maximum	**0.0500**	**0.4781**	**0.4479**	**7.4000e-004**	**5.6000e-003**	**0.0261**	**0.0317**	**1.6700e-003**	**0.0242**	**0.0258**	**0.0000**	**65.5726**	**65.5726**	**0.0185**	**0.0000**	**66.0342**

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					
2021	0.0500	0.4781	0.4479	7.4000e-004	5.6000e-003	0.0261	0.0317	1.6700e-003	0.0242	0.0258	0.0000	65.5726	65.5726	0.0185	0.0000	66.0341
Maximum	**0.0500**	**0.4781**	**0.4479**	**7.4000e-004**	**5.6000e-003**	**0.0261**	**0.0317**	**1.6700e-003**	**0.0242**	**0.0258**	**0.0000**	**65.5726**	**65.5726**	**0.0185**	**0.0000**	**66.0341**

	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	N20	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**

Parking Lot- 501 West Route 66 and 531 Parker Drive Project - South Coast Air Basin, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-15-2021	9-14-2021	0.2903	0.2903
2	9-15-2021	9-30-2021	0.0514	0.0514
		Highest	0.2903	0.2903

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	9.9000e-004	0.0000	3.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.2000e-004	6.2000e-004	0.0000	0.0000	6.6000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3578	1.3578	6.0000e-005	1.0000e-005	1.3627
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.9000e-004**	**0.0000**	**3.2000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.3585**	**1.3585**	**6.0000e-005**	**1.0000e-005**	**1.3634**

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	9.9000e-004	0.0000	3.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.2000e-004	6.2000e-004	0.0000	0.0000	6.6000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3578	1.3578	6.0000e-005	1.0000e-005	1.3627
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.9000e-004**	**0.0000**	**3.2000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.3585**	**1.3585**	**6.0000e-005**	**1.0000e-005**	**1.3634**

	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	N20	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	6/15/2021	6/28/2021	5	10	
2	Site Preparation	Site Preparation	6/29/2021	6/29/2021	5	1	
3	Grading	Grading	6/30/2021	7/1/2021	5	2	
4	Building Construction	Building Construction	7/2/2021	11/18/2021	5	100	
5	Paving	Paving	11/19/2021	11/25/2021	5	5	
6	Architectural Coating	Architectural Coating	11/26/2021	12/2/2021	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 731 (Architectural Coating – sqft)

OffRoad Equipment

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	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	5.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

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	3.9800e-003	0.0363	0.0379	6.0000e-005		2.0400e-003	2.0400e-003		1.9400e-003	1.9400e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289
Total	**3.9800e-003**	**0.0363**	**0.0379**	**6.0000e-005**		**2.0400e-003**	**2.0400e-003**		**1.9400e-003**	**1.9400e-003**	**0.0000**	**5.2047**	**5.2047**	**9.7000e-004**	**0.0000**	**5.2289**

3.2 Demolition - 2021

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	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4783	0.4783	1.0000e-005	0.0000	0.4787
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.4783**	**0.4783**	**1.0000e-005**	**0.0000**	**0.4787**

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	3.9800e-003	0.0363	0.0379	6.0000e-005		2.0400e-003	2.0400e-003		1.9400e-003	1.9400e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289
Total	**3.9800e-003**	**0.0363**	**0.0379**	**6.0000e-005**		**2.0400e-003**	**2.0400e-003**		**1.9400e-003**	**1.9400e-003**	**0.0000**	**5.2047**	**5.2047**	**9.7000e-004**	**0.0000**	**5.2289**

3.2 Demolition - 2021

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	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4783	0.4783	1.0000e-005	0.0000	0.4787
Total	**2.1000e-004**	**1.5000e-004**	**1.7400e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.4783**	**0.4783**	**1.0000e-005**	**0.0000**	**0.4787**

3.3 Site Preparation - 2021

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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e-004	3.9100e-003	2.0100e-003	0.0000		1.5000e-004	1.5000e-004		1.4000e-004	1.4000e-004	0.0000	0.4276	0.4276	1.4000e-004	0.0000	0.4310
Total	**3.2000e-004**	**3.9100e-003**	**2.0100e-003**	**0.0000**	**2.7000e-004**	**1.5000e-004**	**4.2000e-004**	**3.0000e-005**	**1.4000e-004**	**1.7000e-004**	**0.0000**	**0.4276**	**0.4276**	**1.4000e-004**	**0.0000**	**0.4310**

3.3 Site Preparation - 2021

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	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0239	0.0239	0.0000	0.0000	0.0239
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0239**	**0.0239**	**0.0000**	**0.0000**	**0.0239**

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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e-004	3.9100e-003	2.0100e-003	0.0000		1.5000e-004	1.5000e-004		1.4000e-004	1.4000e-004	0.0000	0.4276	0.4276	1.4000e-004	0.0000	0.4310
Total	**3.2000e-004**	**3.9100e-003**	**2.0100e-003**	**0.0000**	**2.7000e-004**	**1.5000e-004**	**4.2000e-004**	**3.0000e-005**	**1.4000e-004**	**1.7000e-004**	**0.0000**	**0.4276**	**0.4276**	**1.4000e-004**	**0.0000**	**0.4310**

3.3 Site Preparation - 2021

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	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0239	0.0239	0.0000	0.0000	0.0239
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0239**	**0.0239**	**0.0000**	**0.0000**	**0.0239**

3.4 Grading - 2021

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005		4.1000e-004	4.1000e-004		3.9000e-004	3.9000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458
Total	**8.0000e-004**	**7.2500e-003**	**7.5700e-003**	**1.0000e-005**	**7.5000e-004**	**4.1000e-004**	**1.1600e-003**	**4.1000e-004**	**3.9000e-004**	**8.0000e-004**	**0.0000**	**1.0409**	**1.0409**	**1.9000e-004**	**0.0000**	**1.0458**

3.4 Grading - 2021

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	4.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0957	0.0957	0.0000	0.0000	0.0957
Total	**4.0000e-005**	**3.0000e-005**	**3.5000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0957**	**0.0957**	**0.0000**	**0.0000**	**0.0957**

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005		4.1000e-004	4.1000e-004		3.9000e-004	3.9000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458
Total	**8.0000e-004**	**7.2500e-003**	**7.5700e-003**	**1.0000e-005**	**7.5000e-004**	**4.1000e-004**	**1.1600e-003**	**4.1000e-004**	**3.9000e-004**	**8.0000e-004**	**0.0000**	**1.0409**	**1.0409**	**1.9000e-004**	**0.0000**	**1.0458**

3.4 Grading - 2021

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	4.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0957	0.0957	0.0000	0.0000	0.0957
Total	**4.0000e-005**	**3.0000e-005**	**3.5000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0957**	**0.0957**	**0.0000**	**0.0000**	**0.0957**

3.5 Building Construction - 2021

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	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	**0.0388**	**0.3993**	**0.3632**	**5.7000e-004**		**0.0224**	**0.0224**		**0.0206**	**0.0206**	**0.0000**	**50.0410**	**50.0410**	**0.0162**	**0.0000**	**50.4456**

3.5 Building Construction - 2021

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	2.9000e-004	9.7300e-003	2.4600e-003	3.0000e-005	6.3000e-004	2.0000e-005	6.5000e-004	1.8000e-004	2.0000e-005	2.0000e-004	0.0000	2.4281	2.4281	1.6000e-004	0.0000	2.4320
Worker	1.0400e-003	7.7000e-004	8.7200e-003	3.0000e-005	2.7400e-003	2.0000e-005	2.7600e-003	7.3000e-004	2.0000e-005	7.5000e-004	0.0000	2.3916	2.3916	6.0000e-005	0.0000	2.3932
Total	**1.3300e-003**	**0.0105**	**0.0112**	**6.0000e-005**	**3.3700e-003**	**4.0000e-005**	**3.4100e-003**	**9.1000e-004**	**4.0000e-005**	**9.5000e-004**	**0.0000**	**4.8197**	**4.8197**	**2.2000e-004**	**0.0000**	**4.8252**

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	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	**0.0388**	**0.3993**	**0.3632**	**5.7000e-004**		**0.0224**	**0.0224**		**0.0206**	**0.0206**	**0.0000**	**50.0410**	**50.0410**	**0.0162**	**0.0000**	**50.4456**

3.5 Building Construction - 2021

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	2.9000e-004	9.7300e-003	2.4600e-003	3.0000e-005	6.3000e-004	2.0000e-005	6.5000e-004	1.8000e-004	2.0000e-005	2.0000e-004	0.0000	2.4281	2.4281	1.6000e-004	0.0000	2.4320
Worker	1.0400e-003	7.7000e-004	8.7200e-003	3.0000e-005	2.7400e-003	2.0000e-005	2.7600e-003	7.3000e-004	2.0000e-005	7.5000e-004	0.0000	2.3916	2.3916	6.0000e-005	0.0000	2.3932
Total	**1.3300e-003**	**0.0105**	**0.0112**	**6.0000e-005**	**3.3700e-003**	**4.0000e-005**	**3.4100e-003**	**9.1000e-004**	**4.0000e-005**	**9.5000e-004**	**0.0000**	**4.8197**	**4.8197**	**2.2000e-004**	**0.0000**	**4.8252**

3.6 Paving - 2021

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	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	3.5000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.1500e-003**	**0.0168**	**0.0177**	**3.0000e-005**		**8.8000e-004**	**8.8000e-004**		**8.2000e-004**	**8.2000e-004**	**0.0000**	**2.3481**	**2.3481**	**6.8000e-004**	**0.0000**	**2.3652**

3.6 Paving - 2021

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	1.9000e-004	1.4000e-004	1.5700e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4305	0.4305	1.0000e-005	0.0000	0.4308
Total	**1.9000e-004**	**1.4000e-004**	**1.5700e-003**	**0.0000**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4305**	**0.4305**	**1.0000e-005**	**0.0000**	**0.4308**

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	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	3.5000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.1500e-003**	**0.0168**	**0.0177**	**3.0000e-005**		**8.8000e-004**	**8.8000e-004**		**8.2000e-004**	**8.2000e-004**	**0.0000**	**2.3481**	**2.3481**	**6.8000e-004**	**0.0000**	**2.3652**

3.6 Paving - 2021

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	1.9000e-004	1.4000e-004	1.5700e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4305	0.4305	1.0000e-005	0.0000	0.4308
Total	**1.9000e-004**	**1.4000e-004**	**1.5700e-003**	**0.0000**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4305**	**0.4305**	**1.0000e-005**	**0.0000**	**0.4308**

3.7 Architectural Coating - 2021

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	1.6900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	3.8200e-003	4.5400e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**2.2400e-003**	**3.8200e-003**	**4.5400e-003**	**1.0000e-005**		**2.4000e-004**	**2.4000e-004**		**2.4000e-004**	**2.4000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

3.7 Architectural Coating - 2021

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	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0239	0.0239	0.0000	0.0000	0.0239
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0239**	**0.0239**	**0.0000**	**0.0000**	**0.0239**

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	1.6900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	3.8200e-003	4.5400e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**2.2400e-003**	**3.8200e-003**	**4.5400e-003**	**1.0000e-005**		**2.4000e-004**	**2.4000e-004**		**2.4000e-004**	**2.4000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

3.7 Architectural Coating - 2021

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	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0239	0.0239	0.0000	0.0000	0.0239
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0239**	**0.0239**	**0.0000**	**0.0000**	**0.0239**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Total					

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	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	1.3578	1.3578	6.0000e-005	1.0000e-005	1.3627
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1.3578	1.3578	6.0000e-005	1.0000e-005	1.3627
NaturalGas Mitigated	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
NaturalGas Unmitigated	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

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					
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		**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**

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					
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		**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**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	4261.6	1.3578	6.0000e-005	1.0000e-005	1.3627
Total		**1.3578**	**6.0000e-005**	**1.0000e-005**	**1.3627**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	4261.6	1.3578	6.0000e-005	1.0000e-005	1.3627
Total		**1.3578**	**6.0000e-005**	**1.0000e-005**	**1.3627**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	9.9000e-004	0.0000	3.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.2000e-004	6.2000e-004	0.0000	0.0000	6.6000e-004
Unmitigated	9.9000e-004	0.0000	3.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.2000e-004	6.2000e-004	0.0000	0.0000	6.6000e-004

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	1.7000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	7.9000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.2000e-004	6.2000e-004	0.0000	0.0000	6.6000e-004
Total	**9.9000e-004**	**0.0000**	**3.2000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.2000e-004**	**6.2000e-004**	**0.0000**	**0.0000**	**6.6000e-004**

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	1.7000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	7.9000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.2000e-004	6.2000e-004	0.0000	0.0000	6.6000e-004
Total	**9.9000e-004**	**0.0000**	**3.2000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.2000e-004**	**6.2000e-004**	**0.0000**	**0.0000**	**6.6000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Parking Lot- 501 West Route 66 and 531 Parker Drive Project

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	25.00		0.27	12,176.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.9382	8.1902	7.9446	0.0133	0.8645	0.4483	1.2727	0.4434	0.4125	0.8328	0.0000	1,258.1236	1,258.1236	0.3616	0.0000	1,263.5442
Maximum	**0.9382**	**8.1902**	**7.9446**	**0.0133**	**0.8645**	**0.4483**	**1.2727**	**0.4434**	**0.4125**	**0.8328**	**0.0000**	**1,258.1236**	**1,258.1236**	**0.3616**	**0.0000**	**1,263.5442**

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					
2021	0.9382	8.1902	7.9446	0.0133	0.8645	0.4483	1.2727	0.4434	0.4125	0.8328	0.0000	1,258.1236	1,258.1236	0.3616	0.0000	1,263.5442
Maximum	**0.9382**	**8.1902**	**7.9446**	**0.0133**	**0.8645**	**0.4483**	**1.2727**	**0.4434**	**0.4125**	**0.8328**	**0.0000**	**1,258.1236**	**1,258.1236**	**0.3616**	**0.0000**	**1,263.5442**

	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	N20	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**

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	5.4800e-003	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4700e-003	5.4700e-003	1.0000e-005		5.8300e-003
Energy	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	**5.4800e-003**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.4700e-003**	**5.4700e-003**	**1.0000e-005**	**0.0000**	**5.8300e-003**

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	5.4800e-003	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4700e-003	5.4700e-003	1.0000e-005		5.8300e-003
Energy	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	**5.4800e-003**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.4700e-003**	**5.4700e-003**	**1.0000e-005**	**0.0000**	**5.8300e-003**

	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	N20	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	6/15/2021	6/28/2021	5	10	
2	Site Preparation	Site Preparation	6/29/2021	6/29/2021	5	1	
3	Grading	Grading	6/30/2021	7/1/2021	5	2	
4	Building Construction	Building Construction	7/2/2021	11/18/2021	5	100	
5	Paving	Paving	11/19/2021	11/25/2021	5	5	
6	Architectural Coating	Architectural Coating	11/26/2021	12/2/2021	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 731 (Architectural Coating – sqft)

OffRoad Equipment

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	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	5.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

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	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**		**0.4073**	**0.4073**		**0.3886**	**0.3886**		**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.2 Demolition - 2021

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	0.0419	0.0273	0.3755	1.1100e-003	0.1118	8.3000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.6898	110.6898	2.9800e-003		110.7644
Total	**0.0419**	**0.0273**	**0.3755**	**1.1100e-003**	**0.1118**	**8.3000e-004**	**0.1126**	**0.0296**	**7.6000e-004**	**0.0304**		**110.6898**	**110.6898**	**2.9800e-003**		**110.7644**

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	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**		**0.4073**	**0.4073**		**0.3886**	**0.3886**	**0.0000**	**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.2 Demolition - 2021

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	0.0419	0.0273	0.3755	1.1100e-003	0.1118	8.3000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.6898	110.6898	2.9800e-003		110.7644
Total	**0.0419**	**0.0273**	**0.3755**	**1.1100e-003**	**0.1118**	**8.3000e-004**	**0.1126**	**0.0296**	**7.6000e-004**	**0.0304**		**110.6898**	**110.6898**	**2.9800e-003**		**110.7644**

3.3 Site Preparation - 2021

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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003		0.2995	0.2995		0.2755	0.2755		942.5842	942.5842	0.3049		950.2055
Total	**0.6403**	**7.8204**	**4.0274**	**9.7300e-003**	**0.5303**	**0.2995**	**0.8297**	**0.0573**	**0.2755**	**0.3328**		**942.5842**	**942.5842**	**0.3049**		**950.2055**

3.3 Site Preparation - 2021

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	0.0209	0.0137	0.1877	5.6000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		55.3449	55.3449	1.4900e-003		55.3822
Total	**0.0209**	**0.0137**	**0.1877**	**5.6000e-004**	**0.0559**	**4.1000e-004**	**0.0563**	**0.0148**	**3.8000e-004**	**0.0152**		**55.3449**	**55.3449**	**1.4900e-003**		**55.3822**

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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003		0.2995	0.2995		0.2755	0.2755	0.0000	942.5842	942.5842	0.3049		950.2055
Total	**0.6403**	**7.8204**	**4.0274**	**9.7300e-003**	**0.5303**	**0.2995**	**0.8297**	**0.0573**	**0.2755**	**0.3328**	**0.0000**	**942.5842**	**942.5842**	**0.3049**		**950.2055**

3.3 Site Preparation - 2021

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	0.0209	0.0137	0.1877	5.6000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		55.3449	55.3449	1.4900e-003		55.3822
Total	**0.0209**	**0.0137**	**0.1877**	**5.6000e-004**	**0.0559**	**4.1000e-004**	**0.0563**	**0.0148**	**3.8000e-004**	**0.0152**		**55.3449**	**55.3449**	**1.4900e-003**		**55.3822**

3.4 Grading - 2021

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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.7528**	**0.4073**	**1.1601**	**0.4138**	**0.3886**	**0.8024**		**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.4 Grading - 2021

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	0.0419	0.0273	0.3755	1.1100e-003	0.1118	8.3000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.6898	110.6898	2.9800e-003		110.7644
Total	**0.0419**	**0.0273**	**0.3755**	**1.1100e-003**	**0.1118**	**8.3000e-004**	**0.1126**	**0.0296**	**7.6000e-004**	**0.0304**		**110.6898**	**110.6898**	**2.9800e-003**		**110.7644**

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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.7528**	**0.4073**	**1.1601**	**0.4138**	**0.3886**	**0.8024**	**0.0000**	**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.4 Grading - 2021

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	0.0419	0.0273	0.3755	1.1100e-003	0.1118	8.3000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.6898	110.6898	2.9800e-003		110.7644
Total	**0.0419**	**0.0273**	**0.3755**	**1.1100e-003**	**0.1118**	**8.3000e-004**	**0.1126**	**0.0296**	**7.6000e-004**	**0.0304**		**110.6898**	**110.6898**	**2.9800e-003**		**110.7644**

3.5 Building Construction - 2021

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	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**		**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3.5 Building Construction - 2021

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	5.6300e-003	0.1915	0.0465	5.1000e-004	0.0128	3.9000e-004	0.0132	3.6800e-003	3.7000e-004	4.0600e-003		54.1488	54.1488	3.3500e-003		54.2325
Worker	0.0209	0.0137	0.1877	5.6000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		55.3449	55.3449	1.4900e-003		55.3822
Total	**0.0266**	**0.2052**	**0.2342**	**1.0700e-003**	**0.0687**	**8.0000e-004**	**0.0695**	**0.0185**	**7.5000e-004**	**0.0193**		**109.4937**	**109.4937**	**4.8400e-003**		**109.6147**

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	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**	**0.0000**	**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3.5 Building Construction - 2021

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	5.6300e-003	0.1915	0.0465	5.1000e-004	0.0128	3.9000e-004	0.0132	3.6800e-003	3.7000e-004	4.0600e-003		54.1488	54.1488	3.3500e-003		54.2325
Worker	0.0209	0.0137	0.1877	5.6000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		55.3449	55.3449	1.4900e-003		55.3822
Total	**0.0266**	**0.2052**	**0.2342**	**1.0700e-003**	**0.0687**	**8.0000e-004**	**0.0695**	**0.0185**	**7.5000e-004**	**0.0193**		**109.4937**	**109.4937**	**4.8400e-003**		**109.6147**

3.6 Paving - 2021

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	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.3425	1,035.3425	0.3016		1,042.8818
Paving	0.1415					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8629**	**6.7178**	**7.0899**	**0.0113**		**0.3534**	**0.3534**		**0.3286**	**0.3286**		**1,035.3425**	**1,035.3425**	**0.3016**		**1,042.8818**

3.6 Paving - 2021

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	0.0753	0.0491	0.6758	2.0000e-003	0.2012	1.4900e-003	0.2027	0.0534	1.3700e-003	0.0547		199.2417	199.2417	5.3700e-003		199.3759
Total	**0.0753**	**0.0491**	**0.6758**	**2.0000e-003**	**0.2012**	**1.4900e-003**	**0.2027**	**0.0534**	**1.3700e-003**	**0.0547**		**199.2417**	**199.2417**	**5.3700e-003**		**199.3759**

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	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286	0.0000	1,035.3425	1,035.3425	0.3016		1,042.8818
Paving	0.1415					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8629**	**6.7178**	**7.0899**	**0.0113**		**0.3534**	**0.3534**		**0.3286**	**0.3286**	**0.0000**	**1,035.3425**	**1,035.3425**	**0.3016**		**1,042.8818**

3.6 Paving - 2021

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	0.0753	0.0491	0.6758	2.0000e-003	0.2012	1.4900e-003	0.2027	0.0534	1.3700e-003	0.0547		199.2417	199.2417	5.3700e-003		199.3759
Total	**0.0753**	**0.0491**	**0.6758**	**2.0000e-003**	**0.2012**	**1.4900e-003**	**0.2027**	**0.0534**	**1.3700e-003**	**0.0547**		**199.2417**	**199.2417**	**5.3700e-003**		**199.3759**

3.7 Architectural Coating - 2021

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	0.6776					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	**0.8965**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**		**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

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	4.1900e-003	2.7300e-003	0.0376	1.1000e-004	0.0112	8.0000e-005	0.0113	2.9600e-003	8.0000e-005	3.0400e-003		11.0690	11.0690	3.0000e-004		11.0764
Total	**4.1900e-003**	**2.7300e-003**	**0.0376**	**1.1000e-004**	**0.0112**	**8.0000e-005**	**0.0113**	**2.9600e-003**	**8.0000e-005**	**3.0400e-003**		**11.0690**	**11.0690**	**3.0000e-004**		**11.0764**

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	0.6776					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	**0.8965**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**	**0.0000**	**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

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	4.1900e-003	2.7300e-003	0.0376	1.1000e-004	0.0112	8.0000e-005	0.0113	2.9600e-003	8.0000e-005	3.0400e-003		11.0690	11.0690	3.0000e-004		11.0764
Total	**4.1900e-003**	**2.7300e-003**	**0.0376**	**1.1000e-004**	**0.0112**	**8.0000e-005**	**0.0113**	**2.9600e-003**	**8.0000e-005**	**3.0400e-003**		**11.0690**	**11.0690**	**3.0000e-004**		**11.0764**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Total					

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	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
NaturalGas Unmitigated	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

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					
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		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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					
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		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.4800e-003	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4700e-003	5.4700e-003	1.0000e-005		5.8300e-003
Unmitigated	5.4800e-003	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4700e-003	5.4700e-003	1.0000e-005		5.8300e-003

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	9.3000e-004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.3100e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.4000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4700e-003	5.4700e-003	1.0000e-005		5.8300e-003
Total	**5.4800e-003**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.4700e-003**	**5.4700e-003**	**1.0000e-005**		**5.8300e-003**

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	9.3000e-004					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.3100e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.4000e-004	2.0000e-005	2.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.4700e-003	5.4700e-003	1.0000e-005		5.8300e-003
Total	**5.4800e-003**	**2.0000e-005**	**2.5500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**5.4700e-003**	**5.4700e-003**	**1.0000e-005**		**5.8300e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Residential- 501 West Route 66 and 531 Parker Drive Project

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	8.00	Dwelling Unit	0.21	13,950.00	23

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - sf given by client

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	8,000.00	13,950.00

2.0 Emissions Summary

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					
2022	0.0864	0.4173	0.4409	7.4000e-004	5.8300e-003	0.0217	0.0276	1.7300e-003	0.0201	0.0218	0.0000	64.7221	64.7221	0.0184	0.0000	65.1817
Maximum	**0.0864**	**0.4173**	**0.4409**	**7.4000e-004**	**5.8300e-003**	**0.0217**	**0.0276**	**1.7300e-003**	**0.0201**	**0.0218**	**0.0000**	**64.7221**	**64.7221**	**0.0184**	**0.0000**	**65.1817**

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					
2022	0.0864	0.4173	0.4409	7.4000e-004	5.8300e-003	0.0217	0.0276	1.7300e-003	0.0201	0.0218	0.0000	64.7221	64.7221	0.0184	0.0000	65.1817
Maximum	**0.0864**	**0.4173**	**0.4409**	**7.4000e-004**	**5.8300e-003**	**0.0217**	**0.0276**	**1.7300e-003**	**0.0201**	**0.0218**	**0.0000**	**64.7221**	**64.7221**	**0.0184**	**0.0000**	**65.1817**

	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	N20	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**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	3-3-2022	6-2-2022	0.2535	0.2535
2	6-3-2022	9-2-2022	0.2521	0.2521
		Highest	0.2535	0.2535

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	0.0835	3.0300e-003	0.1334	1.3000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003	0.8498	1.7677	2.6175	2.6600e-003	6.0000e-005	2.7012
Energy	5.8000e-004	4.9400e-003	2.1000e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	16.0376	16.0376	5.4000e-004	1.9000e-004	16.1085
Mobile	0.0139	0.0656	0.1941	7.7000e-004	0.0675	5.5000e-004	0.0680	0.0181	5.1000e-004	0.0186	0.0000	70.9382	70.9382	3.2000e-003	0.0000	71.0182
Waste						0.0000	0.0000		0.0000	0.0000	0.7470	0.0000	0.7470	0.0442	0.0000	1.8507
Water						0.0000	0.0000		0.0000	0.0000	0.1654	3.3257	3.4911	0.0171	4.3000e-004	4.0471
Total	**0.0979**	**0.0735**	**0.3295**	**9.3000e-004**	**0.0675**	**9.0500e-003**	**0.0765**	**0.0181**	**9.0100e-003**	**0.0271**	**1.7621**	**92.0692**	**93.8313**	**0.0677**	**6.8000e-004**	**95.7257**

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	0.0835	3.0300e-003	0.1334	1.3000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003	0.8498	1.7677	2.6175	2.6600e-003	6.0000e-005	2.7012
Energy	5.8000e-004	4.9400e-003	2.1000e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	16.0376	16.0376	5.4000e-004	1.9000e-004	16.1085
Mobile	0.0139	0.0656	0.1941	7.7000e-004	0.0675	5.5000e-004	0.0680	0.0181	5.1000e-004	0.0186	0.0000	70.9382	70.9382	3.2000e-003	0.0000	71.0182
Waste						0.0000	0.0000		0.0000	0.0000	0.7470	0.0000	0.7470	0.0442	0.0000	1.8507
Water						0.0000	0.0000		0.0000	0.0000	0.1654	3.3257	3.4911	0.0171	4.3000e-004	4.0471
Total	**0.0979**	**0.0735**	**0.3295**	**9.3000e-004**	**0.0675**	**9.0500e-003**	**0.0765**	**0.0181**	**9.0100e-003**	**0.0271**	**1.7621**	**92.0692**	**93.8313**	**0.0677**	**6.8000e-004**	**95.7257**

	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	N20	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	3/3/2022	3/16/2022	5	10	
2	Site Preparation	Site Preparation	3/17/2022	3/17/2022	5	1	
3	Grading	Grading	3/18/2022	3/21/2022	5	2	
4	Building Construction	Building Construction	3/22/2022	8/8/2022	5	100	
5	Paving	Paving	8/9/2022	8/15/2022	5	5	
6	Architectural Coating	Architectural Coating	8/16/2022	8/22/2022	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 28,249; Residential Outdoor: 9,416; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	6.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2022

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	3.5500e-003	0.0321	0.0374	6.0000e-005		1.6900e-003	1.6900e-003		1.6100e-003	1.6100e-003	0.0000	5.2068	5.2068	9.6000e-004	0.0000	5.2308
Total	**3.5500e-003**	**0.0321**	**0.0374**	**6.0000e-005**		**1.6900e-003**	**1.6900e-003**		**1.6100e-003**	**1.6100e-003**	**0.0000**	**5.2068**	**5.2068**	**9.6000e-004**	**0.0000**	**5.2308**

3.2 Demolition - 2022

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	2.0000e-004	1.4000e-004	1.6100e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4612	0.4612	1.0000e-005	0.0000	0.4615
Total	**2.0000e-004**	**1.4000e-004**	**1.6100e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.4612**	**0.4612**	**1.0000e-005**	**0.0000**	**0.4615**

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	3.5500e-003	0.0321	0.0374	6.0000e-005		1.6900e-003	1.6900e-003		1.6100e-003	1.6100e-003	0.0000	5.2068	5.2068	9.6000e-004	0.0000	5.2308
Total	**3.5500e-003**	**0.0321**	**0.0374**	**6.0000e-005**		**1.6900e-003**	**1.6900e-003**		**1.6100e-003**	**1.6100e-003**	**0.0000**	**5.2068**	**5.2068**	**9.6000e-004**	**0.0000**	**5.2308**

3.2 Demolition - 2022

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	2.0000e-004	1.4000e-004	1.6100e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4612	0.4612	1.0000e-005	0.0000	0.4615
Total	**2.0000e-004**	**1.4000e-004**	**1.6100e-003**	**1.0000e-005**	**5.5000e-004**	**0.0000**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.4612**	**0.4612**	**1.0000e-005**	**0.0000**	**0.4615**

3.3 Site Preparation - 2022

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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9000e-004	3.4700e-003	1.9800e-003	0.0000		1.3000e-004	1.3000e-004		1.2000e-004	1.2000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4310
Total	**2.9000e-004**	**3.4700e-003**	**1.9800e-003**	**0.0000**	**2.7000e-004**	**1.3000e-004**	**4.0000e-004**	**3.0000e-005**	**1.2000e-004**	**1.5000e-004**	**0.0000**	**0.4275**	**0.4275**	**1.4000e-004**	**0.0000**	**0.4310**

3.3 Site Preparation - 2022

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	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0231	0.0231	0.0000	0.0000	0.0231
Total	**1.0000e-005**	**1.0000e-005**	**8.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0231**	**0.0231**	**0.0000**	**0.0000**	**0.0231**

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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9000e-004	3.4700e-003	1.9800e-003	0.0000		1.3000e-004	1.3000e-004		1.2000e-004	1.2000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4310
Total	**2.9000e-004**	**3.4700e-003**	**1.9800e-003**	**0.0000**	**2.7000e-004**	**1.3000e-004**	**4.0000e-004**	**3.0000e-005**	**1.2000e-004**	**1.5000e-004**	**0.0000**	**0.4275**	**0.4275**	**1.4000e-004**	**0.0000**	**0.4310**

3.3 Site Preparation - 2022

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	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0231	0.0231	0.0000	0.0000	0.0231
Total	**1.0000e-005**	**1.0000e-005**	**8.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0231**	**0.0231**	**0.0000**	**0.0000**	**0.0231**

3.4 Grading - 2022

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.1000e-004	6.4100e-003	7.4700e-003	1.0000e-005		3.4000e-004	3.4000e-004		3.2000e-004	3.2000e-004	0.0000	1.0414	1.0414	1.9000e-004	0.0000	1.0462
Total	**7.1000e-004**	**6.4100e-003**	**7.4700e-003**	**1.0000e-005**	**7.5000e-004**	**3.4000e-004**	**1.0900e-003**	**4.1000e-004**	**3.2000e-004**	**7.3000e-004**	**0.0000**	**1.0414**	**1.0414**	**1.9000e-004**	**0.0000**	**1.0462**

3.4 Grading - 2022

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	4.0000e-005	3.0000e-005	3.2000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0922	0.0922	0.0000	0.0000	0.0923
Total	**4.0000e-005**	**3.0000e-005**	**3.2000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0922**	**0.0922**	**0.0000**	**0.0000**	**0.0923**

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.1000e-004	6.4100e-003	7.4700e-003	1.0000e-005		3.4000e-004	3.4000e-004		3.2000e-004	3.2000e-004	0.0000	1.0414	1.0414	1.9000e-004	0.0000	1.0462
Total	**7.1000e-004**	**6.4100e-003**	**7.4700e-003**	**1.0000e-005**	**7.5000e-004**	**3.4000e-004**	**1.0900e-003**	**4.1000e-004**	**3.2000e-004**	**7.3000e-004**	**0.0000**	**1.0414**	**1.0414**	**1.9000e-004**	**0.0000**	**1.0462**

3.4 Grading - 2022

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	4.0000e-005	3.0000e-005	3.2000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0922	0.0922	0.0000	0.0000	0.0923
Total	**4.0000e-005**	**3.0000e-005**	**3.2000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0922**	**0.0922**	**0.0000**	**0.0000**	**0.0923**

3.5 Building Construction - 2022

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	0.0343	0.3513	0.3576	5.7000e-004		0.0186	0.0186		0.0171	0.0171	0.0000	50.0739	50.0739	0.0162	0.0000	50.4787
Total	**0.0343**	**0.3513**	**0.3576**	**5.7000e-004**		**0.0186**	**0.0186**		**0.0171**	**0.0171**	**0.0000**	**50.0739**	**50.0739**	**0.0162**	**0.0000**	**50.4787**

3.5 Building Construction - 2022

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	1.3000e-004	4.6100e-003	1.1600e-003	1.0000e-005	3.2000e-004	1.0000e-005	3.2000e-004	9.0000e-005	1.0000e-005	1.0000e-004	0.0000	1.2033	1.2033	8.0000e-005	0.0000	1.2052
Worker	1.1700e-003	8.4000e-004	9.6700e-003	3.0000e-005	3.2900e-003	2.0000e-005	3.3200e-003	8.7000e-004	2.0000e-005	9.0000e-004	0.0000	2.7672	2.7672	7.0000e-005	0.0000	2.7689
Total	**1.3000e-003**	**5.4500e-003**	**0.0108**	**4.0000e-005**	**3.6100e-003**	**3.0000e-005**	**3.6400e-003**	**9.6000e-004**	**3.0000e-005**	**1.0000e-003**	**0.0000**	**3.9705**	**3.9705**	**1.5000e-004**	**0.0000**	**3.9741**

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	0.0343	0.3513	0.3576	5.7000e-004		0.0186	0.0186		0.0171	0.0171	0.0000	50.0738	50.0738	0.0162	0.0000	50.4787
Total	**0.0343**	**0.3513**	**0.3576**	**5.7000e-004**		**0.0186**	**0.0186**		**0.0171**	**0.0171**	**0.0000**	**50.0738**	**50.0738**	**0.0162**	**0.0000**	**50.4787**

3.5 Building Construction - 2022

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	1.3000e-004	4.6100e-003	1.1600e-003	1.0000e-005	3.2000e-004	1.0000e-005	3.2000e-004	9.0000e-005	1.0000e-005	1.0000e-004	0.0000	1.2033	1.2033	8.0000e-005	0.0000	1.2052
Worker	1.1700e-003	8.4000e-004	9.6700e-003	3.0000e-005	3.2900e-003	2.0000e-005	3.3200e-003	8.7000e-004	2.0000e-005	9.0000e-004	0.0000	2.7672	2.7672	7.0000e-005	0.0000	2.7689
Total	**1.3000e-003**	**5.4500e-003**	**0.0108**	**4.0000e-005**	**3.6100e-003**	**3.0000e-005**	**3.6400e-003**	**9.6000e-004**	**3.0000e-005**	**1.0000e-003**	**0.0000**	**3.9705**	**3.9705**	**1.5000e-004**	**0.0000**	**3.9741**

3.6 Paving - 2022

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	1.6200e-003	0.0148	0.0176	3.0000e-005		7.4000e-004	7.4000e-004		6.9000e-004	6.9000e-004	0.0000	2.3492	2.3492	6.8000e-004	0.0000	2.3663
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.6200e-003**	**0.0148**	**0.0176**	**3.0000e-005**		**7.4000e-004**	**7.4000e-004**		**6.9000e-004**	**6.9000e-004**	**0.0000**	**2.3492**	**2.3492**	**6.8000e-004**	**0.0000**	**2.3663**

3.6 Paving - 2022

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	1.8000e-004	1.3000e-004	1.4500e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4151	0.4151	1.0000e-005	0.0000	0.4153
Total	**1.8000e-004**	**1.3000e-004**	**1.4500e-003**	**0.0000**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4151**	**0.4151**	**1.0000e-005**	**0.0000**	**0.4153**

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	1.6200e-003	0.0148	0.0176	3.0000e-005		7.4000e-004	7.4000e-004		6.9000e-004	6.9000e-004	0.0000	2.3492	2.3492	6.8000e-004	0.0000	2.3663
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.6200e-003**	**0.0148**	**0.0176**	**3.0000e-005**		**7.4000e-004**	**7.4000e-004**		**6.9000e-004**	**6.9000e-004**	**0.0000**	**2.3492**	**2.3492**	**6.8000e-004**	**0.0000**	**2.3663**

3.6 Paving - 2022

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	1.8000e-004	1.3000e-004	1.4500e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4151	0.4151	1.0000e-005	0.0000	0.4153
Total	**1.8000e-004**	**1.3000e-004**	**1.4500e-003**	**0.0000**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4151**	**0.4151**	**1.0000e-005**	**0.0000**	**0.4153**

3.7 Architectural Coating - 2022

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	0.0436					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1000e-004	3.5200e-003	4.5300e-003	1.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0442**	**3.5200e-003**	**4.5300e-003**	**1.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

3.7 Architectural Coating - 2022

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	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0231	0.0231	0.0000	0.0000	0.0231
Total	**1.0000e-005**	**1.0000e-005**	**8.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0231**	**0.0231**	**0.0000**	**0.0000**	**0.0231**

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	0.0436					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1000e-004	3.5200e-003	4.5300e-003	1.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0442**	**3.5200e-003**	**4.5300e-003**	**1.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

3.7 Architectural Coating - 2022

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	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0231	0.0231	0.0000	0.0000	0.0231
Total	**1.0000e-005**	**1.0000e-005**	**8.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0231**	**0.0231**	**0.0000**	**0.0000**	**0.0231**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	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	0.0139	0.0656	0.1941	7.7000e-004	0.0675	5.5000e-004	0.0680	0.0181	5.1000e-004	0.0186	0.0000	70.9382	70.9382	3.2000e-003	0.0000	71.0182
Unmitigated	0.0139	0.0656	0.1941	7.7000e-004	0.0675	5.5000e-004	0.0680	0.0181	5.1000e-004	0.0186	0.0000	70.9382	70.9382	3.2000e-003	0.0000	71.0182

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	53.20	51.12	46.88	177,692	177,692
Total	53.20	51.12	46.88	177,692	177,692

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	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	10.3187	10.3187	4.3000e-004	9.0000e-005	10.3556
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	10.3187	10.3187	4.3000e-004	9.0000e-005	10.3556
NaturalGas Mitigated	5.8000e-004	4.9400e-003	2.1000e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	5.7190	5.7190	1.1000e-004	1.0000e-004	5.7530
NaturalGas Unmitigated	5.8000e-004	4.9400e-003	2.1000e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	5.7190	5.7190	1.1000e-004	1.0000e-004	5.7530

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					
Apartments Mid Rise	107169	5.8000e-004	4.9400e-003	2.1000e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	5.7190	5.7190	1.1000e-004	1.0000e-004	5.7530
Total		**5.8000e-004**	**4.9400e-003**	**2.1000e-003**	**3.0000e-005**		**4.0000e-004**	**4.0000e-004**		**4.0000e-004**	**4.0000e-004**	**0.0000**	**5.7190**	**5.7190**	**1.1000e-004**	**1.0000e-004**	**5.7530**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	107169	5.8000e-004	4.9400e-003	2.1000e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	5.7190	5.7190	1.1000e-004	1.0000e-004	5.7530
Total		**5.8000e-004**	**4.9400e-003**	**2.1000e-003**	**3.0000e-005**		**4.0000e-004**	**4.0000e-004**		**4.0000e-004**	**4.0000e-004**	**0.0000**	**5.7190**	**5.7190**	**1.1000e-004**	**1.0000e-004**	**5.7530**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	32385.4	10.3187	4.3000e-004	9.0000e-005	10.3556
Total		**10.3187**	**4.3000e-004**	**9.0000e-005**	**10.3556**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	32385.4	10.3187	4.3000e-004	9.0000e-005	10.3556
Total		**10.3187**	**4.3000e-004**	**9.0000e-005**	**10.3556**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0835	3.0300e-003	0.1334	1.3000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003	0.8498	1.7677	2.6175	2.6600e-003	6.0000e-005	2.7012
Unmitigated	0.0835	3.0300e-003	0.1334	1.3000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003	0.8498	1.7677	2.6175	2.6600e-003	6.0000e-005	2.7012

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	4.3600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0504					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0262	2.0700e-003	0.0509	1.3000e-004		7.6400e-003	7.6400e-003		7.6400e-003	7.6400e-003	0.8498	1.6329	2.4827	2.5300e-003	6.0000e-005	2.5632
Landscaping	2.4900e-003	9.5000e-004	0.0825	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1348	0.1348	1.3000e-004	0.0000	0.1380
Total	**0.0835**	**3.0200e-003**	**0.1334**	**1.3000e-004**		**8.1000e-003**	**8.1000e-003**		**8.1000e-003**	**8.1000e-003**	**0.8498**	**1.7677**	**2.6175**	**2.6600e-003**	**6.0000e-005**	**2.7012**

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	4.3600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0504					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0262	2.0700e-003	0.0509	1.3000e-004		7.6400e-003	7.6400e-003		7.6400e-003	7.6400e-003	0.8498	1.6329	2.4827	2.5300e-003	6.0000e-005	2.5632
Landscaping	2.4900e-003	9.5000e-004	0.0825	0.0000		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	0.1348	0.1348	1.3000e-004	0.0000	0.1380
Total	**0.0835**	**3.0200e-003**	**0.1334**	**1.3000e-004**		**8.1000e-003**	**8.1000e-003**		**8.1000e-003**	**8.1000e-003**	**0.8498**	**1.7677**	**2.6175**	**2.6600e-003**	**6.0000e-005**	**2.7012**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.4911	0.0171	4.3000e-004	4.0471
Unmitigated	3.4911	0.0171	4.3000e-004	4.0471

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	0.521232 / 0.328603	3.4911	0.0171	4.3000e-004	4.0471
Total		**3.4911**	**0.0171**	**4.3000e-004**	**4.0471**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	0.521232 / 0.328603	3.4911	0.0171	4.3000e-004	4.0471
Total		**3.4911**	**0.0171**	**4.3000e-004**	**4.0471**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.7470	0.0442	0.0000	1.8507
Unmitigated	0.7470	0.0442	0.0000	1.8507

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	3.68	0.7470	0.0442	0.0000	1.8507
Total		**0.7470**	**0.0442**	**0.0000**	**1.8507**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	3.68	0.7470	0.0442	0.0000	1.8507
Total		**0.7470**	**0.0442**	**0.0000**	**1.8507**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Residential- 501 West Route 66 and 531 Parker Drive Project

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	8.00	Dwelling Unit	0.21	13,950.00	23

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - sf given by client

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	8,000.00	13,950.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	17.6662	7.1315	7.8166	0.0132	0.8645	0.3726	1.2029	0.4434	0.3428	0.7667	0.0000	1,254.6288	1,254.6288	0.3603	0.0000	1,259.9938
Maximum	**17.6662**	**7.1315**	**7.8166**	**0.0132**	**0.8645**	**0.3726**	**1.2029**	**0.4434**	**0.3428**	**0.7667**	**0.0000**	**1,254.6288**	**1,254.6288**	**0.3603**	**0.0000**	**1,259.9938**

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					
2022	17.6662	7.1315	7.8166	0.0132	0.8645	0.3726	1.2029	0.4434	0.3428	0.7667	0.0000	1,254.6288	1,254.6288	0.3603	0.0000	1,259.9938
Maximum	**17.6662**	**7.1315**	**7.8166**	**0.0132**	**0.8645**	**0.3726**	**1.2029**	**0.4434**	**0.3428**	**0.7667**	**0.0000**	**1,254.6288**	**1,254.6288**	**0.3603**	**0.0000**	**1,259.9938**

	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	N20	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**

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	2.4163	0.1736	4.7286	0.0104		0.6148	0.6148		0.6148	0.6148	74.9354	145.1884	220.1238	0.2246	5.0900e-003	227.2548
Energy	3.1700e-003	0.0271	0.0115	1.7000e-004		2.1900e-003	2.1900e-003		2.1900e-003	2.1900e-003		34.5429	34.5429	6.6000e-004	6.3000e-004	34.7482
Mobile	0.0836	0.3542	1.1463	4.4900e-003	0.3864	3.1000e-003	0.3895	0.1034	2.8800e-003	0.1062		456.8835	456.8835	0.0200		457.3835
Total	**2.5031**	**0.5549**	**5.8864**	**0.0151**	**0.3864**	**0.6201**	**1.0064**	**0.1034**	**0.6198**	**0.7232**	**74.9354**	**636.6148**	**711.5502**	**0.2453**	**5.7200e-003**	**719.3865**

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	2.4163	0.1736	4.7286	0.0104		0.6148	0.6148		0.6148	0.6148	74.9354	145.1884	220.1238	0.2246	5.0900e-003	227.2548
Energy	3.1700e-003	0.0271	0.0115	1.7000e-004		2.1900e-003	2.1900e-003		2.1900e-003	2.1900e-003		34.5429	34.5429	6.6000e-004	6.3000e-004	34.7482
Mobile	0.0836	0.3542	1.1463	4.4900e-003	0.3864	3.1000e-003	0.3895	0.1034	2.8800e-003	0.1062		456.8835	456.8835	0.0200		457.3835
Total	**2.5031**	**0.5549**	**5.8864**	**0.0151**	**0.3864**	**0.6201**	**1.0064**	**0.1034**	**0.6198**	**0.7232**	**74.9354**	**636.6148**	**711.5502**	**0.2453**	**5.7200e-003**	**719.3865**

	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	N20	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	3/3/2022	3/16/2022	5	10	
2	Site Preparation	Site Preparation	3/17/2022	3/17/2022	5	1	
3	Grading	Grading	3/18/2022	3/21/2022	5	2	
4	Building Construction	Building Construction	3/22/2022	8/8/2022	5	100	
5	Paving	Paving	8/9/2022	8/15/2022	5	5	
6	Architectural Coating	Architectural Coating	8/16/2022	8/22/2022	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 28,249; Residential Outdoor: 9,416; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	6.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2022

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	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**		**0.3375**	**0.3375**		**0.3225**	**0.3225**		**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

3.2 Demolition - 2022

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	0.0393	0.0247	0.3472	1.0700e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		106.7263	106.7263	2.7000e-003		106.7937
Total	**0.0393**	**0.0247**	**0.3472**	**1.0700e-003**	**0.1118**	**8.0000e-004**	**0.1126**	**0.0296**	**7.4000e-004**	**0.0304**		**106.7263**	**106.7263**	**2.7000e-003**		**106.7937**

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	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**		**0.3375**	**0.3375**		**0.3225**	**0.3225**	**0.0000**	**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

3.2 Demolition - 2022

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	0.0393	0.0247	0.3472	1.0700e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		106.7263	106.7263	2.7000e-003		106.7937
Total	**0.0393**	**0.0247**	**0.3472**	**1.0700e-003**	**0.1118**	**8.0000e-004**	**0.1126**	**0.0296**	**7.4000e-004**	**0.0304**		**106.7263**	**106.7263**	**2.7000e-003**		**106.7937**

3.3 Site Preparation - 2022

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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**0.5303**	**0.2573**	**0.7876**	**0.0573**	**0.2367**	**0.2940**		**942.5179**	**942.5179**	**0.3048**		**950.1386**

3.3 Site Preparation - 2022

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	0.0196	0.0123	0.1736	5.4000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		53.3632	53.3632	1.3500e-003		53.3969
Total	**0.0196**	**0.0123**	**0.1736**	**5.4000e-004**	**0.0559**	**4.0000e-004**	**0.0563**	**0.0148**	**3.7000e-004**	**0.0152**		**53.3632**	**53.3632**	**1.3500e-003**		**53.3969**

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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**0.5303**	**0.2573**	**0.7876**	**0.0573**	**0.2367**	**0.2940**	**0.0000**	**942.5179**	**942.5179**	**0.3048**		**950.1386**

3.3 Site Preparation - 2022

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	0.0196	0.0123	0.1736	5.4000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		53.3632	53.3632	1.3500e-003		53.3969
Total	**0.0196**	**0.0123**	**0.1736**	**5.4000e-004**	**0.0559**	**4.0000e-004**	**0.0563**	**0.0148**	**3.7000e-004**	**0.0152**		**53.3632**	**53.3632**	**1.3500e-003**		**53.3969**

3.4 Grading - 2022

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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.7528**	**0.3375**	**1.0903**	**0.4138**	**0.3225**	**0.7363**		**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

3.4 Grading - 2022

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	0.0393	0.0247	0.3472	1.0700e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		106.7263	106.7263	2.7000e-003		106.7937
Total	**0.0393**	**0.0247**	**0.3472**	**1.0700e-003**	**0.1118**	**8.0000e-004**	**0.1126**	**0.0296**	**7.4000e-004**	**0.0304**		**106.7263**	**106.7263**	**2.7000e-003**		**106.7937**

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					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.7528**	**0.3375**	**1.0903**	**0.4138**	**0.3225**	**0.7363**	**0.0000**	**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

3.4 Grading - 2022

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	0.0393	0.0247	0.3472	1.0700e-003	0.1118	8.0000e-004	0.1126	0.0296	7.4000e-004	0.0304		106.7263	106.7263	2.7000e-003		106.7937
Total	**0.0393**	**0.0247**	**0.3472**	**1.0700e-003**	**0.1118**	**8.0000e-004**	**0.1126**	**0.0296**	**7.4000e-004**	**0.0304**		**106.7263**	**106.7263**	**2.7000e-003**		**106.7937**

3.5 Building Construction - 2022

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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**		**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

3.5 Building Construction - 2022

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	2.6400e-003	0.0910	0.0220	2.5000e-004	6.4000e-003	1.7000e-004	6.5700e-003	1.8400e-003	1.6000e-004	2.0000e-003		26.8370	26.8370	1.6200e-003		26.8774
Worker	0.0236	0.0148	0.2083	6.4000e-004	0.0671	4.8000e-004	0.0676	0.0178	4.4000e-004	0.0182		64.0358	64.0358	1.6200e-003		64.0762
Total	**0.0262**	**0.1058**	**0.2304**	**8.9000e-004**	**0.0735**	**6.5000e-004**	**0.0741**	**0.0196**	**6.0000e-004**	**0.0202**		**90.8728**	**90.8728**	**3.2400e-003**		**90.9537**

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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**	**0.0000**	**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

3.5 Building Construction - 2022

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	2.6400e-003	0.0910	0.0220	2.5000e-004	6.4000e-003	1.7000e-004	6.5700e-003	1.8400e-003	1.6000e-004	2.0000e-003		26.8370	26.8370	1.6200e-003		26.8774
Worker	0.0236	0.0148	0.2083	6.4000e-004	0.0671	4.8000e-004	0.0676	0.0178	4.4000e-004	0.0182		64.0358	64.0358	1.6200e-003		64.0762
Total	**0.0262**	**0.1058**	**0.2304**	**8.9000e-004**	**0.0735**	**6.5000e-004**	**0.0741**	**0.0196**	**6.0000e-004**	**0.0202**		**90.8728**	**90.8728**	**3.2400e-003**		**90.9537**

3.6 Paving - 2022

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	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758		1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6469**	**5.9174**	**7.0348**	**0.0113**		**0.2961**	**0.2961**		**0.2758**	**0.2758**		**1,035.8246**	**1,035.8246**	**0.3017**		**1,043.3677**

3.6 Paving - 2022

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	0.0707	0.0444	0.6250	1.9300e-003	0.2012	1.4500e-003	0.2026	0.0534	1.3300e-003	0.0547		192.1074	192.1074	4.8500e-003		192.2287
Total	**0.0707**	**0.0444**	**0.6250**	**1.9300e-003**	**0.2012**	**1.4500e-003**	**0.2026**	**0.0534**	**1.3300e-003**	**0.0547**		**192.1074**	**192.1074**	**4.8500e-003**		**192.2287**

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	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758	0.0000	1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6469**	**5.9174**	**7.0348**	**0.0113**		**0.2961**	**0.2961**		**0.2758**	**0.2758**	**0.0000**	**1,035.8246**	**1,035.8246**	**0.3017**		**1,043.3677**

3.6 Paving - 2022

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	0.0707	0.0444	0.6250	1.9300e-003	0.2012	1.4500e-003	0.2026	0.0534	1.3300e-003	0.0547		192.1074	192.1074	4.8500e-003		192.2287
Total	**0.0707**	**0.0444**	**0.6250**	**1.9300e-003**	**0.2012**	**1.4500e-003**	**0.2026**	**0.0534**	**1.3300e-003**	**0.0547**		**192.1074**	**192.1074**	**4.8500e-003**		**192.2287**

3.7 Architectural Coating - 2022

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	17.4577					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**17.6623**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

3.7 Architectural Coating - 2022

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	3.9300e-003	2.4700e-003	0.0347	1.1000e-004	0.0112	8.0000e-005	0.0113	2.9600e-003	7.0000e-005	3.0400e-003		10.6726	10.6726	2.7000e-004		10.6794
Total	**3.9300e-003**	**2.4700e-003**	**0.0347**	**1.1000e-004**	**0.0112**	**8.0000e-005**	**0.0113**	**2.9600e-003**	**7.0000e-005**	**3.0400e-003**		**10.6726**	**10.6726**	**2.7000e-004**		**10.6794**

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	17.4577					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**17.6623**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

3.7 Architectural Coating - 2022

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	3.9300e-003	2.4700e-003	0.0347	1.1000e-004	0.0112	8.0000e-005	0.0113	2.9600e-003	7.0000e-005	3.0400e-003		10.6726	10.6726	2.7000e-004		10.6794
Total	**3.9300e-003**	**2.4700e-003**	**0.0347**	**1.1000e-004**	**0.0112**	**8.0000e-005**	**0.0113**	**2.9600e-003**	**7.0000e-005**	**3.0400e-003**		**10.6726**	**10.6726**	**2.7000e-004**		**10.6794**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	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	0.0836	0.3542	1.1463	4.4900e-003	0.3864	3.1000e-003	0.3895	0.1034	2.8800e-003	0.1062		456.8835	456.8835	0.0200		457.3835
Unmitigated	0.0836	0.3542	1.1463	4.4900e-003	0.3864	3.1000e-003	0.3895	0.1034	2.8800e-003	0.1062		456.8835	456.8835	0.0200		457.3835

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	53.20	51.12	46.88	177,692	177,692
Total	53.20	51.12	46.88	177,692	177,692

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	3.1700e-003	0.0271	0.0115	1.7000e-004		2.1900e-003	2.1900e-003		2.1900e-003	2.1900e-003		34.5429	34.5429	6.6000e-004	6.3000e-004	34.7482
NaturalGas Unmitigated	3.1700e-003	0.0271	0.0115	1.7000e-004		2.1900e-003	2.1900e-003		2.1900e-003	2.1900e-003		34.5429	34.5429	6.6000e-004	6.3000e-004	34.7482

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					
Apartments Mid Rise	293.615	3.1700e-003	0.0271	0.0115	1.7000e-004		2.1900e-003	2.1900e-003		2.1900e-003	2.1900e-003		34.5429	34.5429	6.6000e-004	6.3000e-004	34.7482
Total		**3.1700e-003**	**0.0271**	**0.0115**	**1.7000e-004**		**2.1900e-003**	**2.1900e-003**		**2.1900e-003**	**2.1900e-003**		**34.5429**	**34.5429**	**6.6000e-004**	**6.3000e-004**	**34.7482**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.293615	3.1700e-003	0.0271	0.0115	1.7000e-004		2.1900e-003	2.1900e-003		2.1900e-003	2.1900e-003		34.5429	34.5429	6.6000e-004	6.3000e-004	34.7482
Total		**3.1700e-003**	**0.0271**	**0.0115**	**1.7000e-004**		**2.1900e-003**	**2.1900e-003**		**2.1900e-003**	**2.1900e-003**		**34.5429**	**34.5429**	**6.6000e-004**	**6.3000e-004**	**34.7482**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4163	0.1736	4.7286	0.0104		0.6148	0.6148		0.6148	0.6148	74.9354	145.1884	220.1238	0.2246	5.0900e-003	227.2548
Unmitigated	2.4163	0.1736	4.7286	0.0104		0.6148	0.6148		0.6148	0.6148	74.9354	145.1884	220.1238	0.2246	5.0900e-003	227.2548

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	0.0239					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2762					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.0963	0.1660	4.0684	0.0104		0.6111	0.6111		0.6111	0.6111	74.9354	144.0000	218.9354	0.2235	5.0900e-003	226.0378
Landscaping	0.0199	7.6100e-003	0.6602	3.0000e-005		3.6500e-003	3.6500e-003		3.6500e-003	3.6500e-003		1.1884	1.1884	1.1400e-003		1.2170
Total	**2.4163**	**0.1736**	**4.7286**	**0.0104**		**0.6148**	**0.6148**		**0.6148**	**0.6148**	**74.9354**	**145.1884**	**220.1238**	**0.2246**	**5.0900e-003**	**227.2548**

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	0.0239					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2762					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	2.0963	0.1660	4.0684	0.0104		0.6111	0.6111		0.6111	0.6111	74.9354	144.0000	218.9354	0.2235	5.0900e-003	226.0378
Landscaping	0.0199	7.6100e-003	0.6602	3.0000e-005		3.6500e-003	3.6500e-003		3.6500e-003	3.6500e-003		1.1884	1.1884	1.1400e-003		1.2170
Total	**2.4163**	**0.1736**	**4.7286**	**0.0104**		**0.6148**	**0.6148**		**0.6148**	**0.6148**	**74.9354**	**145.1884**	**220.1238**	**0.2246**	**5.0900e-003**	**227.2548**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix C

Habitat Evaluation and Assessment

Scientific Name	Common Name	Status	Habitat Requirements	Comment
Birds				
Accipiter cooperii	Cooper's hawk	WL	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	Does not occur. No suitable habitat.
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	WL	Chaparral and Coastal scrub. Frequents relatively steep, often rocky hillsides with grass and forb patches.	Does not occur. No suitable habitat.
Athene cunicularia	burrowing owl	S, SSC, BCC	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel. Found in Coastal prairie, Coastal scrub, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, Valley and foothill grassland.	Does not occur. No suitable habitat.
Buteo swainsoni	Swainson's hawk	ST, S, BCC	Great Basin grassland, Riparian forest, Riparian woodland, Valley and foothill grassland. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	Does not occur. No suitable habitat.
Coccyzus americanus occidentalis	Western yellow-billed cuckoo	FT, SE, S, BCC	Riparian forest. Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	Does not occur. No suitable habitat.
Cypseloides niger	black swift	SCC, BCC	Breeds in small colonies on cliffs behind or adjacent to waterfalls in deep canyons and sea-bluffs above the surf; forages widely. Can be found in the Coastal belt of Santa Cruz and Monterey counties; central & southern Sierra Nevada; San Bernardino & San Jacinto mountains.	Does not occur. No suitable habitat.
Empidonax traillii extimus	Southwestern willow flycatcher	FE, SE	Riparian woodlands in Southern California	Does not occur. No suitable habitat.
Falco mexicanus	prairie falcon	BCC, WL	Inhabits dry, open terrain, either level or hilly. Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, Valley and foothill grassland.	Does not occur. No suitable habitat.
Gymnogyps	California condor	SE, FE, S	Require vast expanses of open savannah,	Does not occur. No suitable

Scientific Name	Common Name	Status	Habitat Requirements	Comment
californianus			grasslands, and foothill chaparral in mountain ranges of moderate altitude.	habitat.
Icteria virens	yellow-breasted chat	SCC	Riparian forest, Riparian scrub, Riparian woodland	Does not occur. No suitable habitat.
Laterallus jamaicensis coturniculus	California black rail	S, FP, BCC	Inhabits brackish marsh, freshwater marsh, marsh and swamp, salt marsh, and wetlands. Can be found in wet meadows and shallow margins of saltwater marshes bordering larger bays.	Does not occur. No suitable habitat.
Polioptila californica californica	coastal California gnatcatcher	FT, SSC	Coastal bluff scrub and Coastal scrub. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	Does not occur. No suitable habitat.
Riparia riparia	bank swallow	ST, S	Riparian scrub, Riparian woodland. Requires vertical banks and cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	Does not occur. No suitable habitat.
Setophaga petechia	yellow warbler	SSC, BCC	Riparian forest, Riparian scrub, Riparian woodland	Does not occur. No suitable habitat.
Vireo bellii pusillus	least Bell's vireo	FE, SE	Riparian forest, Riparian scrub, Riparian woodland. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	Does not occur. No suitable habitat.
Fish				
Catostomus santaanae	Santa Ana sucker	FT	Aquatic requires south coast flowing waters.	Does not occur. No suitable habitat.
Gasterosteus aculeatus williamsoni	unarmored threespine stickleback	FE, SE, FP	Aquatic requires cool south coast flowing waters.	Does not occur. No suitable habitat.
Rhinichthys osculus ssp. 3	Santa Ana speckled dace	SSC, FSS	Aquatic requires south coast flowing waters. Requires permanent flowing streams with summer water temps of 17- 20 C.	Does not occur. No suitable habitat.
Invertebrates				
Bombus crotchii	crotch bumble bee	SCE	Coastal California east to the Sierra-Cascade crest and south into Mexico.	Does not occur. No suitable habitat.
Bombus occidentalis	Western bumble bee	SCE,FSS,	Historically broadly distributed in western North America. Generally occurs along the Pacific coast and western interior of North America	Does not occur. No suitable habitat.

Scientific Name	Common Name	Status	Habitat Requirements	Comment
Callophrys mossii hidakupa	San Gabriel Mountains elfin butterfly	FSS	San Gabriel and San Bernardino mountains at elevations of 3,000 to approximately 5,500 ft. Relies on foodplant, *Sedum spathulifolium,*	Does not occur. No suitable habitat.
Euphydryas editha quino	quino checkerspot butterfly	FE,	Found in sunny openings within chaparral & coastal sage shrublands in parts of Riverside & San Diego counties. Needs high densities of food plants *Plantago erecta, P. insularis*, and *Orthocarpus purpurescens*.	Does not occur. No suitable habitat.
Plebejus saepiolus aureolus	San Gabriel Mountains blue butterfly	FSS	Found in lower montane coniferous forest. Type locality is a wet meadow seep in yellow pine forest. Foodplant is *Trifolium wormskioldii*.	Does not occur. No suitable habitat. Foodplant not found on site.
Reptiles				
Anniella stebbinsi	Southern California legless lizard	SSC, FSS	Broadleaved upland forest, chaparral, coastal dunes, and coastal scrub. Generally in loose soil with a high moisture content.	Does not occur. No suitable habitat.
Arizona elegans occidentalis	California glossy snake	SSC	Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	Does not occur. No suitable habitat.
Aspidoscelis tigris stejnegeri	Coastal whiptail	SSC	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas. Ground may be firm soil, sandy, or rocky.	
Crotalus ruber	red-diamond rattlesnake	SSC, FSS	Occurs chaparral, woodland, grassland, and desert areas from coastal San Diego county to the eastern slopes of the mountains. Needs rodent burrows, cracks in rocks or surface cover objects.	Does not occur. No suitable habitat.
Emys marmorata	Western pond turtle	S, SSC, FSS	Aquatic, Artificial flowing waters, Klamath/North coast flowing waters, Klamath/North coast standing waters, Marsh and swamp, Sacramento/San Joaquin flowing waters, Sacramento/San Joaquin standing waters, South coast flowing waters, South coast standing waters, Wetland, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	Does not occur. No suitable habitat.
Phrynosoma blainvillii	Coast horned lizard	S, SSC	Chaparral, Cismontane woodland, Coastal bluff	Does not occur. No suitable

Scientific Name	Common Name	Status	Habitat Requirements	Comment
			scrub, Coastal scrub, Desert wash, Pinon and juniper woodlands, Riparian scrub, Riparian woodland, Valley and foothill grassland. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	habitat.
Thamnophis hammondii	two-striped gartersnake	S, SSC, FSS	Marsh and swamp, Riparian scrub, Riparian woodland, Wetland, Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water.	Does not occur. No suitable habitat.
Mammals				
Antrozous pallidus	pallid bat	S, SSC, WBWG_H, FSS	Chaparral, Coastal scrub, Desert wash, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Riparian woodland, Sonoran desert scrub, Upper montane coniferous forest, Valley and foothill grassland. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	Does not occur. No suitable habitat. May forage overhead.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	SSC	Coastal scrub, chaparral, grasslands, sagebrush, etc. in western San Diego County. Prefers sandy, herbaceous areas, usually in association with rocks or coarse gravel.	Does not occur. No suitable habitat.
Dipodomys merriami parvus	San Bernardino kangaroo rat	FE, SCE, SSC	Coastal scrub and alluvial scrub vegetation on sandy loam substrates characteristic of alluvial fans and flood plains.	Does not occur. No suitable habitat.
Eumops perotis californicus	Western mastiff bat	S, SSC, WBWG_H	Chenopod scrub, Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	Does not occur. No suitable habitat. May forage overhead.
Lasiurus cinereus	hoary bat	WBWG_M	Broadleaved upland forest, Cismontane woodland, Lower montane coniferous forest, North coast coniferous forest. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	Does not occur. No suitable habitat. May forage overhead.
Lasiurus xanthinus	western yellow bat	SSC, WBWG_H	Found in valley foothill riparian, desert wash, desert riparian, desert wash, and palm oasis habitats.	Does not occur. No suitable habitat. May forage overhead.

Scientific Name	Common Name	Status	Habitat Requirements	Comment
Lepus californicus bennettii	San Diego black-tailed jackrabbit	SSC	Coastal scrub, Coastal sage scrub habitats in Southern California. Intermediate canopy stages of shrub habitats and open shrub / herbaceous and tree / herbaceous edges.	Does not occur. No suitable habitat.
Microtus californicus stephensi	south coast marsh vole	SSC	Tidal marshes in Los Angeles, Orange and southern Ventura counties.	Does not occur. No suitable habitat.
Myotis thysanodes	fringed myotis	S, FSS, WBWG_H	Uses caves, mines, buildings or crevices in for maternity colonies and roosts. Optimal habitats are pinyon-juniper, valley foothill hardwood & hardwood-conifer.	Does not occur. No suitable habitat. May forage overhead.
Myotis volans	long-legged myotis	WBWG_H	Most common in upper montane coniferous forest, woodland, and forest habitats above 4000 ft. Trees are important day roosts; caves and mines are night roosts	Does not occur. No suitable habitat. May forage overhead.
Myotis yumanensis	Yuma myotis	S, WBWG_LM	Lower montane coniferous forest, riparian forest, riparian woodland, upper montane coniferous forest. Distribution is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices.	Does not occur. No suitable habitat. May forage overhead.
Neotoma lepida intermedia	San Diego desert woodrat	SSC	Coastal scrub of Southern California from San Diego County to San Luis Obispo County.	Does not occur. No suitable habitat.
Nyctinomops femorosaccus	pocketed free-tailed bat	SSC, WBWG_M	Joshua tree woodland, pinon & juniper woodlands, riparian scrub, and sonoran desert scrub, and desert wash.	Does not occur. No suitable habitat. May forage overhead
Nyctinomops macrotis	big free-tailed bat	SSC, WBWG_MH	Low-lying arid areas in Southern California. Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	Does not occur. No suitable habitat. May forage overhead.
Ovis canadensis nelsoni	desert bighorn sheep	S, FP, FSS	Alpine, alpine dwarf scrub, chaparral, chenopod scrub, Great Basin scrub, Mojavean desert scrub, Montane dwarf scrub, pinon & juniper woodlands, riparian woodland, and Sonoran desert scrub. Relies on open, rocky, steep areas with available water and herbaceous forage.	Does not occur. No suitable habitat.

Scientific Name	Common Name	Status	Habitat Requirements	Comment
Taxidea taxus	American badger	SSC	Alkali marsh, Alkali playa, Alpine, Alpine dwarf scrub, Bog and fen, Brackish marsh, Broadleaved upland forest, Chaparral, Chenopod scrub, Cismontane woodland, Closed-cone coniferous forest, Coastal bluff scrub, Coastal dunes, Coastal prairie, Coastal scrub, Desert dunes, Desert wash, Freshwater marsh, Great Basin grassland, Great Basin scrub, Interior dunes, Ione formation, Joshua tree woodland, Limestone, Lower montane coniferous forest, Marsh and swamp, Meadow and seep, Mojavean desert scrub, Montane dwarf scrub, North coast coniferous forest, Oldgrowth, Pavement plain, Redwood, Riparian forest, Riparian scrub, Riparian woodland, Salt marsh, Sonoran desert scrub, Sonoran thorn woodland, Ultramafic, Upper montane coniferous forest, Upper Sonoran scrub, Valley and foothill grassland. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	Does not occur. No suitable habitat.
Amphibians				
Anaxyrus californicus	arroyo toad	FE, SSC	Desert wash, Riparian scrub, Riparian woodland, South coast flowing waters, South coast standing waters. Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	Does not occur. No suitable habitat.
Batrachoseps gabrieli	San Gabriel slender salamander	FSS	Known only from the San Gabriel Mtns. Found under rocks, wood, and fern fronds, and on soil at the base of talus slopes.	Does not occur. No suitable habitat.
Ensatina eschscholtzii klauberi	large-blotched salamander	FSS, WL	Found in leaf litter, decaying logs and shrubs in conifer and woodland associations.	Does not occur. No suitable habitat.
Rana boylii	foothill yellow-legged frog	S, SSC, FSS, SCT	Aquatic, Chaparral, Cismontane woodland, Coastal scrub, Klamath/North coast flowing waters, Lower montane coniferous forest, Meadow and seep, Riparian forest, Riparian woodland, Sacramento/San Joaquin flowing waters. Needs at least some cobble-sized	Does not occur. No suitable habitat.

Scientific Name	Common Name	Status	Habitat Requirements	Comment
			substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis.	
Rana muscosa	Southern mountain yellow-legged frog	FE, FE, WL, FSS	Aquatic, Chaparral, Cismontane woodland, Coastal scrub, Klamath/North coast flowing waters, Lower montane coniferous forest, Meadow & seep, Riparian forest, Riparian woodland, Sacramento/San Joaquin flowing waters.	Does not occur. No suitable habitat.
Spea hammondii	Western spadefoot	S, SSC	Cismontane woodland, Coastal scrub, Valley and foothill grassland, Vernal pool, Wetland. Vernal pools are essential for breeding and egg-laying.	Does not occur. No suitable habitat.
Taricha torosa	Coast range newt	SSC	Coastal drainages from Mendocino County to San Diego County.	Does not occur. No suitable habitat.
Plants				
Arctostaphylos glandulosa ssp. gabrielensis	San Gabriel manzanita	S, FSS, 1B.2	Rocky outcrops in chaparral habitat.	Does not occur. No suitable habitat.
Astragalus brauntonii	Braunton's milk-vetch	FE, 1B.1	Chaparral, Coastal scrub, Limestone, Valley and foothill grassland.	Does not occur. No suitable habitat.
Astragalus lentiginosus var. antonius	San Antonio milk-vetch	1B.3, FSS	Dry slopes in open yellow pine forest, upper montane coniferous forest, and lower montane coniferous forest.	Does not occur. No suitable habitat.
Berberis nevinii	Nevin's barberry	FE, SE, 1B.1	Chaparral, cismontane woodland, coastal scrub	Does not occur. No suitable habitat.
Botrychium crenulatum	scalloped moonwort	2B.2, FSS	Bogs and fens, meadows and seeps, upper montane coniferous forest, lower montane coniferous forest, marshes and swamps.	Does not occur. No suitable habitat.
Brodiaea filifolia	thread-leaved brodiaea	FT, SE	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools. Usually associated with annual grassland and vernal pools; often surrounded by shrubland habitats	Does not occur. No suitable habitat.
Calochortus clavatus var. clavatus	slender mariposa-lily	4.3	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland.	Does not occur. No suitable habitat.
Calochortus striatus	alkali mariposa-lily	1B.2, S, FSS	Chaparral, chenopod scrub, Mojavean desert scrub, meadows and seeps, alkaline meadows and ephemeral washes.	Does not occur. No suitable habitat.

Scientific Name	Common Name	Status	Habitat Requirements	Comment
Calochortus weedii var. intermedius	intermediate mariposa-lily	1B.2, FSS	Dry, rocky calcareous slopes and rock outcrops in coastal scrub, chaparral, valley and foothill grassland habitats.	Does not occur. No suitable habitat.
Castilleja gleasoni	Mt. Gleason paintbrush	1B.2, S, FSS	Lower montane coniferous forest, chaparral, pinyon and juniper woodland that are restricted to the San Gabriel mountains.	Does not occur. No suitable habitat.
Chorizanthe parryi var. parryi	Parry's spineflower	S, FSS, 1B.1	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland.	Does not occur. No suitable habitat.
Cladium californicum	California saw-grass	2B.2, FSS	Meadows and seeps, marshes and swamps (alkaline or freshwater).	Does not occur. No suitable habitat.
Claytonia peirsonii ssp. peirsonii	Peirson's spring beauty	1B.2, FSS	Found on granitic scree slopes within subalpine coniferous forest and upper montane coniferous forest.	Does not occur. No suitable habitat.
Dodecahema leptoceras	slender-horned spineflower	FE, SE, 1B.1	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub)	Does not occur. No suitable habitat.
Drymocallis cuneifolia var. ewanii	Ewan's woodbeauty	1B.3, FSS	Lower montane coniferous forest, meadows and seeps.	Does not occur. No suitable habitat.
Dudleya cymosa ssp. crebrifolia	San Gabriel River dudleya	1B.2, FSS	On granite cliffs and outcrops, surrounded by chaparral scrub.	Does not occur. No suitable habitat.
Dudleya densiflora	San Gabriel Mountains dudleya	1B.1, FSS	Chaparral, coastal scrub, cismontane woodland, lower montane coniferous forest, riparian forest.	Does not occur. No suitable habitat.
Dudleya multicaulis	many-stemmed dudleya	1B.2, FSS, S	Within heavy, often clayey soils or grassy slope within chaparral, coastal scrub, valley and foothill grassland habitats.	Does not occur. No suitable habitat.
Eriogonum kennedyi var. alpigenum	southern alpine buckwheat	1B.3, FSS	Alpine boulder and rock fields, subalpine coniferous forest.	Does not occur. No suitable habitat.
Eriogonum microthecum var. johnstonii	Johnston's buckwheat	1B.3, FSS	Subalpine coniferous forest, upper montane coniferous forest.	Does not occur. No suitable habitat.
Galium grande	San Gabriel bedstraw	1B.2, FSS, S	Broadleaved upland forest, chaparral, cismontane woodland, lower montane coniferous forest.	Does not occur. No suitable habitat.
Horkelia cuneata var. *puberula*	mesa horkelia	FSS, 1B.1	Chaparral, Cismontane woodland, Coastal scrub	Does not occur. No suitable habitat.
Lepechinia rossii	Ross' pitcher sage	FSS, 1B.2	Chaparral	Does not occur. No suitable habitat.
Navarretia fossalis	Spreading navarretia	FT, 1B.1	Alkali playa, Chenopod scrub, Marsh and swamp, Vernal pool, Wetland	Does not occur. No suitable habitat.

Scientific Name	Common Name	Status	Habitat Requirements	Comment
Navarretia ojaiensis	Ojai navarretia	FSS, 1B.1	Chaparral, coastal scrub, valley and foothill grassland	Does not occur. No suitable habitat.
Navarretia setiloba	Piute mountains navarretia	S, FSS, 1B.1	Cismontane woodland, pinyon and juniper woodland, valley and foothill grassland	Does not occur. No suitable habitat.
Opuntia basilaris var. brachyclada	short-joint beavertail	S, FSS, 1B.2	Chaparral, Joshua tree woodland, Mojavean desert scrub, pinyon and juniper woodland.	Does not occur. No suitable habitat.
Orcuttia californica	California orcutt grass	FE, SE, 1B.1	Vernal pool, Wetland	Does not occur. No suitable habitat.
Pentachaeta lyonii	Lyon's pentachaeta	FE, SE, 1B.1	Chaparral, valley and foothill grassland, coastal scrub	Does not occur. No suitable habitat.
Nasturtium gambelii	Gambel's water cress	FE, SE, 1B.1	Marshes and swamps (freshwater or brackish)	Does not occur. No suitable habitat.
Streptanthus campestris	Southern jewelflower	S, FSS, 1B.3	Chaparral, lower montane coniferous forest, pinyon and juniper woodland	Does not occur. No suitable habitat.
Symphyotrichum greatae	Greata's aster	S, 1B.3	Chaparral, Cismontane woodland, Coastal bluff scrub, Coastal scrub, Desert wash, Pinon and juniper woodlands, Riparian scrub, Riparian woodland, Valley and foothill grassland	Does not occur. No suitable habitat.

KEY: FE =Federally Endangered; FT= Federally Threatened; FPT = Federally Proposed Threatened; SE = State Endangered; ST = State Threatened; SCT= State Candidate Threatened; SCE = State Candidate Endangered; SSC = CDFW Species of Special Concern; FP = CDFW Fully Protected; WL = CDFW Watch List; BCC = USFW Bird of Conservation Concern; S = Bureau of Land Management; Sensitive; FSS = Forest Service Sensitive; Western Bat Working Group (WBWG) WBWG_H = High Priority; WBWG_MH = Medium High Priority; WBWG_M = Medium Priority, WBWG_LM-Low-Medium Priority, WBWG_L- Low Priority

California Native Plant Society (CNPS) Plant Ranks
1A = presumed extirpated or extinct; 1B.0 = Plants rare, threatened, or endangered in California and elsewhere; 2B.0 = Plants rare, threatened, or endangered in California but more common elsewhere; 4.0 = Watch List: Plants of limited distribution: 0.1-Seriously threatened in California; 0.2-Moderately threatened in California; 0.3-Not very threatened in California

SOURCE:
California Department of Fish and Wildlife. 2018. Animal Species of Special Concern. Available at: http://www.dfg.ca.gov/wildlife/nongame/ssc/index.html
California Department of Fish and Wildlife. 2018. Rarefind 5: California Natural Diversity Database. Sacramento, CA.

Appendix D

Historic Topographic Maps and Aerial Photographs

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LOS ANGELES COUNTY
BOARD OF SUPERVISORS
JOHN ANSON FORD, CHAIRMAN
WILLIAM J. FOX, COUNTY SURVEYOR

AZUSA QUADRANGLE
CALIFORNIA—LOS ANGELES CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW/4 POMONA 15' QUADRANGLE

(MT. WILSON 6')
(CAMP RINCON 6')
118°00′ — 34°15′ — 409 000m.E. — 3 790 000m.N. — R. 11 W. — R. 10 W. — 2 010 000 FEET (5) — 57′30″ — 55′ — 4 320 000 FEET (7) — 117°52′30″
(CHILENO CANYON) — (CAMP RINCON)
270 000 FEET (5) — 4 200 000 FEET (7)
0.6 MI. TO CALIF. 39
WEST FORK GUARD STATION 5 MI.
T. 2 N. — 12′30″ — T. 1 N.
(MT. WILSON) — (GLENDORA)
CAMP RINCON RANGER STATION 6.6 MI.
CRYSTAL LAKE PARK 21 MI.
LOS ANGELES (CIVIC CENTER) 19 MI.
ARCADIA 7.8 MI.
UPLAND 13 MI.
SAN BERNARDINO 33 MI.
GLENDORA 1.3 MI.
1.5 MI. TO U.S. 66
4 160 000 FEET (7) — 10′ — 240 000 FEET (5)
34°07′30″ — 14 290 000 FEET (7) — R. 11 W. — R. 10 W. — 57′30″ — (BALDWIN PARK) — 55′ — 2 030 000 FEET (5) — 4 180 000m.E. — 3 778 000m.N. — 117°52′30″
TEMPLE CITY 4.3 MI.
LOS ANGELES (CIVIC CENTER) 17 MI.
IRWINDALE 1.2 MI.
BALDWIN PARK 3 MI.
3.6 MI. TO U.S. 60, 70, & 99
LOS ANGELES (CIVIC CENTER) 24 MI.
(EL MONTE) — (SAN DIMAS)

DEVILS CANYON – BEAR CANYON WILD AREA
SAN GABRIEL MOUNTAINS
SANTA ANITA MOUNTAINS
SAN GABRIEL RIVER
Cogswell Reservoir
COGSWELL DAM (SPILLWAY 2365)
Gaging Sta
Water Tank
Twomile Pt
West Fork San Gabriel River
Pasadena Bait Club
BM 1814
BM 2056
BM 2771
Stone Cabin
Tool Cabin
Pine Mtn
Lookout
Monrovia Peak
Spring Camp
Clamshell Pk
Mt. Bliss
White Saddle
Deer Park
Silver Mtn
Roberts
Sawpit Reservoir
SAWPIT DAM (SPILLWAY 1360)
Emerson Flats
Gaging Station
Mountain Oaks School for Boys
Sawpit Spreading Grounds
Hillcrest Blvd
Grant Bdy
Foothill Blvd
Clifton Sch
Wildrose Sch
Monrovia Hosp
Immaculate Conception Sch
Huntington Sch
Northview Sch
Duarte Sch
Andres Duarte School
Davis Sch
Maxwell Sch
Santa Fe Flood Control Basin
SANTA FE DAM (SPILLWAY 496)
Gravel Pit
Waste Disposal Plant
Longfellow Sch
St Francis of Rome Sch
Citrus Union High Sch and Jr College
Pacific Bible College
Lee Sch
Slauson Sch
Riley Sch
Brown School for Girls
Morris Reservoir
MORRIS DAM (SPILLWAY 1521)
El Encanto
Rainbow Club
Monrosa Retreat
Spring
Water Tank
Gaging Sta
Reservoir
Tank
Station
City Hall
Fire Station
Post Office
Sanatorium
Res
WT
Gas Tanks
Oil Tank
Golf Course
Cemetery
Park
Ruby
Spanish
Bradbury
Roberts
Van Tassel
Ridge
Fish
Canyon
Falls
Creek
Wash
Trail
Truck Trail
Firebreak
Ridge
Fork
Gulch
Mountain
Pine Mtn
Monrovia Falls
Monrovia City Park
Vassar Canyon
Sycamore Canyon
Twin Springs
Cold Springs
Silver Tip Canyon
Slauson Park
Las Lomas
Puente Largo (Siding)
Gravel Pit
Waste Disposal Plant
Gaging Station
Rainbow Club
Monrosa Retreat
Longfellow Sch
St Francis of Rome Sch
Citrus Union High Sch and Jr College
Pacific Bible College
Lee Sch
Slauson Sch
Riley Sch
Brown School for Girls
Morris Reservoir
El Encanto
Rainbow Club
Monrosa Retreat
Spring
Water Tank
Gaging Sta
Reservoir
Tank
Station
City Hall
Fire Station
Post Office
Sanatorium
Res
WT
Gas Tanks
Oil Tank
Golf Course
Cemetery
Park
Ruby
Spanish
Bradbury
Roberts
Van Tassel
Ridge
Fish
Canyon
Falls
Creek
Wash
Trail
Truck Trail
Firebreak
Ridge
Fork
Gulch
Mountain
Pine Mtn
Monrovia Falls
Monrovia City Park
Vassar Canyon
Sycamore Canyon
Twin Springs
Cold Springs
Silver Tip Canyon
Slauson Park
Las Lomas
Puente Largo (Siding)
Gravel Pit
Waste Disposal Plant
Gaging Station
Rainbow Club
Monrosa Retreat
Longfellow Sch
St Francis of Rome Sch
Citrus Union High Sch and Jr College
Pacific Bible College
Lee Sch
Slauson Sch
Riley Sch
Brown School for Girls
Morris Reservoir
El Encanto

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by plane-table surveys 1924, 1925, 1933, and 1934
Culture revised from aerial photographs taken 1952. Field check 1953

Polyconic projection. 1927 North American datum
10,000-foot grids based on California coordinate system, zones 5 and 7

Red tint indicates areas in which only landmark buildings are shown

Dashed land lines indicate approximate locations
Dotted land lines were established by private survey
Certain land lines are omitted because of insufficient data
1000-meter Universal Transverse Mercator grid ticks,
zone 11, shown in blue

15½°
TRUE NORTH
MAGNETIC NORTH
APPROXIMATE MEAN DECLINATION, 1953

SCALE 1:24000
1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 1 KILOMETER
CONTOUR INTERVAL 5 AND 25 FEET
DATUM IS MEAN SEA LEVEL

25 FT INTERVAL
5 FT

CALIF.
QUADRANGLE LOCATION

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
U. S. Route — State Route

AZUSA, CALIF.
NW/4 POMONA 15' QUADRANGLE
N3407.5—W11752.5/7.5
1953

FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER 2, COLORADO OR WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

USGS
Historical File
Topographic Division

U.S.G.S.
FILE COPY
TOPOGRAPHIC DIVISION

APR - 6 1959

5740

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES

AZUSA QUADRANGLE
CALIFORNIA—LOS ANGELES CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

2352 I SE (CHILAO FLAT) | 2452 IV SW (WATERMAN MTN.) | 2452 IV SE (CRYSTAL LAKE)

118°00′ — 4090000m E. — R. 11 W. — R. 10 W. — 4 320 000 FEET — 117°52′30″ — 34°15′ — 3790000m N.

COGSWELL RESERVOIR
SPILL WAY ELEV. 2285

SAWPIT DAM
SPILLWAY ELEV. 1359

MORRIS RESERVOIR
SPILLWAY ELEV. 1152

SAN GABRIEL DAM 1.6 MI.
19 MI. TO CALIF. 2

0.5 MI. TO CALIF. 39

4 200 000 FEET

A N G E L E S
N A T I O N A L F O R E S T

34°07′30″ — 4 160 000 FEET — 4 290 000 FEET — 57′30″ — 55′ — 4 320 000 FEET — 34°07′30″

(EL MONTE) 2352 II SE | (MT. WILSON) 2352 II NE | (BALDWIN PARK) 2452 III SW | (GLENDORA) 2452 III NE | (SAN DIMAS) 2452 III SE

Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, US Forest Service, and Los Angeles Co.

Topography by photogrammetric methods from aerial photographs taken 1964. Field checked 1966
Underwater contours for Morris Reservoir by Pasadena Water Department
Supersedes map surveyed 1934, revised 1953

Polyconic projection. 1927 North American datum
10,000-foot grid based on California coordinate system, zone 7
1000-meter Universal Transverse Mercator grid ticks, zone 11, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Dotted land lines established by private survey
Certain land lines are omitted because of insufficient data

Areas covered by dashed light-blue pattern are subject to controlled inundation

SCALE 1:24000

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 1 KILOMETER

CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 20-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL

GN 0°32′ 9 MILS — MN 15° 267 MILS

UTM GRID AND 1966 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D.C.—1966

COVINA 1.3 MI.
3.5 MI. TO INTERSTATE 10

USGS
Historical File
Topographic Division

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

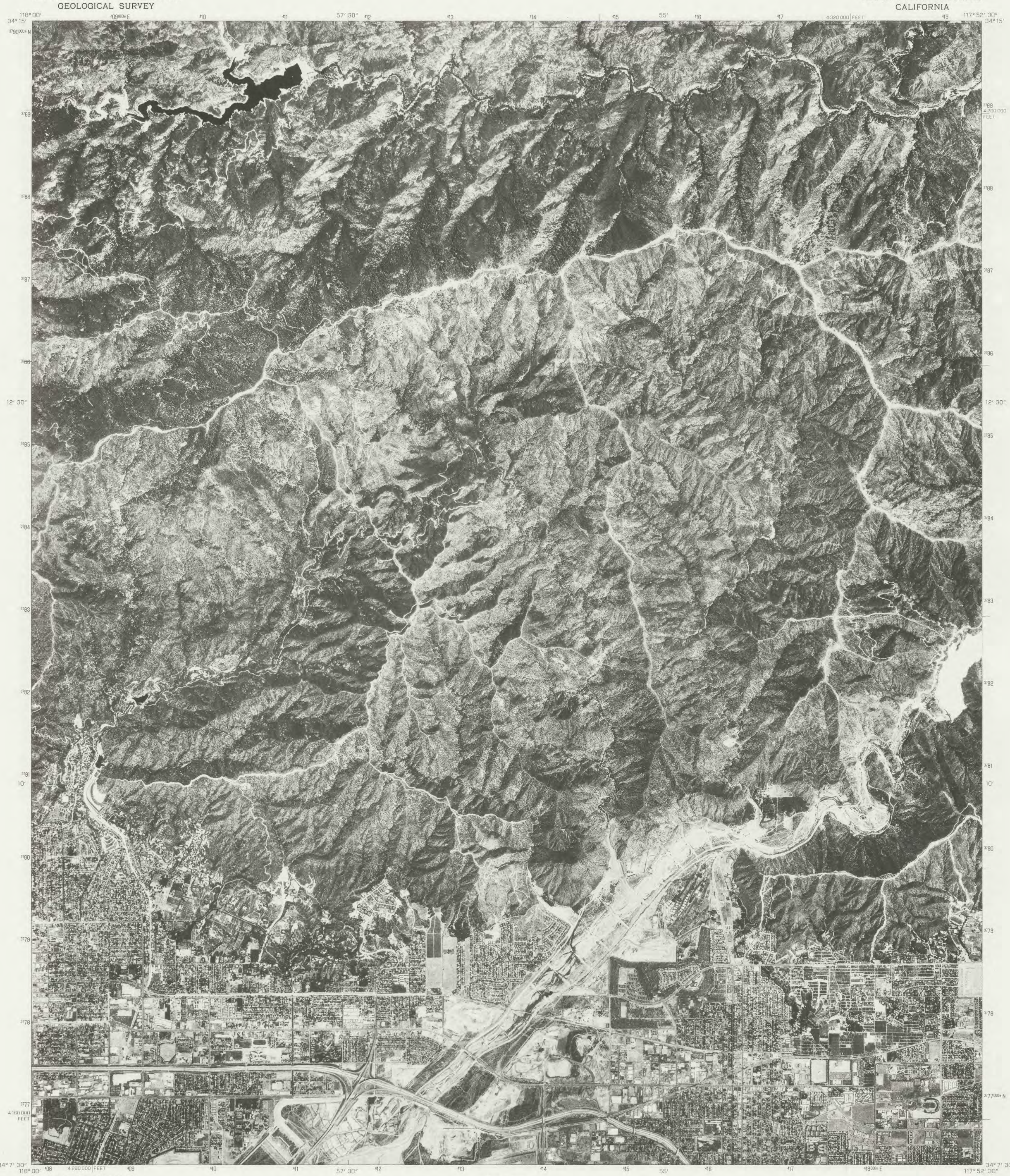
CALIF. QUADRANGLE LOCATION

U.S.G.S.
FILE COPY
TOPOGRAPHIC DIVISION

AZUSA, CALIF.
N3407.5—W11752.5/7.5
1966
AMS 2452 III NW—SERIES V895

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

AZUSA ORTHOPHOTOQUAD
CALIFORNIA



Produced by the Geological Survey
in cooperation with the Forest Service

Orthophotograph prepared from 1:80 000-scale
aerial photographs taken June 23, 1976

Projection and 10,000-foot grid ticks: California coordinate
system, zone 7 (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks,
zone 11. 1927 North American datum

Photoimagery rectified by automatic correlation

SCALE 1:24 000

1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 1 KILOMETER

NORTH

CALIF.
QUADRANGLE LOCATION

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, MENLO PARK, CALIF. 94025

REFERENCE REF
3700s
Var
U5
7.5
ed. 1976

AZUSA, CALIF.
N3407.5—W11752.5/7.5

1976

ADVANCE PRINT

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LOS ANGELES COUNTY, CALIFORNIA
BOARD OF SUPERVISORS
ROGER W. JESSUP, CHAIRMAN
ALFRED JONES, COUNTY SURVEYOR

U. S. G. S.
FILE COPY
Inspection and Editing

CALIFORNIA
(LOS ANGELES COUNTY)
GLENDORA QUADRANGLE

CRYSTAL LAKE PARK 20 MI.
(Camp Rincon)
CAMP BALDY 14 MI.
CAMP BONITA 6 MI.
(Chilao Canyon)
(Camp Baldy)

R. 10 W. — R. 9 W. — T. 1 N. — T. 1 S.
117° 54′ — 117° 48′ — 34° 12′ — 34° 06′
2040000 FEET — 250000 FEET — 1230000 YARDS — 1315000 YARDS — 2060000 FEET — 220000 FEET

SAN GABRIEL MOUNTAINS
SAN GABRIEL NATIONAL FOREST
SAN GABRIEL RIVER
MORRIS RESERVOIR
MORRIS DAM
BIG DALTON DAM
Berry Flat
Silver Mtn
Spring Water Canyon
Garcia Canyon
Glendora Mountain Fire Break
Glendora Mountain Road
Lewis Peak Trail
Monroe Canyon
Keril Canyon
Pine Canyon
Dalton Canyon
Englewild Spring
Little Dalton Wash
Mystic Canyon
Big Spring
Sycamore Flat Trail
Morgan Canyon
Gordon Canyon
Wildwood Canyon
Shuler Canyon
Metropolitan Aqueduct
Castle Aqueduct
Haven Canyon
Girls Collegiate Sch
Cadin Military Academy
Sierra Military Academy
Rainbow Club
La Fetra
Citrus Union High School
La Rew Sch
Scott School
Glendora (B.M. 776)
Charter Oak School
Charter Oak (Covina)
San Dimas
San Dimas (B.M. 938)
San Dimas Junction
San Dimas Foothill Park
Way Hill
Center School
AZUSA (DALTON)
SOUTH HILLS
SAN JOSE ADDITION
Big Dalton Wash
Little Dalton Wash
San Dimas Wash
Big Dalton Wash
Sycamore Flat
Pacific Electric
Santa Fe
Atchison Topeka and Santa Fe
Southern Pacific
Metropolitan
Boulevard
Foothill Boulevard
Sierra Madre Avenue
Colorado Avenue
Bonita Avenue
Arrow Highway
First St
Base Line Road
San Bernardino Base Line
Fire Break
Trail
Aqueduct
Spring
B.M. 1194
B.M. 1270
B.M. 1235
B.M. 1057
B.M. 820
B.M. 917
B.M. 998
B.M. 761
B.M. 889
B.M. 980
B.M. 589
B.M. 841
AZUSA 2 MI. (Azusa)
AZUSA 1 MI.
PASADENA (CIVIC CENTER) 15 MI.
MONROVIA (CIVIC CENTER) 6½ MI.
BALDWIN PARK 5 MI.
IRWINDALE 2 MI.
COVINA 1 MI. EL MONTE 10 MI.
COVINA 2 MI. EL MONTE 11 MI.
COVINA 3 MI. EL MONTE 12 MI.
COVINA 5 MI.
CLAREMONT 5½ MI. SAN BERNARDINO 28 MI.
POMONA (CIVIC CENTER) 5½ MI. LA VERNE 2 MI.
(Puente)
(La Verne)
(Claremont)

Topography by C.W.H.Nessler
Surveyed in 1926 and 1933
Culture in part revised in 1935 by
Los Angeles County (T.H.Monsarrat)

Scale 1/24000
1 0 1 Mile
5000 4000 3000 2000 1000 0 5000 Feet
Contour intervals 5 and 25 feet (see diagram)
Datum is mean sea level

25 ft.
5 ft.
25

ROADS IMPERVIOUSLY SURFACED
ROADS OTHERWISE SURFACED
1938
96 UNITED STATES ROUTE NUMBER
96 STATE ROUTE NUMBER

Polyconic projection, North American datum
5000 yard grid based on U.S. zone system, G
10 000 foot grid based on California (5) rectangular coordinate system

APPROXIMATE MEAN DECLINATION, 1938
TRUE NORTH
MAGNETIC NORTH

USGS
Historical File
Topographic Division
U. S. G. S.
FILE COPY
OCT 13 1939
2780

GLENDORA, CALIF.
Edition of 1939
1652 : 4024; /37;

DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY

108-S-111-PART OF
LOS ANGELES COUNTY, CALIFORNIA
BOARD OF SUPERVISORS
R. F. Mc CLELLAN, CHAIRMAN
J. E. ROCKHOLD, COUNTY SURVEYOR

Advance sheet
Subject to correction

CALIFORNIA
(LOS ANGELES COUNTY)

GLENDORA QUADRANGLE

117° 54' 34° 10' R 10 W R 9 W 52' 50' 117° 48' 34° 10'

T. 1 N. T. 1 S. 34° 06'

(Puente) 117° 54' R. 10 W. 1315000 YARDS 52' (Covina) R. 9 W 50' 117° 48' (Claremont)

1230000 YARDS

(Duarte) 8' (La Verne) 8'

Topography by C.W.H. Nessler
Control by U. S. Geological Survey
Surveyed in 1925

Scale 1/24,000

1 0.5 0 1 2 Miles

5000 0 5000 10000 Feet

Contour interval 5 feet
Datum is mean sea level

Polyconic projection. North American datum
5000 yard grid based upon U. S. zone system, G

APPROXIMATE MEAN DECLINATION, 1925
15½° TRUE NORTH MAGNETIC NORTH

GLENDORA, CALIF

DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

LOS ANGELES COUNTY, CALIFORNIA
BOARD OF SUPERVISORS
R.F. Mc CLELLAN, CHAIRMAN
J.E. ROCKHOLD, COUNTY SURVEYOR

CALIFORNIA
(LOS ANGELES COUNTY)
GLENDORA QUADRANGLE

117°54' 34°12' 52' 50' 117°48' 34°12'

THIS AREA IS SHOWN ON THE MAP OF POMONA QUADRANGLE
SURVEYED 1894, SCALE 1:62,500

A N G E L E S N A T I O N A L F O R E S T

BOUNDARY APPROXIMATE

Harrow Canyon · Englewild Canyon · Little Dalton Canyon · Big Dalton Canyon · Cattle Canyon Trail · R 10 W · R 9 W · T. 1 N. · (Azusa) · (La Verne)

HIGHLAND AVE · SIERRA MADRE AVENUE · LEADORA AVENUE · Little Dalton Wash · Foothill School · BENNETT AVENUE · Glendora (B.M. 776) · Glendora Ranger Station · PACIFIC ELECTRIC · FOOTHILL BLVD · BOULEVARD · Citrus Union High School · Wash · ATCHISON · TOPEKA AND SANTA FE · LORAINE AVE · STONE HILL AVE · ALOSTA AVE · COLORADO AVE · SOUTH HILLS · SANTA LEE · Dalton Wash · SAN BERNARDINO BASE LINE · Big Dalton Wash · ALLEN AVE · AMELIA AVE · PACIFIC ELECTRIC · Forbes Siding · GLADSTONE AVENUE · Center School · CEM · JUANITA AVE · San Dimas Wash · San Dimas · BONITA AVENUE · CIENEGA · SUNFLOWER · VALLEY CENTER AVENUE · Charter Oak School · Charter Oak · SOUTHERN PACIFIC · WALNUT AVE · SAN DIMAS ADDITION · SAN JOSE

LOS ANGELES 28 MI. · SAN BERNARDINO 30 MI. · NEEDLES 280 MI. · POMONA 5 MI. · COVINA 1 MI. · COVINA 1½ MI. · COVINA 2½ MI. · (Puente) · (Covina) · (Claremont)

1230 000 YARDS · 1315 000 YARDS

5 Miles

Topography by C.W.H. Nessler
Control by U.S. Geological Survey and
U.S. Coast and Geodetic Survey
Surveyed in 1925

APPROXIMATE MEAN DECLINATION 1925

Scale 1/24000
1 0 1 Mile
5000 4000 3000 2000 1000 0 5000 Feet

Contour interval 5 and 25 feet (see diagram)
Datum is mean sea level

5 ft interval (25)

Polyconic projection. North American datum
5000 yard grid based upon U.S. zone system, G

THROUGH ROUTES
SECONDARY ROUTES

GLENDORA, CALIF.
Edition of 1927

U.S. GEOLOGICAL SURVEY
CHARLES D. WALCOTT, DIRECTOR

TOPOGRAPHY

CALIFORNIA
POMONA QUADRANGLE

(Tujunga) 118°00' R. 11 W. R. 10 W. 55' 50' R. 9 W. R. 8 W. 117°45' (San Antonio)
34°15' T. 2 N. 34°15' T. 2 N.
10' T. 1 N. 10' T. 1 N.
5' 34°00' 5' 34°00'
(Downey) 118°00' 55' (Anaheim) 50' 117°45' (Corona)

S A N G A B R I E L
T I M B E R L A N D R E S E R V E
A Z U S A
D U A R T E
A Z U S A
D A L T O N
S A N J O S E
A D D I T I O N
L A P U E N T E
S A N J O S E
H I L L S
P U E N T E
H I L L S
SANTA ANA
DEL CHINO

(Rock Creek)
(Pasadena)
(Cucamonga)

West Fork San Gabriel River
Club House
Bear Creek
North Fork
Burrow Canyon
Susanna Canyon
Graveyard Canyon
Roberts Canyon
San Gabriel River
Cattle Canyon
Cape Horn Canyon
Horse Canyon
East Fork
Browns Gulch
Monrovia Hill
Islip Canyon
SAN GABRIEL CANYON
Silver Mt.
Deer Park
Fish Canyon
Rogers Canyon
Water Canyon
Pine Canyon
Dalton Canyon
Little Dalton Canyon
Big Dalton Canyon
Lewis Paul Canyon
Monroe Canyon
Volfe Canyon
Bell Canyon
West Fork
Wolfskill Canyon
Dimas Canyon
Sawpit Canyon
R.W.R.
Van Tassel Canyon
Harlow Canyon
Sycamore Flat
Monrovia
Duarte
Azusa
Glendora
Alosta
Vineland
Covina
San Dimas
Laverne
Lordsburg
North Pomona
Pomona
San Jose
Spadra
Bassett
Puente
Rowland Siding
Lemon
Hartford
Walnut Creek
San Jose Creek
San Jose Wash
ATCHISON TOPEKA AND SANTA FE R. R.
SOUTHERN PACIFIC
(SOUTHERN CALIFORNIA DIVISION)
(COVINA BRANCH)
SAN DIMAS WASH
AZUSA DITCH
COVINA CANAL
SAN GABRIEL WASH
SAN FRANCISQUITO
BASE T.I.N. LINE T.1.S.
BOUNDARY LINE
LOS ANGELES CO. SAN BERNARDINO CO.

Henry Gannett, Chief Topographer.
R.U. Goode, Geographer in charge.
Triangulation by A.P. Davis.
Topography by L.C. Fletcher and T.G. Gerdine.
Surveyed in 1894.

ENGRAVED AUG. 1896 BY U.S.G.S.

Scale 1/62500
1 0 1 2 3 4 Miles
1 0 1 2 3 4 5 Kilometers
Contour interval 50 feet.
Datum is mean sea level.

APPROXIMATE MEAN DECLINATION 1903

DIAGRAM OF TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Edition of Feb. 1904.

U.S.G.S. FILE COPY Ed. Div. Topographic Maps
U.S.G.S. Historical File Topographic Division FILE COPY Ed. Div. Topographic Maps.
U.S. Geological Survey, Historical File Topographic Division APR 11 1904 3116 Ed. Div. Topographic Maps.
FILE COPY Ed. Div. Topographic Maps.

Pomona, Cal.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

CALIFORNIA
POMONA QUADRANGLE

(Mt. Wilson 24000) (Chileno Canyon 24000) (Camp Rincon 24000) (San Antonio)
(Mt. Wilson 24000) (Camp Bonita 24000)

118°00' R.11 W. 55' R.10 W. 50' R.9 W. 117°45'
34°15' T.2 N. 34°15' T.2 N.

(Sierra Madre 24000) (El Monte 24000) (Whittier 24000) (Anaheim) (Cucamonga 24000)
10' T.1 N. 5' 34°00'

Henry Gannett, Chief Topographer.
R.U.Goode, Geographer in charge.
Triangulation by A.P.Davis.
Topography by L.C.Fletcher and T.G.Gerdine,
Surveyed in 1894.

APPROXIMATE MEAN DECLINATION 1902

SCALE 1:62500

CONTOUR INTERVAL 50 FEET
DATUM IS MEAN SEA LEVEL

Polyconic projection. To place on 1927 North American datum move projection lines 560 feet south and 560 feet west

This area also covered by 1:24 000-scale maps of Glendora; Azusa, Baldwin Park, and San Dimas 7.5-minute quadrangles, surveyed in 1963

INTERIOR—GEOLOGICAL SURVEY WASHINGTON, D. C.—1960

FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

USGS Historical File Topographic Division

U.S.G.S. FILE COPY TOPOGRAPHIC DIVISION

JUL 27 19 2050

POMONA, CALIF.
N3400—W11745/15
1894

SAN BERNARDINO

Item #4. Page 329

Prepared by the Army Map Service (AM), Corps of Engineers, U. S. Army, Washington, D. C. Compiled in 1952 from: United States Quadrangles, 1:24,000, 1:25,000, 1:31,680, 1:50,000, 1:62,500, and 1:250,000, U. S. Geological Survey and Corps of Engineers, 1899-1947; Metropolitan Water District of Southern California, 1:20,000, 1929; and County Highway Maps, 1939-46. Planimetric detail partially revised by photo-planimetric methods. Control by USGS.

LEGEND

ROAD DATA 1953

POPULATED PLACES
Over 500,000
100,000 to 500,000
25,000 to 100,000
5,000 to 25,000
1,000 to 5,000
Less than 1,000

BOSTON
RICHMOND
ALEXANDRIA
Marion
Old Dominion
Stowell

Hard surface, heavy duty road, more than two lanes wide — 3 LANES / 4 LANES
Hard surface, heavy duty road, two lanes wide — 3 LANES / 4 LANES
Hard surface, medium duty road, more than two lanes wide
Hard surface, medium duty road, two lanes wide
Improved light duty road
Unimproved dirt road ; Trail
Route markers: Federal; State

RAILROADS — Single track / Multiple track
Normal gauge
Narrow gauge
International boundary
State boundary
County boundary
Park and reservation

Landplane airport
Landing area
Seaplane airport
Seaplane anchorage
Vegetation

Spot elevation in feet
Depth curves in fathoms
Swamp, marsh
Reef; Limit of danger
Intermittent stream
Rocks: Awash; Sunken
Foreshore flat

Scale 1:250,000

5 0 5 10 15 20 Statute Miles
5 0 5 10 15 20 25 30 Kilometers
5 0 5 10 Nautical Miles

CONTOUR INTERVAL 200 FEET

TRANSVERSE MERCATOR PROJECTION

100,000-FOOT GRIDS BASED ON CALIFORNIA COORDINATE SYSTEM, ZONES 5, 6, AND 7

10,000-METER GRID TICKS, UNIVERSAL TRANSVERSE MERCATOR SYSTEM, ZONE 11, SHOWN IN BLUE

1952 MAGNETIC DECLINATION FOR THIS SHEET VARIES FROM 15°30' EASTERLY FOR THE CENTER OF THE WEST EDGE TO 15°00' EASTERLY FOR THE CENTER OF THE EAST EDGE. MEAN ANNUAL CHANGE IS 0°02' WESTERLY.

FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D. C.

LOCATION DIAGRAM FOR NI 11-5

RELIABILITY DIAGRAM

Good / Fair / Photography

Areas for which vegetation information is available

A. Large scale topographic maps, compiled, 1899-1947.
B. Medium scale topographic maps, compiled, 1929-32. Planimetry partially revised from 1938-48 aerial photography.

TOWNSHIP OR RANGE LINE
LAND GRANT BOUNDARY

USGS
Historical File
Topographic Division

SECTIONIZED TOWNSHIP

6	5	4	3	2	1	
7	8	9	10	11	12	
18	17	16	15	14	13	
19	20	21	22	23	24	
30	29	28	27	26	25	
31	32	33	34	35	36	

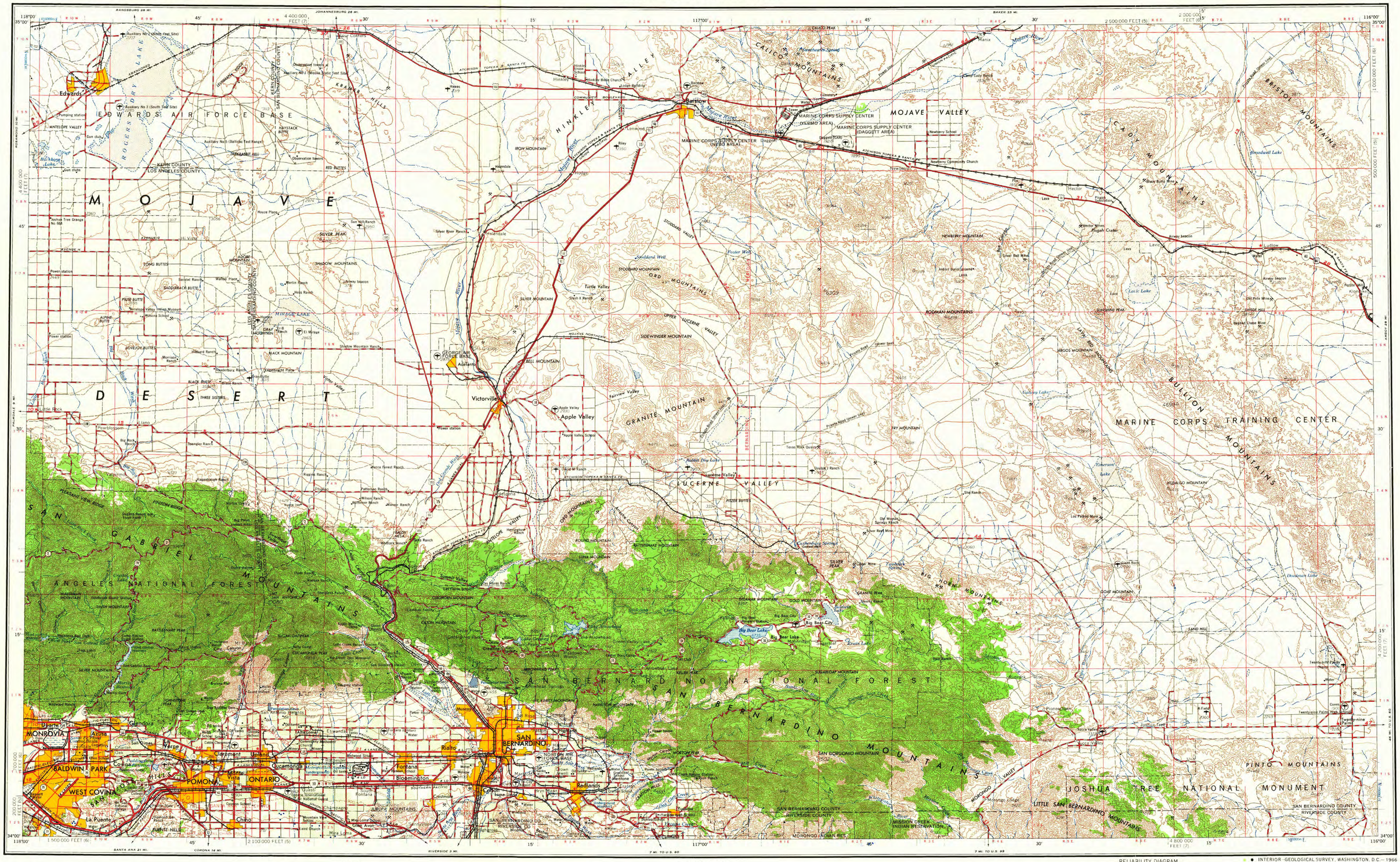
INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1959—NS

MR 3067

SAN BERNARDINO, CALIFORNIA

SEP 0 1962

2805



Prepared by the Army Map Service (KCLD), Corps of Engineers, U.S. Army, Washington, D.C. Compiled in 1957 by photogrammetric methods and from: United States Quadrangles, 1:20,000, 1:24,000, 1:25,000, 1:48,000, 1:50,000, 1:62,500, 1:125,000, U.S. Geological Survey and AMS, 1925-55. Planimetric detail revised by photoplanimetric methods. Control by USGS, USC&GS, Los Angeles County, CE, Metropolitan Water District of Southern California, and AMS. Map field checked 1958.

100,000 foot grids based on California coordinate system, zones 5, 6, and 7

10,000-meter Universal Transverse Mercator grid ticks, zone 11, shown in blue

Certain land grant names and boundaries are omitted to avoid congestion

LEGEND

ROAD DATA 1958

Figures in red denote approximate distances in miles between stars

POPULATED PLACES: Over 500,000 — LOS ANGELES; 100,000 to 500,000 — OMAHA; 25,000 to 100,000 — GALVESTON; 5,000 to 25,000 — Laramie; 1,000 to 5,000 — Grand Coulee; Less than 1,000 — Sun Valley

RAILROADS: Normal gauge; Narrow gauge; Single track; Double or Multiple

BOUNDARIES: International; State; County; Park or reservation

Landplane airport; Landing area; Power line; Orchard; Woods-brushwood

Hard surface, heavy duty road — 2 LANES/4 LANES
More than two lanes wide
Two lanes wide
Hard surface, medium duty road — 2 LANES/4 LANES
More than two lanes wide
Two lanes wide
Improved light duty road
Unimproved dirt road; Trail
Route marker: Interstate; Federal; State — 95; 71; 110

Landmark; School; Church; Other
Horizontal control point
Spot elevation in feet — 22
Marsh or swamp
Intermittent or dry stream
Dry lake

Scale 1:250,000

5 0 5 10 15 20 Statute Miles

5 0 5 10 15 20 25 30 Kilometers

5 0 5 10 15 Nautical Miles

CONTOUR INTERVAL 200 FEET

WITH SUPPLEMENTARY CONTOURS AT 100 FOOT INTERVALS

TRANSVERSE MERCATOR PROJECTION

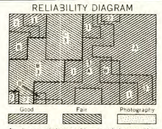
1960 MAGNETIC DECLINATION FROM TRUE NORTH FOR THIS SHEET VARIES FROM 15½° (280 MILS) EASTERLY FOR THE CENTER OF THE WEST EDGE TO 15° (270 MILS) EASTERLY FOR THE CENTER OF THE EAST EDGE.

FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242

LOCATION DIAGRAM



RELIABILITY DIAGRAM



A. Large scale topographic maps, photogrammetric, 1953-55.
B. Large scale topographic maps, controlled ground survey, 1925-54.
C. Medium scale topographic maps, controlled ground survey, 1932.
Stereo-compiled from: 1:1954-55 aerial photography
Planimetry revised from: 2:1952-53; 3:1954-55 aerial photography

INTERIOR-GEOLOGICAL SURVEY, WASHINGTON, D.C.—1966

USGS Historical File Topographic Division

TOWNSHIP OR RANGE LINE

LAND GRANT BOUNDARY

SECTIONIZED TOWNSHIP

	6	5	4	3	2	1
	7	8	9	10	11	12
	18	17	16	15	14	13
	19	20	21	22	23	24
	30	29	28	27	26	25
	31	32	33	34	35	36

18665

U.S.G.S. FILE COPY SAN BERNARDINO, CALIFORNIA TOPOGRAPHIC DIVISION

Appendix E

Report of Geotechnical Investigation

Environmental Geotechnology Laboratory, Inc.

August 19, 2019

501 W. Route 66 Partners, LLC
Mr. Robert Artura
130 N. Glendora Avenue,
Glendora, California 91741

Subject: **Report of Geotechnical Engineering Investigation, Proposed Eight (8) -Unit Residential Condominiums, One (1) Commercial Building and Associated Structures, APN: 8539-027-900, 901 & 902; 501 West Route 66, Glendora, Los Angeles County California, EGL Project No.: 19-128-004GE**

Ladies and Gentlemen:

In accordance with your request, Environmental Geotechnology Laboratory, Inc. (EGL) has prepared this geotechnical engineering report for the proposed development at the subject site. The purpose of this report was to evaluate the subsurface conditions and to provide recommendations for foundation designs and other relevant parameters for the proposed construction.

Based on the findings and observations during our investigation, it is concluded that the subject site is suitable for its intended use from the geotechnical engineering viewpoint, provided that recommendations set forth herein are followed.

This opportunity to be of service is sincerely appreciated. If you have any questions pertaining to this report, please call the undersigned.

Respectfully submitted,

Environmental Geotechnology Laboratory, Inc.



Ryan Jones, GE 2852
Project Engineer

Dist: (4) Addressee
HJ/RJ/ky

11819 Goldring Road, Suite A, Arcadia, CA 91006 • Tel.: (626) 263-3588, Fax: (626) 263-3599
E-MAIL: MAIL@EGLAB.COM

REPORT OF GEOTECHNICAL ENGINEERING INVESTIGATION

Proposed Eight (8) -Unit Residential Condominiums,
One (1) Commercial Building and Associated Structures

APN: 8539-027-900, 901 & 902

AT

501 West Route 66
Glendora, California

Prepared by
ENVIRONMENTAL GEOTECHNOLOGY LABORATORY, INC.
Project No.: 19-128-004GE
August 19, 2019

TABLE OF CONTENT

1.0 INTRODUCTION **1**

1.1 PURPOSE 1

1.2 SCOPE OF SERVICES 1

1.3 PROPOSED CONSTRUCTION 1

1.4 SITE CONDITIONS 1

2.0 FIELD EXPLORATION AND LABORATORY TESTING **2**

2.1 FIELD EXPLORATION 2

2.2 LABORATORY TESTING 2

3.0 SUMMARY OF GEOTECHNICAL CONDITIONS **2**

3.1 SOIL CONDITIONS 2

3.2 GROUNDWATER 3

4.0 CONCLUSIONS **3**

4.1 SEISMICITY 3

4.2 SEISMIC INDUCED HAZARDS 3

4.3 EXCAVATABILITY 3

4.4 SURFICIAL SOIL REMOVAL AND RECOMPACTION 4

4.5 GROUNDWATER 4

5.0 RECOMMENDATIONS **4**

5.1 GRADING 4

5.1.1 Site Preparation *4*

5.1.2 Surficial Soil Removals *4*

5.1.3 Treatment of Removal Bottoms *5*

5.1.4 Structural Backfill *5*

5.2 SHALLOW FOUNDATION DESIGN 5

5.2.1 Bearing Value *5*

5.2.2 Settlement *6*

5.2.3 Lateral Pressures *6*

5.3 FOUNDATION CONSTRUCTION 6

5.4 CONCRETE SLAB 6

5.5 RETAINING WALL 7

5.6 TEMPORARY EXCAVATION AND BACKFILL 7

6.0 SEISMIC DESIGN **7**

7.0 CORROSION POTENTIAL 8

8.0 INSPECTION 8

9.0 PERCOLATION TEST 9

10.0 DRAINAGE 10

11.0 ASPHALT PAVEMENT 10

12.0 111 STATEMENT 11

13.0 REMARKS 11

REFERENCES

APPENDIX A FIELD INVESTIGATION

APPENDIX B LABORATORY TESTING

APPENDIX C PERCOLATION TEST RESULTS

1.0 INTRODUCTION

1.1 Purpose

This report presents a summary of our preliminary geotechnical engineering investigation for the proposed residential and commercial development at the subject site. The purposes of this investigation were to evaluate the subsurface conditions at the area of proposed construction and to provide recommendations pertinent to grading, foundation design and other relevant parameters of the proposed development.

1.2 Scope of Services

Our scope of services included the followings:

- Review of available soil data of the subject site and its vicinity.
- Logging and sampling (subsurface exploration) of a total of five (5) 8-inch-diameter hollow stem borings. The borings were extended to a maximum depth of 25.0 feet below the existing ground surface. Boring logs are presented in Appendix A.
- Perform laboratory testing on representative onsite samples to establish soil-engineering characteristics. Field moisture and density are presented on boring logs in Appendix A. Laboratory test results are presented in Appendix B.
- Engineering analyses of the geotechnical data obtained from our background studies, field investigation, and laboratory testing.
- Perform one (1) percolation test to determine the design infiltration rate of the soil at the site. Percolation test results are presented in Appendix C.
- Preparation of this report to present our findings, conclusions, and recommendations for the proposed construction.

1.3 Proposed Construction

It is our understanding that the proposed development at the site consists of eight (8) –unit residential condominiums, one (1) commercial building and associated structures. The proposed buildings are anticipated to be one and/or two-story wood frame structures with concrete slab-on-grade. Column loads are unknown at this time, but are expected to be light to medium. Minor cut/fill grading operation is anticipated to achieve the desired grades.

1.4 Site Conditions

The subject site is located on the north side of West Route 66 and northeast of the intersection of the West Route 66 and Parker Drive in the City of Glendora, County of Los Angeles,

California. The approximate regional location is shown on the Site Location Map (Figure 1). The project site is currently vacant. Topographically, the subject site is relatively flat. Detailed configuration of the site is shown on the Site Plan, Figure 2.

2.0 FIELD EXPLORATION AND LABORATORY TESTING

2.1 Field Exploration

Our field exploration was performed at the subject property on August 5, 2019 with the aid of a hollow-stem drill rig of ACE Drilling Services. A total of five (5) 8-inch diameter hollow-stem auger borings were drilled to a maximum depth of 25.0 feet below the existing ground surface. Upon completion of drilling and percolation testing, all borings were backfilled with onsite soil removed from excavations and tamped. The purpose of the excavation was to investigate the engineering characteristics of the onsite soils with respect to the proposed development.

The borings were supervised and logged by EGL's engineer. Relatively undisturbed ring samples and bulk samples were collected during drilling for laboratory testing. The approximate locations of these borings are shown on the Site Plan (Figure 2). Logs of borings are presented in Appendix A. Ring samples were taken at frequent intervals. The samples taken by a hollow stem auger were obtained by driving a sampler with successive blows of a 140-pound hammer dropping from a height of 30 inches.

2.2 Laboratory Testing

Representative samples were tested for the following parameters: in-situ moisture content and density, direct shear strength, consolidation and corrosion potential. In-situ moisture and density test results are presented on the boring logs in Appendix A. The results of our laboratory testing along with a summary of the testing procedures are presented in Appendix B.

3.0 SUMMARY OF GEOTECHNICAL CONDITIONS

3.1 Soil Conditions

Our subsurface exploration and testing program revealed the existence of alluvial soil to the maximum explored depth of 25.0 feet. The onsite soils consist predominantly of dark olive brown and olive brown clayey sand (SC), silty sand (SM) and well-graded sand (SW). In general, our boring B-1 encountered dark olive brown, fine to coarse grained, slightly moist, and loose to medium dense clayey sand (SC) to a depth of approximately 3.0 feet. Below this, layers of dark olive brown to olive brown, fine to coarse grained, dry to very moist, and medium dense to very dense silty sand (SM) and well-graded sand (SW) were encountered to the



Note: Map modified from "Seismic Hazard Zones, Azusa Quadrangle" and "Seismic Hazard Zones, Glendora Quadrangle" by California Department of Conservation, Division of Mines and Geology.

Approximate Scale: 1" = 1000'

Potential Liquefaction Area

Potential Earthquake-Induced Landslide Areas

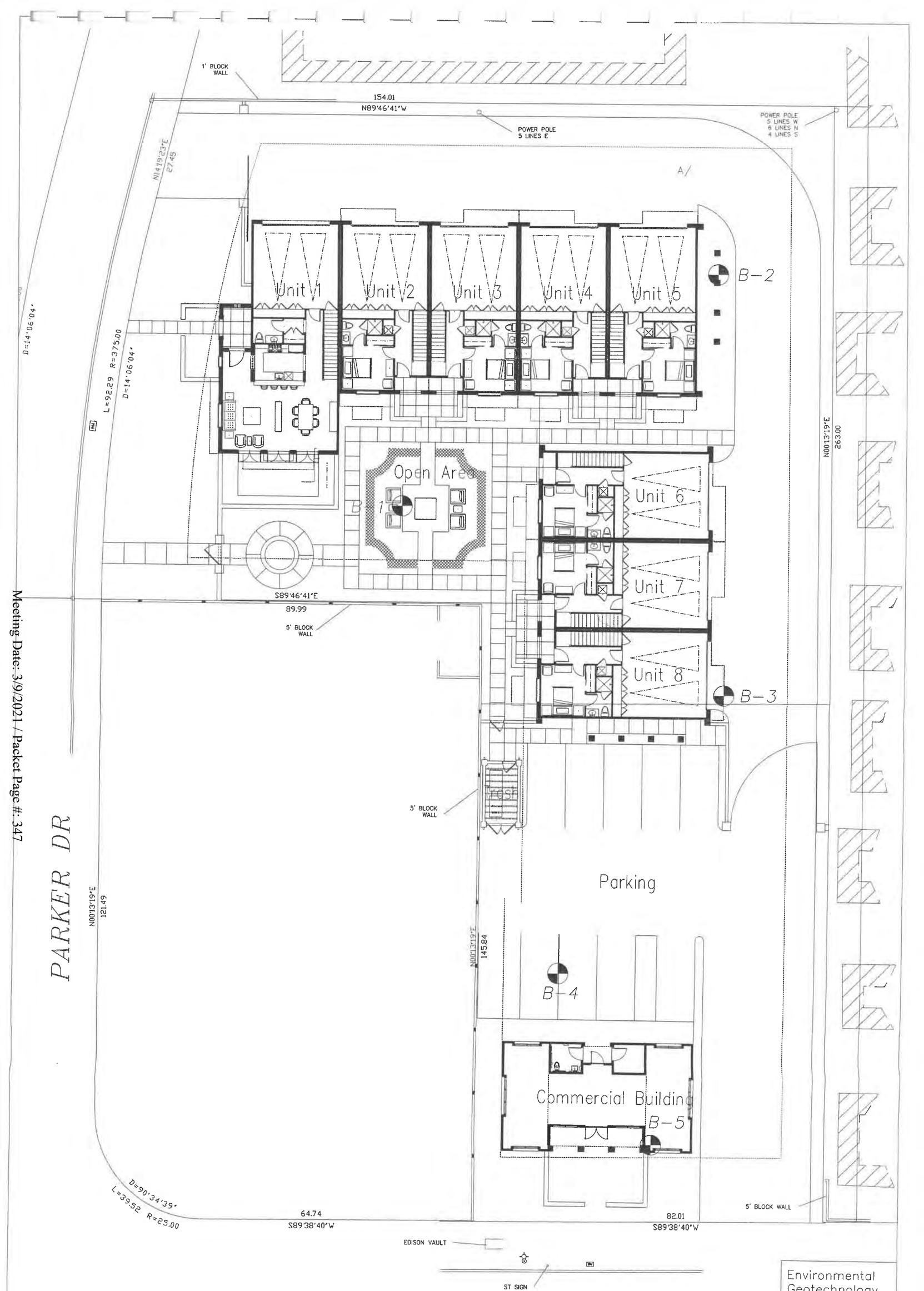
ENVIRONMENTAL GEOTECHNOLOGY LABORATORY

Project Address:
501 W. Route 66
Glendora, California

SITE LOCATION MAP

08/19

Figure 1



LEGEND

Approximate Location of Hollow Stem Auger Boring No. 1

B-1

NORTH

Environmental Geotechnology Laboratory

SITE PLAN

DATE: 8/16/2019 SCALE: 1"= 20' DRAWN BY: KY REVISED:

Project Address: 501 W. Route 66 Glendora, California

Figure 2 JOB NO. 19-128-004

Meeting Date: 3/9/2021 / Packet Page #: 347

maximum explored depth of 25.0 feet below the existing ground surface. Based on Dibblee (1989), the site is underlain by alluvial gravel and sand of valley areas (Qa; see Figure 3).

3.2 Groundwater

Static ground water levels were not encountered during our subsurface investigation to the maximum explored depth of 25.0 feet below the existing ground surface. Based on the historically high groundwater depth map prepared by CDMG Seismic Hazard Zone Report 025 the historic groundwater is approximately greater than 150 feet below ground surface at the subject site (High Ground Water Map Glendora Quadrangle) Groundwater is therefore not expected to be a significant constraint during the construction. However, groundwater may be a significant constraint if grading is completed during the rainy season when perched water is more likely to occur.

4.0 CONCLUSIONS

Based on the results of our subsurface investigation, it is our opinion that the proposed construction is feasible from a geotechnical standpoint, provided the recommendations contained herein are incorporated in the design and construction. The following is a summary of the geotechnical design and construction factors that may affect the development of the site:

4.1 Seismicity

Our studies of regional and local seismicity indicate that there are no known active faults crossing the property. However, the site is located in a seismically active region and is subject to seismically induced ground shaking from nearby and distant faults, which is a characteristic of all Southern California communities.

4.2 Seismic Induced Hazards

Based on our review of the "Seismic Hazard Zones, Azusa and Glendora Quadrangles" by California Department of Conservation, Division of Mines and Geology, it is concluded that the site is located outside the mapped potential liquefaction areas. It is our opinion that a liquefaction study is not required by the city for the subject site.

4.3 Excavatability

Excavation of the subsurface materials should be able to be accomplished with conventional earthwork equipment.



Note: Map modified from Geologic Map of the "Azusa and Glendora Quadrangles" by Thomas W. Dibblee, Jr.

Qa: Surficial Sediments: Alluvial gravel and sand of valley areas.

Approximate Scale: 1" = 1000'

ENVIRONMENTAL GEOTECHNOLOGY LABORATORY	Project Address: 501 W. Route 66 Glendora, California

REGIONAL GEOLOGY MAP

08/19

Figure 3

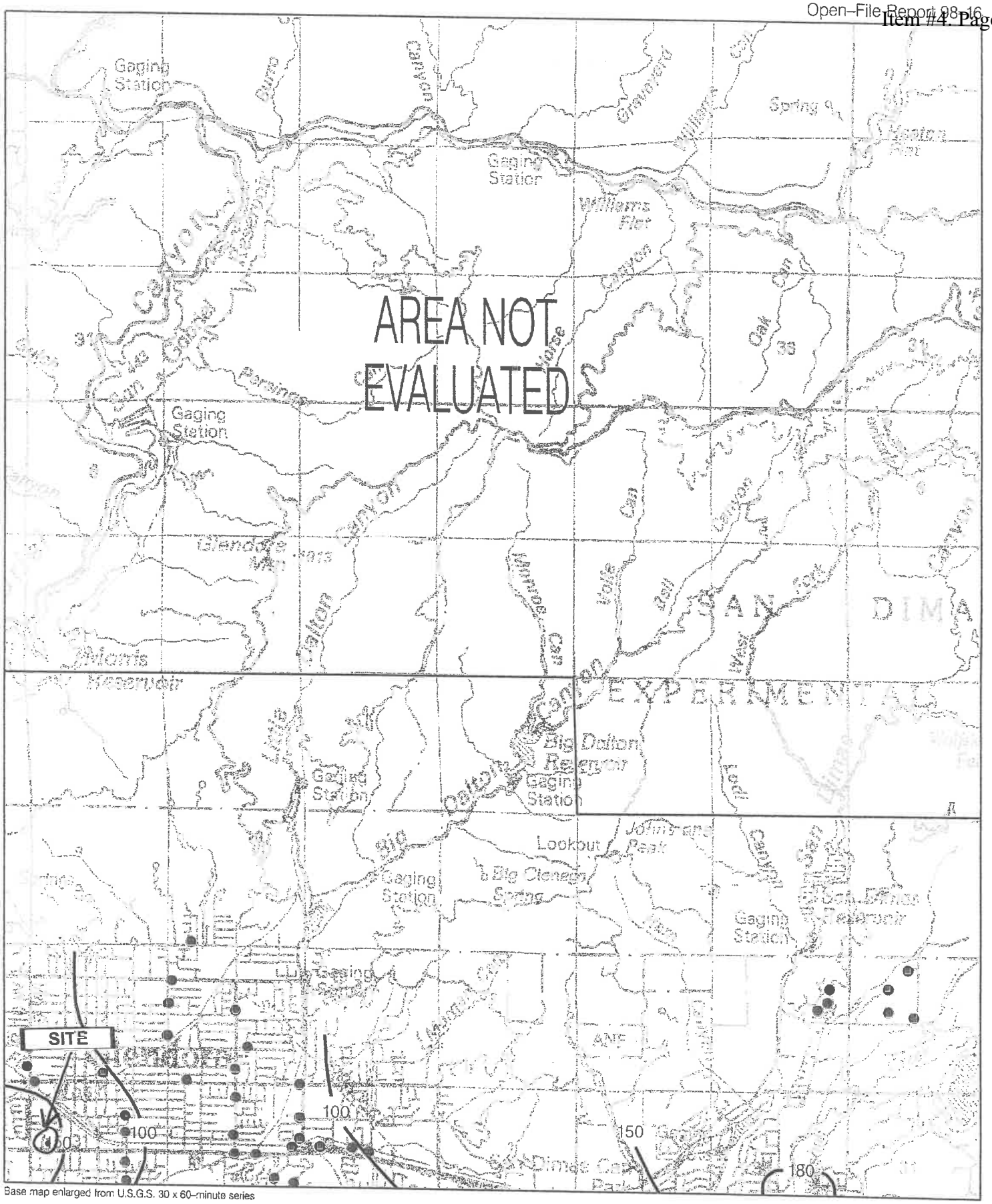


Plate 1.2 Historically Highest Ground Water Contours and Borehole Log Data Locations, Glendora Quadrangle.

● Borehole Site — 30 — Depth to ground water in feet

ONE MILE
SCALE

4.4 Surficial Soil Removal and Recompaction

Based on our investigation, it is concluded that the existing surficial soils may not be suitable for structure support as they presently exist and will require remedial grading as discussed herein.

4.5 Groundwater

Static ground water levels were not encountered during our subsurface investigation to the maximum explored depth of 25.0 feet below the existing ground surface. Based on the historically high groundwater depth map prepared by CDMG Seismic Hazard Zone Report 025 the historic groundwater is approximately greater than 150 feet below ground surface at the subject site (High Ground Water Map Glendora Quadrangle) Groundwater is therefore not expected to be a significant constraint during the construction. However, groundwater may be a significant constraint if grading is completed during the rainy season when perched water is more likely to occur.

5.0 RECOMMENDATIONS

Based on the subsurface conditions exposed during field investigation and laboratory testing program, it is recommended that the following recommendations be incorporated in the design and construction phases of the project.

5.1 Grading

5.1.1 Site Preparation

Prior to initiating grading operations, any existing vegetation, trash, debris, over-sized materials (greater than 6 inches), and other deleterious materials within construction areas should be removed from the subject site.

5.1.2 Surficial Soil Removals

No detailed grading plan was available at the time of preparing this report however, based on our field exploration and laboratory data obtained to date, it is recommended that the building pads for the new residential and commercial structures be removed and recompacted. The removal depth should be 3 feet below existing grade or 1 foot beneath proposed footing bottom whichever is deeper. The recommended removal should be extended at least 5 feet beyond proposed building lines. Existing near surface soils should also be removed at least one foot within proposed concrete slab and driveway areas. The construction areas should be excavated and then observed by a representative of this office to verify the soil conditions for any potential

needs of removal of loose soils and replacement with compacted fill. This may also be necessary due to difference in expansion characteristics of foundation materials beneath a structure.

Locally deeper removals may be necessary to expose competent natural ground. The actual removal depths should be determined in the field as conditions are exposed. Visual inspection and/or testing may be used to define removal requirements.

5.1.3 Treatment of Removal Bottoms

Soils exposed within areas approved for fill placement should be scarified to a depth of 12 inches, conditioned to near optimum moisture content, then compacted in-place to minimum project standards.

5.1.4 Structural Backfill

The onsite soils may be used as compacted fill provided they are free of organic materials and debris. Soils imported from off-site sources should be similar to the onsite soils and should be approved by the Soil Engineer prior to transporting to the site. Fills should be placed in relatively thin lifts; brought to near optimum moisture content, then compacted to obtain at least 90 percent relative compaction based on laboratory standard ASTM D-1557-12.

5.2 Shallow Foundation Design

5.2.1 Bearing Value

For the proposed buildings, an allowable bearing value of 1800 pounds per square foot (psf) may be used for design of the footings placed at a depth of at least 18 inches below the lowest adjacent ground and founded on the new certified compacted fill. For the proposed site walls, that are not part of the building, an allowable bearing value of 2200 pounds per square foot (psf) may be used for the footings placed at a depth of 18 inches below the lowest adjacent ground surface and founded on the new certified compacted fill. Single spread footings should be at least 24 inches square and continuous footings should be at least 12 inches wide. These bearing values may be increased by 200 psf for each additional foot of depth or width to a maximum value of 2500 psf. The above recommended value may be increased by one third (1/3) when considering short duration seismic or wind loads.

5.2.2 Settlement

Settlement of the footings placed as recommended and subject to no more than allowable loads is not anticipated to exceed 3/4 inch. Differential settlement between adjacent columns is not anticipated to exceed 1/4 inch.

5.2.3 Lateral Pressures

Passive earth pressure may be computed as an equivalent fluid pressure of 300 pounds per cubic foot, with a maximum earth pressure of 2500 pounds per square foot. An allowable coefficient of friction between soil and concrete of 0.40 may be used with the dead load forces. When combining passive pressure and frictional resistance, the passive pressure component should be reduced by one third (1/3).

Active earth pressure from horizontal backfill may be computed as an equivalent fluid weighting of 30 pounds per cubic foot. The above value assumes free-draining conditions.

5.3 Foundation Construction

It is anticipated that the entire structure will be underlain by onsite soils of very low expansion potential. Following presented our recommendations for the foundation construction. All footings should be founded at a minimum depth of 18 inches below the lowest adjacent ground surface and founded into new certified compacted fill. Proposed footings should include surcharge from adjacent neighboring structures, including structural footings and/or walls. All continuous footings should have at least one No. 4 reinforcing bar placed both at the top and one No. 4 reinforcing bar placed at the bottom of the footings. A grade beam of at least 12 inches square, reinforced as recommended above for footings, should be utilized across the garage entrance. Base of the reinforced beam should be at the same elevation as the bottom of the adjoining footings.

5.4 Concrete Slab

Concrete slabs should be a minimum of 4 inches thick and reinforced with a minimum of #3 rebar spaced at 24" on center each way, or its equivalent. All slab reinforcement should be supported to ensure proper positioning during placement of concrete. Garage slabs should be poured separately from footings. A positive separation should be maintained with expansive joint material to permit relative movement. Concrete slabs in moisture sensitive areas should be underlain with a vapor barrier consisting of a minimum of six-mil polyethylene membrane with

all laps sealed. A minimum of two inches of sand should be placed over the membrane to aid in uniform curing of concrete.

5.5 Retaining Wall

Wall should be provided with subdrains to reduce the potential for the buildup of hydrostatic pressure. Backdrains could consist of free drainage materials (SE of 30 or greater) or CalTrans Class 2 permeable materials immediately behind the wall and extending to within 18 inches of the ground surface. A 4-inch diameter perforated pipe wrapped in gravel and geofabric should be installed at the base of the wall and sloped to discharge to a suitable collection facility or through weep holes. Alternatively, commercially available drainage fabric could be used. The fabric manufacturer's recommendations should be followed in the installation of the drainage fabric backdrain.

5.6 Temporary Excavation and Backfill

All trench excavations should conform to CAL-OSHA and local safety codes. All utilities trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of ASTM D-1557-12. All temporary excavations should be observed by a field engineer of this office so as to evaluate the suitability of the excavation to the exposed soil conditions.

6.0 SEISMIC DESIGN

Based on our studies on seismicity, there are no known active faults crossing the property. However, the subject site is located in Southern California, which is a tectonically active area. The following CBC 2016 (Chapter 16) & ASCE 7-10 (Chapter 20) seismic related values may be used:

Site Classification: (ASCE, Table 20.3-1)	D
Spectral Response Accelerations (g):	
(CBC, Figure 1613.3.1 (1) 0.2-Second, S_S	2.308
(CBC, Figure 1613.3.1 (2)) 1-Second, S_1	0.871
Site Coefficient:	
(CBC, Table 1613.3.3 (1)) F_a	1.0
(CBC, Table 1613.3.3 (2)) F_v	1.5

Based on the U.S. Seismic Design Maps (USGS, updated June 2014), the proposed structures may be designed to accommodate up to a maximum site horizontal acceleration of 0.839g with 2% probability of being exceeded in 50 years. However, the Project Structural Engineer should be aware of the information provided to determine if any additional structural strengthening is warranted.

7.0 CORROSION POTENTIAL

Chemical laboratory tests were conducted on the existing onsite near surface materials sampled during EGL's field investigation to aid in evaluation of soil corrosion potential and the attack on concrete by sulfate in the soils. The test results are presented in the Appendix B.

According to ACI 318-14 Table 19.3.1.1, a sulfate content of 0.002 percent by weight in soils is assigned to Class "S0" and the severity of exposure to sulfate for concrete placed in contact with the onsite soil is considered "Not Applicable". Based on the testing results and ACI 318-14 Table 19.3.2.1, it is concluded that there is no restriction on the type of cement ("No Type Restriction") to be used at the site; however EGL recommends that Type II cement be used.

Based on the minimum resistivity test results, the subsurface soils are mildly corrosive to buried metal pipe. Any underground steel utilities should be blasted and given protective coating. Should additional protective measures be warranted, a corrosion specialist should be consulted.

8.0 INSPECTION

As a necessary requisite to the use of this report, the following inspection is recommended:

* Temporary excavations.
* Removal of surficial and unsuitable soils.
* Backfill placement and compaction.
* Utility trench backfill.
* Foundation excavation.

The geotechnical engineer should be notified at least 1 day in advance of the start of construction. A joint meeting between the client, the contractor, and the geotechnical engineer is recommended prior to the start of construction to discuss specific procedures and scheduling.

9.0 PERCOLATION TEST

In order to evaluate the feasibility of the infiltration system, EGL has performed percolation tests at the subject site based on the County of Los Angeles Department of Public Works of "*Guidelines for Geotechnical Investigation and Reporting; Low Impact Development Stormwater Infiltration*" (GS200.2, 2017). The boring (B-5) was presoaked and tested on August 5 & 6, 2019. The test procedures are described as following:

- 3"-diameter perforated pipe surrounded with gravel was placed in the test boring B-5 so that caving would not occur during the percolation testing.
- The test boring was filled with a depth of 8' water for the presoak on August 5, 2019. The water was completely drained by August 6, 2019.
- Actual percolation tests were performed on August 6, 2019. 24 -36 inches of water was placed within the test boring, and the drops in the water level were recorded. For the first two tests water drained faster than 10 minutes within test boring so the actual test time to completely drain the hole should be used.
- The test boring was filled with depth of 12 – 24 inches of water multiple times, and the times for the water to drain out were recorded. This was repeated ten (10) times. The last three measured drops were used to calculate the design infiltration rate of the soil. Design Infiltration rate calculations are presented in Appendix C.

Based on the results of our preliminary percolation test of the material, the minimum design infiltration rate is 14.91 in/hr. Reduction factors have been applied to our infiltration rate. Based on the uniformity of the soil the infiltration rate should be adequate throughout the site. The soil at the site appears uniform so a reduction factor of 1 is used for RF_V. Due to the proposed filter within each catch basin and maintenance program a reduction factor of 1 was used for RF_s. It is our opinion that dispersal of on-site storm water runoff by an infiltration system is considered feasible from a geotechnical engineering standpoint. The infiltration system and the final plumbing plans should be designed and prepared by the project Civil Engineer.

Due to the high percentage of fine to coarse grained silty sand and well-graded sand at the site it is EGL's opinion that an infiltration system may be placed at the site. The infiltration system should be a minimum of 10 feet away from the building foundations and should not be surcharged by the building foundations. It is also recommended that the infiltration chamber be placed within natural soil and not compacted fill material. The infiltration system should also have an overflow or bypass to protect the site from flooding.

Based on the consolidation test results presented in Appendix B all the samples collected below 5 feet showed a deformation of less than 1.0% at the time of saturation. It is EGL's opinion that hydro-consolidation of the soil due to the proposed infiltration system is negligible and should not impact the proposed structure.

Based on the Seismic Hazard Zones Map, (Figure 1, Ref. #7), the subject site is not located within a seismically induced liquefaction zone. It is EGL's opinion that the proposed infiltration system will not increase the potential for liquefaction to occur at the site. Plate 1.2 Historically Highest Ground Water Contours and Borehole Log Data Locations prepared by CDMG SHZR 025 (Ref #5) shows the historical groundwater depth is approximately greater than 150 feet below the ground surface at the subject site. It is EGL's opinion that the proposed infiltration system will not have any impact on groundwater and that no mounding effects are expected below the subject site.

10.0 DRAINAGE

The pad should be properly drained toward the street away from the slope and structure via swales or area drains. Positive pad drainage shall be incorporated into the final plans. In no case should water be allowed to pond within the site, impound against structures, or flow in a concentrated and/or uncontrolled manner down the descending slope areas.

11.0 ASPHALT PAVEMENT

Preliminary structural pavement sections are designed according to the CalTrans Highway Design Manual and an assumed "R"-value of 40.

Location	Traffic Index	AC Thickness (inches)	Class 2 Aggregate Base Thickness (inches)	Compacted Subgrade (inches)
Parking Areas	4.5	3	5	12
Driveways	5.0	4	6	12

A traffic index of 4.5 is typically used for parking area for passenger vehicles with an average daily traffic of less than 200 trips. A traffic index of 5.0 is used for drive areas with an average daily traffic of less than 1,200 passenger vehicles with minor truck traffic. These pavement sections are considered preliminary and may be revised after the grading is completed provided additional testing is performed on the subgrade soil.

12.0 111 STATEMENT

Based on our field investigation and the laboratory testing results, it is our opinion that the grading and proposed structures will be safe against hazard from landslide, settlement, or slippage and the proposed construction will have no adversely affect on the geotechnical stability of the adjacent properties provided our recommendations are followed

13.0 REMARKS

The conclusions and recommendations contained herein are based on the findings and observations at the exploratory locations. However, soil materials may vary in characteristics between locations of the exploratory locations. If conditions are encountered during construction which appear to be different from those disclosed by the exploratory work, this office shall be notified so as to recommend the need for modifications. This report has been prepared in accordance with generally accepted professional engineering principles and practice. No warranty is expressed or implied. This report is subject to review by controlling public agencies having jurisdiction.

REFERENCES

1. American Concrete Institute, (2014), "*Building Code Requirements for Structural Concrete (ACI 318-14) and Commentary*", Chapter 19: Durability Requirements, Sections 19.3.1: Exposure Categories and Classes & 19.3.2: Requirements for Concrete Mixtures; pages 317 to 323, Tables 19.3.1.1 and 19.3.2.1".
2. ASCE, (2010), "ASCE/SEI 7-10, Minimum Design Loads for Buildings and Other Structures: Third Printing, Errata incorporated, Includes Supplement No. 1; prepared and published by American Society of Civil Engineers.
3. CBC, (2016), "California Building Code: California Code of Regulations, Title 24, Part 2, Volume 2 of 2, California Building Standards Commission"; Section 1613 Earthquake Loads.
4. CDMG, (1998), "Seismic Hazard Evaluation of the Azusa 7.5-minute Quadrangle, Los Angeles County, California"; updated 2006; prepared by California Division of Mines and Geology; Seismic Hazard Zone Report 021; 59 pgs, 6 figs, 4 tables and 3 plates.
5. CDMG, (1998), "Seismic Hazard Evaluation of the Glendora 7.5-minute Quadrangle, Los Angeles County, California"; updated 2006; prepared by California Division of Mines and Geology; Seismic Hazard Zone Report 025; 59 pgs, 6 figs, 5 tables and 3 plates.
6. CDMG, (1999), "Seismic Hazard Zones of Azusa 7.5-minute Quadrangle, Los Angeles County, California"; prepared by California Division of Mines and Geology; Official Map; scale 1" = 2000'
7. CDMG, (1999), "Seismic Hazard Zones of Glendora 7.5-minute Quadrangle, Los Angeles County, California"; prepared by California Division of Mines and Geology; Official Map; scale 1" = 2000'
8. EBTA Architects, (2019), "Site Plan, 501 W. Route 66, Glendora, California", Job No. 19019, scale 1/16" = 1'-0", dated August 15, 2019.
9. Los Angeles County, (2017), "Guidelines For Design, Investigation, And Reporting Low Impact Development Stormwater Infiltration"; dated 06-30-2017; Administrative Manual GS200.2, prepared by County of Los Angeles Department of Public Works, Geotechnical and Materials Engineering Division, 40 pages; http://ladpw.org/gmed/permits/docs/policies/GS200.2.pdf
10. USGS, (2014), "US Seismic Design Maps"; updated 06-23-2014; prepared by United States Geological Survey; https://earthquake.usgs.gov/ws/designmaps/asce7-10.html
11. Yeats, Robert S., (2004) "Tectonics of the San Gabriel Basin and Surroundings, Southern California"; GSA Bulletin; September/October 2004; v.116; no. 9/10; p. 1158-1182

APPENDIX A

FIELD INVESTIGATION

Our field exploration was performed at the subject property on August 5, 2019 with the aid of a hollow-stem drill rig of ACE Drilling Services. A total of five (5) 8-inch diameter hollow-stem auger borings were drilled to a maximum depth of 25.0 feet below the existing ground surface. Upon completion of drilling and percolation testing, all borings were backfilled with onsite soil removed from excavations and tamped. The purpose of the excavation was to investigate the engineering characteristics of the onsite soils with respect to the proposed development.

The borings were supervised and logged by EGL's engineer. Relatively undisturbed ring samples and bulk samples were collected during drilling for laboratory testing. The approximate locations of these borings are shown on the Site Plan (Figure 2). Ring samples were taken at frequent intervals. The samples taken by a hollow stem auger were obtained by driving a sampler with successive blows of a 140-pound hammer dropping from a height of 30 inches.

Representative undisturbed samples of the subsurface soils were retained in a series of brass rings, each having an inside diameter of 2.42 inches and a height of 1.00 inch. All ring samples were transported to our laboratory. Bulk surface soil samples were also collected for additional classification and testing.

EGL

BORING LOG: B-1

PROJECT LOCATION: 501 W. Route 66, Glendora

PROJECT NO: 19-128-004GE

EXCAVATION SERVICE:	ACE Drilling
DATE EXCAVATED:	08/05/2019
DATE LOGGED:	08/05/2019
EXCAVATION METHOD:	Hollow Stem
SAMPLE METHOD:	Split-Tube
ELEVATION:	-----
LOGGED BY:	CS

S: Standard Penetration Test B: Bulk Sample R: Ring Sample

Depth (ft)	Sample: Bulk	Sample: Undisturbed	Blows Counts; 12"	USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Earth Material Descriptions
0 - 2	B	R	13	SC	95.1	7.4	@ 2.0' Clayey sand, fine- to coarse-grained, dark olive brown, slightly moist, loose to medium dense, few fine gravel
4 - 6		R	38	SW/SM	113.0	2.4	@ 5.0' Well-graded sand with silty sand, fine- to coarse-grained, dark olive brown, dry, medium dense, few gravel up to 1.0" in size
8 - 10		R	30	SW/SM	106.4	2.5	@ 10.0' Well-graded sand with silty sand, fine- to coarse-grained, dark olive brown, dry, medium dense, few gravel up to 2.0" in size
12 - 14							
16		R	35	SM	109.3	11.4	@ 15.0' Silty sand, fine- to medium-grained, dark brown, moist to very moist, medium dense, few fine gravel, trace of clay
18 - 20		R	50/8"	SM/SW	97.7	3.3	@ 20.0' Silty sand to well-graded sand, fine- to coarse-grained, olive brown to dark olive brown, dry, very dense, few fine gravel
22 - 24							
26		R	50/7"	SM/SW	109.3	2.7	@ 25.0' Silty sand to well-graded sand, fine- to coarse-grained, olive brown to dark olive brown, dry, very dense, few fine gravel
28 - 30							Total Depth = 25.0 feet No Caving; No Groundwater Boring Backfilled and Tamped
32 - 34							Hammer Driving Weight = 140 lbs. Hammer Driving Height = 30 inches
36 - 38							
40 - 42							
44							

EGL

BORING LOG: B-2

PROJECT LOCATION: 501 W. Route 66, Glendora

PROJECT NO: 19-128-004GE

EXCAVATION SERVICE:	ACE Drilling
DATE EXCAVATED:	08/05/2019
DATE LOGGED:	08/05/2019
EXCAVATION METHOD:	Hollow Stem
SAMPLE METHOD:	Split-Tube
ELEVATION:	-----
LOGGED BY:	CS

S: Standard Penetration Test B: Bulk Sample R: Ring Sample

Depth (ft)	Sample: Bulk	Sample: Undisturbed	Blows Counts; 12"	USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Earth Material Descriptions
0							
2		R	29	SM	110.2	2.8	@ 2.0' Silty sand, fine- to coarse-grained, olive brown, dry, medium dense, few fine gravel & hair roots
4							
6		R	20	SM	99.3	5.0	@ 5.0' Silty sand, fine- to coarse-grained, dark olive brown, slightly moist, medium dense, few fine gravel, trace of clay
8							
10		R	40	SW/SM	110.1	2.4	@ 10.0' Well-graded sand with silty sand, fine- to coarse-grained, olive brown, dry, medium dense, few fine gravel
12							
14							
16		R	50/11"	SW/SC	103.8	5.3	@ 15.0' Well-graded sand to clayey sand, fine- to coarse-grained, olive brown, slightly moist, dense to very dense, few fine gravel
18							
20		R	50/5"	SW/SM	117.2	1.7	@ 20.0' Well-graded sand with silty sand, fine- to coarse-grained, olive brown, dry, very dense, few fine gravel
22							
24							
26		R	50/6"	SM	111.8	2.0	@ 25.0' Silty sand, fine- to coarse-grained, olive brown, dry, very dense, few fine gravel
28							Total Depth = 25.0 feet No Caving; No Groundwater Boring Backfilled and Tamped Hammer Driving Weight = 140 lbs. Hammer Driving Height = 30 inches
30							
32							
34							
36							
38							
40							
42							
44							

11819 Goldring Road, Unit A, Arcadia, California 91006; Phone (626) 263-3588; Fax (626) 263-3599

Plate: A - 2

EGL

BORING LOG: B-3

PROJECT LOCATION: 501 W. Route 66, Glendora

PROJECT NO: 19-128-004GE

EXCAVATION SERVICE:	ACE Drilling
DATE EXCAVATED:	08/05/2019
DATE LOGGED:	08/05/2019
EXCAVATION METHOD:	Hollow Stem
SAMPLE METHOD:	Split-Tube
ELEVATION:	-----
LOGGED BY:	CS

S: Standard Penetration Test B: Bulk Sample R: Ring Sample

Depth (ft)	Sample: Bulk	Sample: Undisturbed	Sample: Blows Counts; 12"	USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Earth Material Descriptions
0							
2		R	15	SM	80.2	6.8	@ 2.0' Silty sand, fine grained, olive brown, slightly moist, medium dense, trace of clay
4							
6		R	20	SM/SW	107.7	4.0	@ 5.0' Silty sand to well-graded sand, fine- to coarse-grained, olive brown, slightly moist, medium dense, few fine gravel
8							
10		R	40	SW/SM	111.5	2.0	@ 10.0' Well-graded sand with silty sand, fine- to coarse-grained, dark olive brown, dry, medium dense, few gravel up to 3.0" in size
12							
14							
16		R	50/11"	SM	105.5	6.6	@ 15.0' Silty sand, fine- to coarse-grained, dark olive brown, slightly moist, dense to very dense, few fine gravel
18							
20							Refusal @ 18.0 feet Total Depth = 18.0 feet No Caving; No Groundwater Boring Backfilled and Tamped Hammer Driving Weight = 140 lbs. Hammer Driving Height = 30 inches
22							
24							
26							
28							
30							
32							
34							
36							
38							
40							
42							
44							

EGL

BORING LOG: B-4

PROJECT LOCATION: 501 W. Route 66, Glendora

PROJECT NO: 19-128-004GE

EXCAVATION SERVICE:	ACE Drilling
DATE EXCAVATED:	08/05/2019
DATE LOGGED:	08/05/2019
EXCAVATION METHOD:	Hollow Stem
SAMPLE METHOD:	Split-Tube
ELEVATION:	-----
LOGGED BY:	CS

S: Standard Penetration Test B: Bulk Sample R: Ring Sample

Depth (ft)	Sample: Bulk	Sample: Undisturbed	Sample: Blows Counts; 12"	USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Earth Material Descriptions
0 - 2		R	10	SC	88.1	15.5	@ 2.0' Clayey sand, fine- to medium-grained, dark olive brown, moist, loose
4 - 6		R	10	SM	89.0	9.7	@ 5.0' Silty sand, fine- to coarse-grained, dark olive brown, moist, loose, few gravel up to 2.5" in size
8 - 10		R	35	SW/SC	110.8	9.8	@ 10.0' Well-graded sand to clayey sand, fine- to coarse-grained, olive brown, moist, medium dense, few fine gravel
12 - 14 - 16		R	30	SM	101.6	11.4	@ 15.0' Silty sand, fine- to coarse-grained, olive brown, very moist, medium dense, trace of clay
18 - 20		R	50/7"	SM/SW	-	-	@ 18.0' Silty sand and well-graded sand, fine- to coarse-grained, olive brown, slightly moist, very dense, few fine gravel; unable to sample due to rocky condition
22 - 24 - 26 - 28 - 30 - 32 - 34 - 36 - 38 - 40 - 42 - 44							Refusal @ 18.0 feet Total Depth = 18.0 feet No Caving; No Groundwater Boring Backfilled and Tamped Hammer Driving Weight = 140 lbs. Hammer Driving Height = 30 inches

EGL

BORING LOG: B-5

PROJECT LOCATION: 501 W. Route 66, Glendora

PROJECT NO: 19-128-004GE

EXCAVATION SERVICE:	ACE Drilling
DATE EXCAVATED:	08/05/2019
DATE LOGGED:	08/05/2019
EXCAVATION METHOD:	Hollow Stem
SAMPLE METHOD:	Split-Tube
ELEVATION:	-----
LOGGED BY:	CS

S: Standard Penetration Test B: Bulk Sample R: Ring Sample

Depth (ft)	Sample: Bulk	Sample: Undisturbed	Sample: Blows Counts; 12"	USCS Symbol	Dry Unit Wt. (pcf)	Moisture (%)	Earth Material Descriptions
0 - 2		R	14	SM	88.1	6.6	@ 2.0' Silty sand, fine- to medium-grained, dark olive brown, slightly moist, medium dense, few gravel up to 1.0" in size, trace of clay
4 - 6		R	27	SM/SW	102.3	2.3	@ 5.0' Silty sand to well-graded sand, fine- to coarse-grained, olive brown, dry, medium dense, few fine gravel
8		R	50/10"	SW	113.6	4.2	@ 7.0' Well-graded sand, fine- to coarse-grained, dark olive brown, slightly moist, very dense, few gravel up to 1.0" in size
10 - 44							Total Depth = 8.0 feet No Caving; No Groundwater Boring Backfilled and Tamped After Percolation Test Hammer Driving Weight = 140 lbs. Hammer Driving Height = 30 inches

APPENDIX B

LABORATORY TESTING

During the subsurface exploration, EGL personnel collected relatively undisturbed ring samples and bulk samples. The following tests were performed on selected soil samples:

Moisture-Density

The moisture content and dry unit weight were determined for each relatively undisturbed soil sample obtained in the test borings in accordance with ASTM D2937 standard. The results of these tests are shown on the boring logs in Appendix A.

Shear Tests

Shear tests were performed in a direct shear machine of strain-control type in accordance with ASTM D3080 standard. The rate of deformation was 0.025 inch per minute. Selected samples were sheared under varying confining loads in order to determine the Coulomb shear strength parameters: internal friction angle and cohesion. The shear test results are presented in the attached plates.

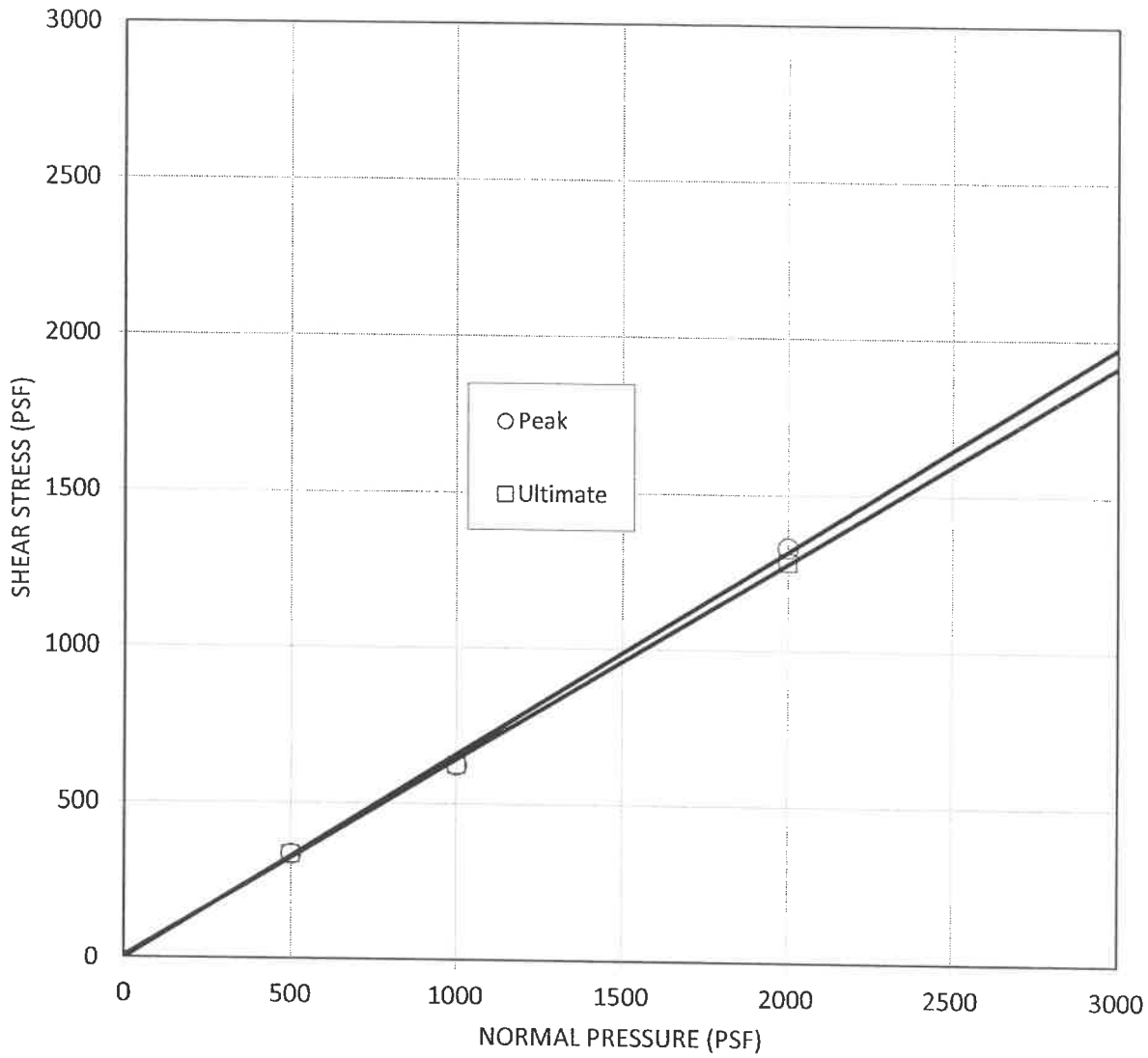
Consolidation Tests

Consolidation tests were performed on selected undisturbed soil samples in accordance with ASTM D2435 standard. The consolidation apparatus is designed for a one-inch high soil filled brass ring. Loads are applied in several increments in a geometric progression and the resulting deformations are recorded at selected time intervals. Porous stones are placed in contact with the top and bottom of each specimen to permit addition and release of pore fluid. The samples were inundated with water at a load of one kilo-pounds (kips) per square foot, and the test results are shown on the attached Figures.

Corrosion Test

Corrosion series of bulk sample was tested in accordance with Caltrans test methods. The series consist of Chloride Content, Sulfate Content, pH, and Minimum Resistivity tests. The methods used and test results are as follows:

Sample Location	pH	CT-412 Chloride (ppm)	CT-417 Sulfate (% by weight)	CT-643 Min. Resistivity (ohm-cm)
B-1 @ 0-5'	7.63	137	0.002	10,200



Boring No.:	Sample No.	Depth (ft)	Sample Type	Soil Type	Symbol	Cohesion (PSF)	Friction Angle
B-2	2	5.0	Ring	SM	○	0	33
					□	6	32

Normal Stress (psf)	Initial Moisture (%)	Final Moisture (%)	γ_d (pcf)	S (%)
500	5.0	22.0	102.4	92.3
1000	5.0	23.7	99.7	92.6
2000	5.0	24.4	99.0	93.8

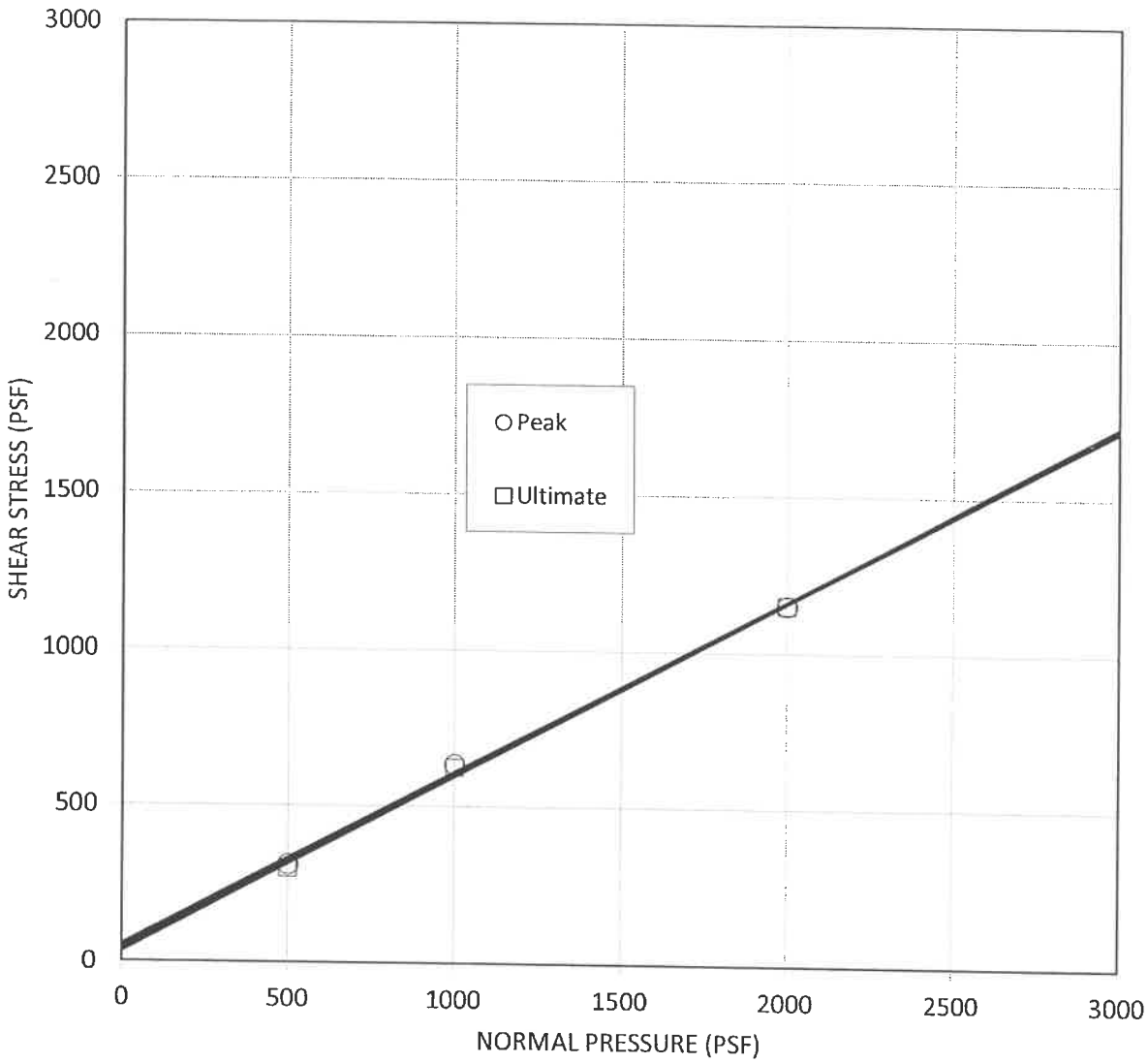
ENVIRONMENTAL GEOTECHNOLOGY LABORATORY

EGL Project No.: 19-128-004
Address: 501 W. Route 66
Glendora, California

DIRECT SHEAR

08/19 (ASTM D3080) Figure

11819 Goldring Road, Unit A, Arcadia, California 91006; Phone (626) 263-3588; Fax (626) 263-3599



Boring No.:	Sample No.	Depth (ft)	Sample Type	Soil Type	Symbol	Cohesion (PSF)	Friction Angle
B-4	1	2.0	Ring	SC	○	54	29
					□	36	29

Normal Stress (psf)	Initial Moisture (%)	Final Moisture (%)	γ_d (pcf)	S (%)
500	15.5	32.3	88.5	96.4
1000	15.5	31.6	88.5	94.4
2000	15.5	31.6	88.0	93.3

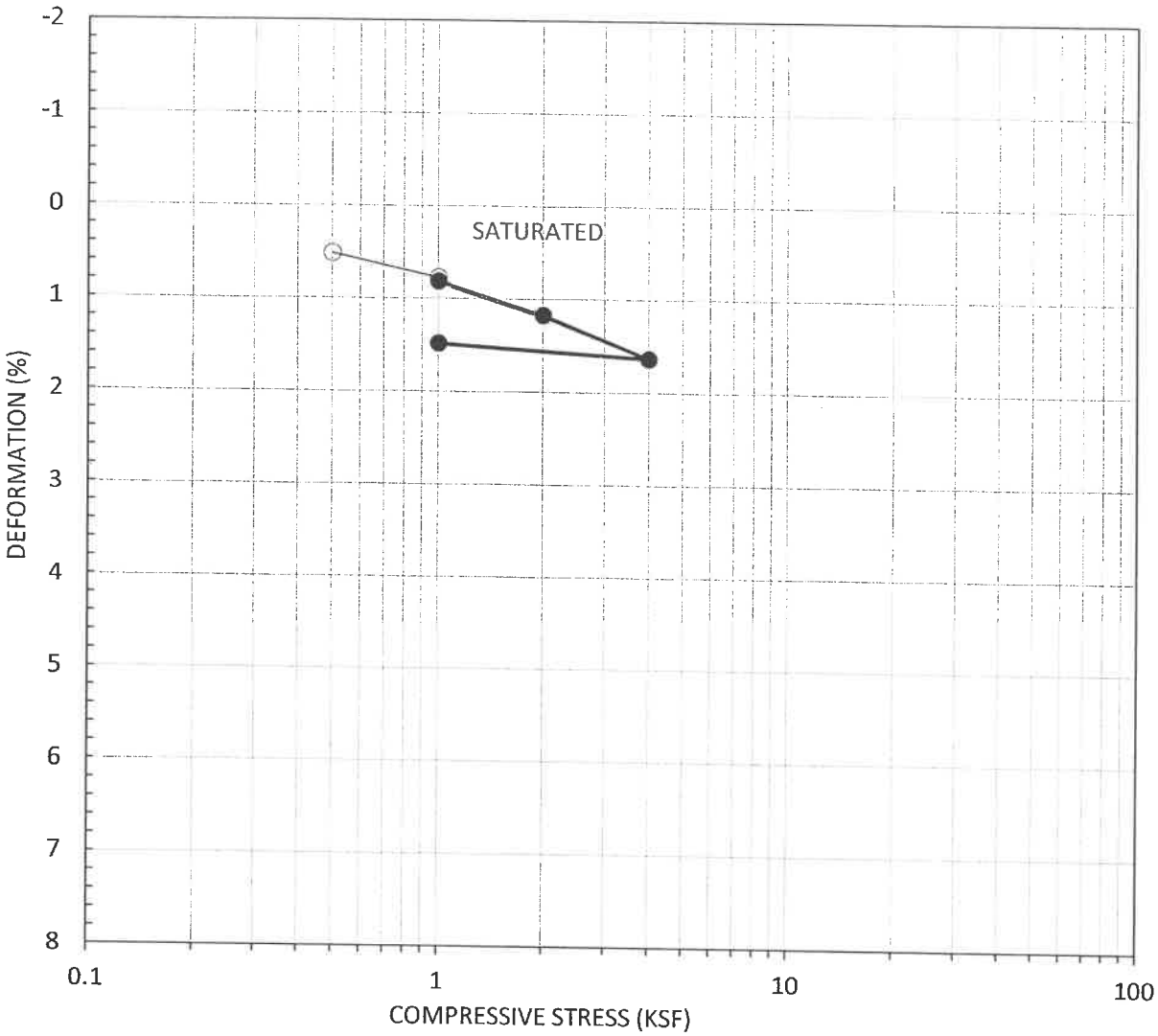
ENVIRONMENTAL GEOTECHNOLOGY LABORATORY

EGL Project No.: 19-128-004
Address: 501 W. Route 66
Glendora, California

DIRECT SHEAR

08/19 (ASTM D3080) Figure

11819 Goldring Road, Unit A, Arcadia, California 91006; Phone (626) 263-3588; Fax (626) 263-3599



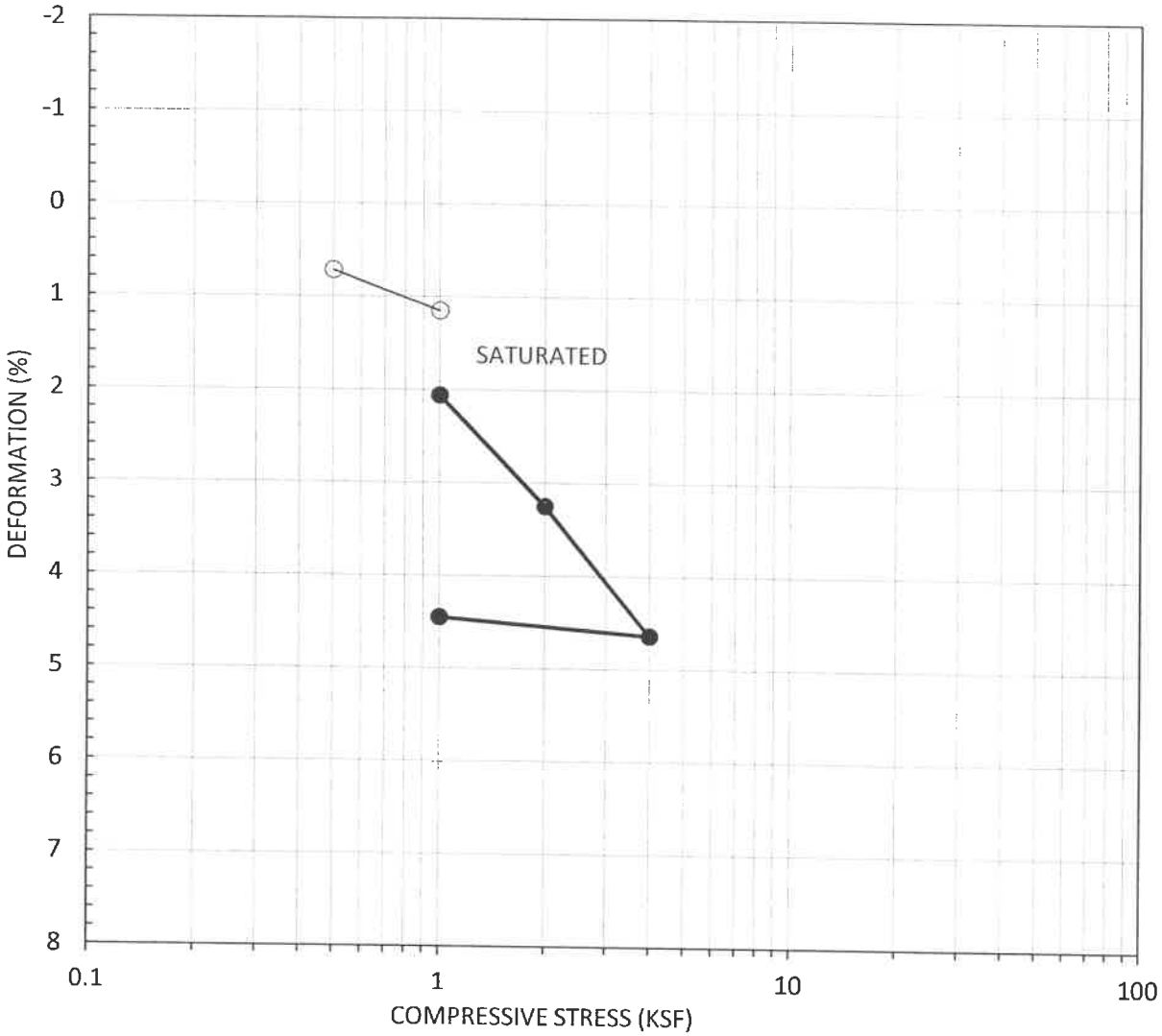
Symbol	Boring No.	Sample No.	Depth (Ft.)	Soil Type	Init. Moisture Content (%)	Init. Dry Density	Init. Void Ratio
○	B-1	2	5.0	SW/SM	2.4	115.6	0.458

ENVIRONMENTAL GEOTECHNOLOGY LABORATORY

Project Address:
501 W. Route 66
Glendora, California

CONSOLIDATION

08/19 (ASTM D2435) Figure



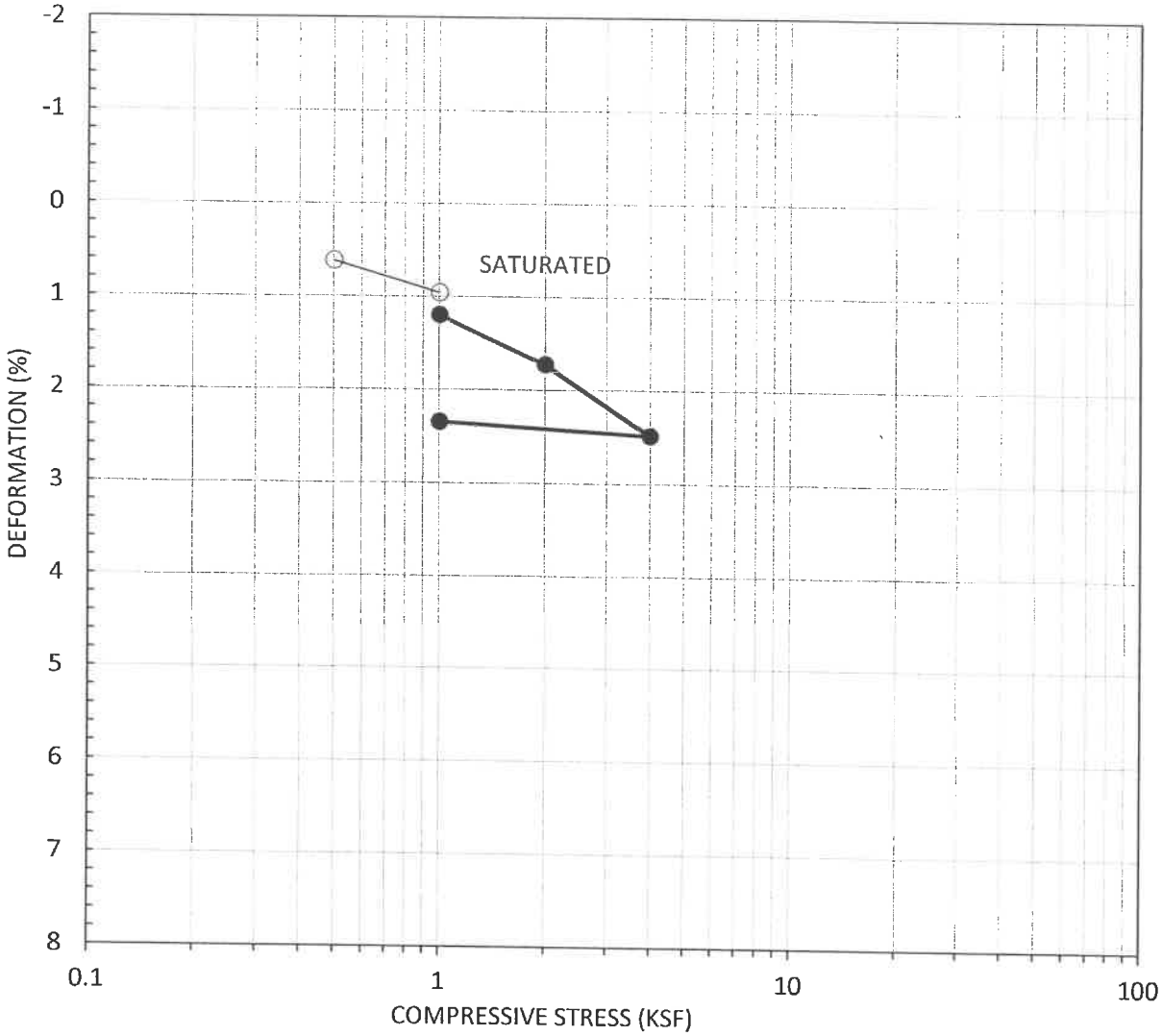
Symbol	Boring No.	Sample No.	Depth (Ft.)	Soil Type	Init. Moisture Content (%)	Init. Dry Density	Init. Void Ratio
○	B-2	1	2.0	SM	2.8	110.8	0.521

ENVIRONMENTAL GEOTECHNOLOGY LABORATORY

Project Address:
501 W. Route 66
Glendora, California

CONSOLIDATION

08/19 (ASTM D2435) Figure



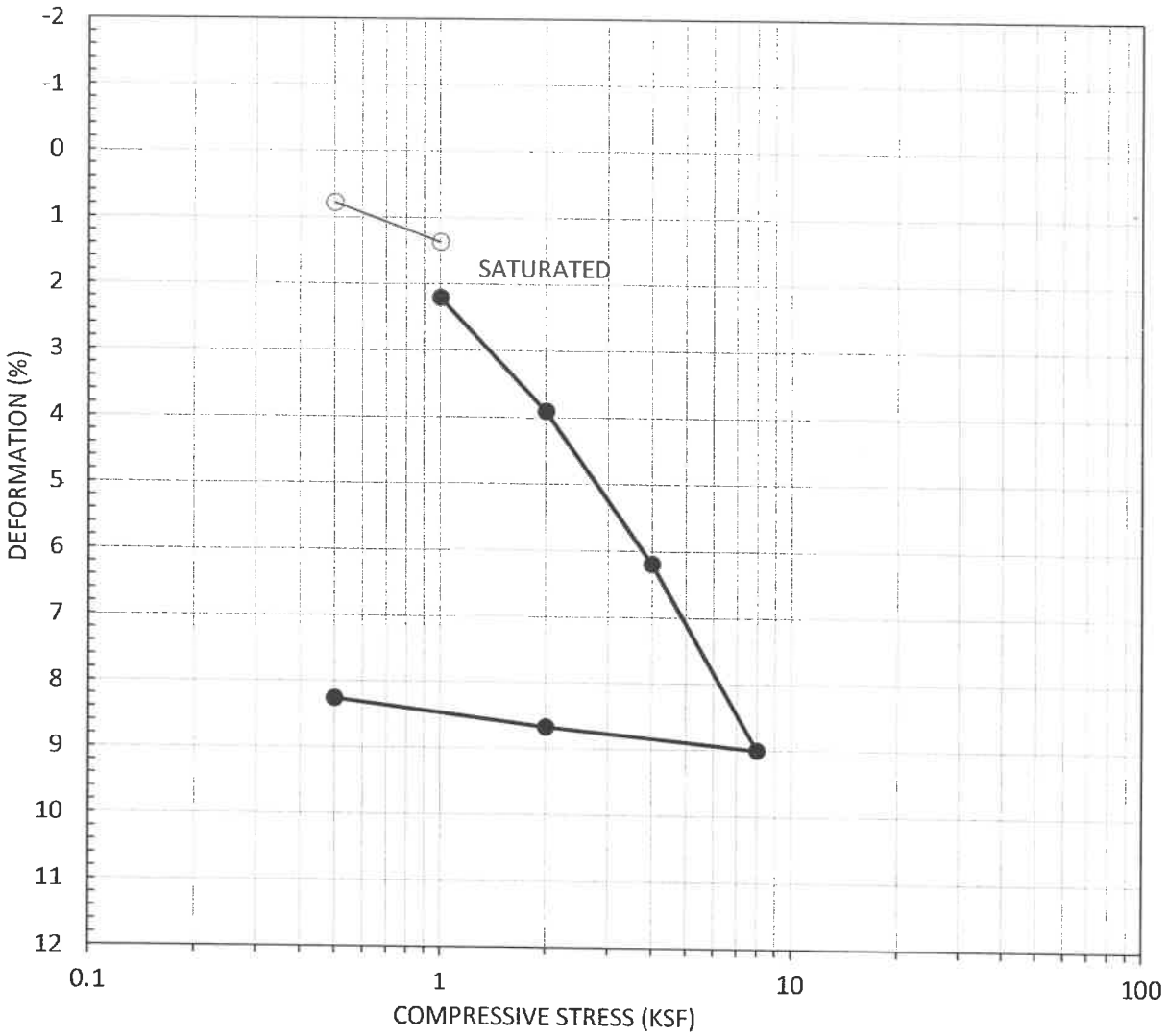
Symbol	Boring No.	Sample No.	Depth (Ft.)	Soil Type	Init. Moisture Content (%)	Init. Dry Density	Init. Void Ratio
○	B-3	3	10.0	SW/SM	2.0	112.7	0.495

ENVIRONMENTAL
GEOTECHNOLOGY
LABORATORY

Project Address:
501 W. Route 66
Glendora, California

CONSOLIDATION

08/19 (ASTM D2435) Figure



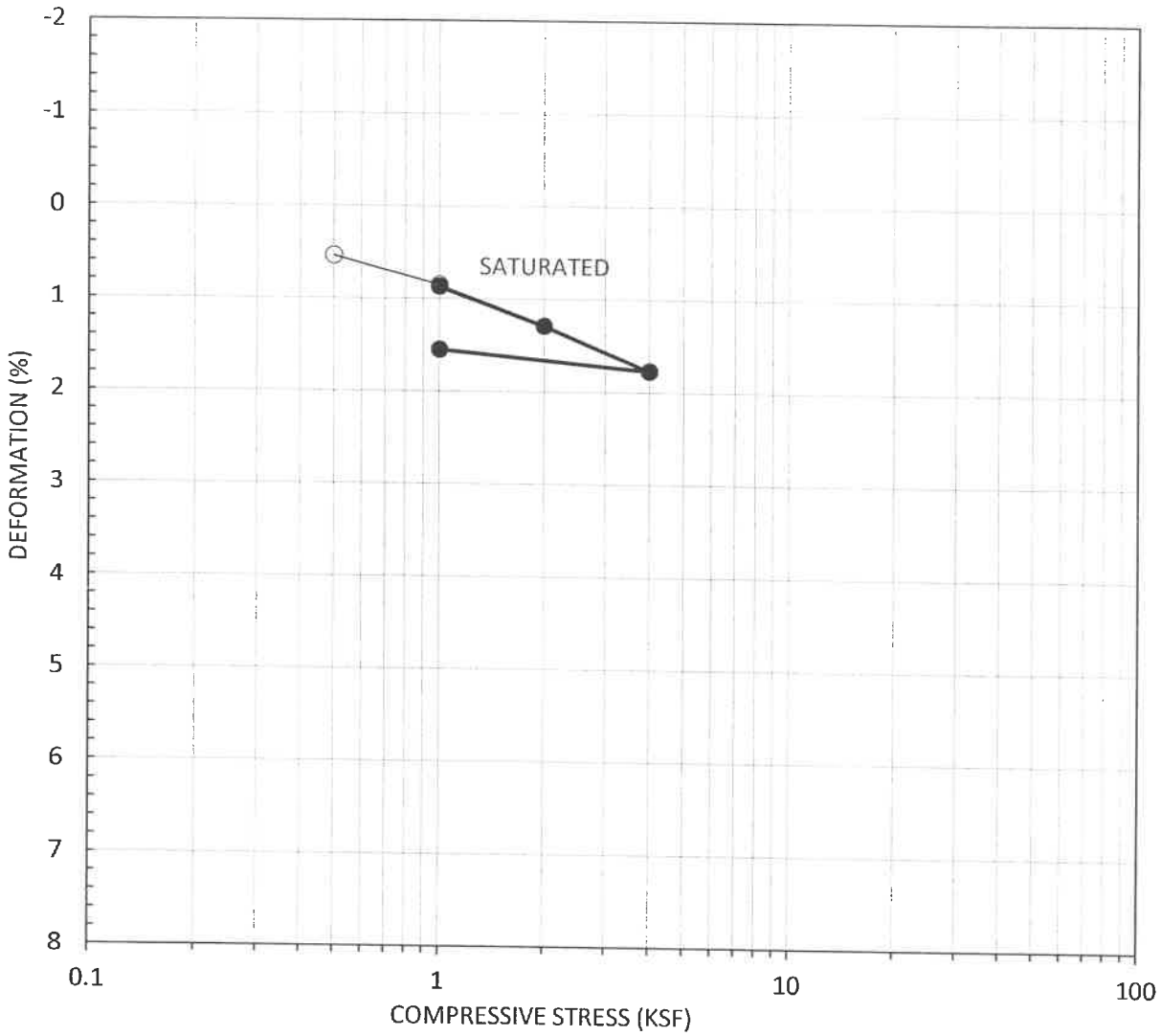
Symbol	Boring No.	Sample No.	Depth (Ft.)	Soil Type	Init. Moisture Content (%)	Init. Dry Density	Init. Void Ratio
○	B-4	4	15.0	SM	11.4	104.1	0.619

ENVIRONMENTAL
GEOTECHNOLOGY
LABORATORY

Project Address:
501 W. Route 66
Glendora, California

CONSOLIDATION

08/19 (ASTM D2435) Figure



Symbol	Boring No.	Sample No.	Depth (Ft.)	Soil Type	Init. Moisture Content (%)	Init. Dry Density	Init. Void Ratio
○	B-5	3	8.0	SW	4.2	115.2	0.463

ENVIRONMENTAL GEOTECHNOLOGY LABORATORY

Project Address:
501 W. Route 66
Glendora, California

CONSOLIDATION

08/19 (ASTM D2435) Figure

APPENDIX C
INFILTRATION TEST RESULTS

PRESOAK AND PERCOLATION TEST: Test Boring B-5: August 5 & 6, 2019
Test Boring Diameter and Depth: Test Boring B-5: 8" diameter and 8.0' deep

PRESOAK: B-5. August 5 & 6, 2019

Test Location	Boring Diameter (in)	Total Boring Depth (ft)	Initial Water Depth, d_i (in)	Drop, Δd (in)	Time (hr:min) Start	Time (hr:min) End	Δ Time (min)	Notes:
B-5	8.0	8.0	24.0	24.0	8:23	8:27	4.0	As part of the presoak the test hole was filled with 8.0' of water on August 5, 2019. The water was drained by August 6, 2019.
B-5	8.0	8.0	36.0	36.0	8:29	8:37	8.0	

PERCOLATION TEST: B-5. August 6, 2019

Test Location	Boring Diameter (in)	Total Boring Depth (ft)	Initial Water Depth, d_i (in)	Drop, Δd (in)	Time (hr:min) Start	Time (hr:min) End	Δ Time, Δt^+ (min)	Measured Percolation Rate (in/hr)	Total Reduction Factor*	Design Infiltration Rate (in/hr)
B-5	8.0	8.0	24.0	24.0	8:41	8:49	8.0	13.85	2.00	6.92
B-5	8.0	8.0	12.0	12.0	8:51	8:55	4.6	22.46	2.00	11.23
B-5	8.0	8.0	12.0	12.0	9:00	9:04	4.3	24.03	2.00	12.02
B-5	8.0	8.0	12.1	12.0	9:08	9:12	4.7	21.92	2.00	10.96
B-5	8.0	8.0	12.0	12.0	9:16	9:19	3.6	28.57	2.00	14.29
B-5	8.0	8.0	12.0	12.0	9:25	9:28	3.2	32.04	2.00	16.02
B-5	8.0	8.0	12.0	12.0	9:32	9:35	3.3	31.17	2.00	15.58
B-5	8.0	8.0	12.0	12.0	9:38	9:41	3.3	31.65	2.00	15.82
B-5	8.0	8.0	12.0	12.0	9:45	9:48	3.5	29.81	2.00	14.91
B-5	8.0	8.0	12.0	12.0	9:51	9:54	3.7	28.03	2.00	14.01

⁺First 2 tests drained in less than 10 min; therefore, the actual time to compeletely drain the hole was used for the tests.

Average Design Infiltration Rate (in/hr): 14.91

Measured Percolation Rate = (60/Δt * Vol. of Hole Tested) / (Area of Boring Tested)

Reduction Factor, RF_t = 2

RF_v = 1

RF_s = 1

*Total Reduction Factor, RF = RF_t x RF_v x RF_s

Design Infiltration Rate = Measured Percolation Rate/RF

Site: 501 W. Route 66, Glendora
Project No: 19-128-004

Appendix F

Phase I Environmental Site Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT OF 501 W. ROUTE 66 GLENDORA, CA 91740

Prepared for

Mr. Robert Artura
Building Worx Development, LLC
130 N. Glendora Ave.
Glendora, CA 91741

Prepared by

ENVIROASSESSORS, INC.
1158 E. Route 66
Glendora, CA 91740-3773

Work Order No. 0219-015-01-0001

July 15, 2019

Enviroassessors, Inc.

Environmental Consulting & Contracting
General Engineering & General Building Contractor • License No. 908600 - A, B, HAZ

Enviroassessors, Inc.

Environmental Consulting & Contracting
General Engineering & General Building Contractor • License No. 908600 - A, B, HAZ

1158 E. Route 66
Glendora, CA 91740 - 3773
U.S.A.

Phone: (626) 852 - 0777
Fax: (626) 343-5871
www.enviroassessors.com

July 15, 2019

Mr. Robert Artura
Building Worx Development, LLC
130 N. Glendora Ave.
Glendora, CA 91741

Subject: Phase I Environmental Site Assessment of
501 W. Route 66, Glendora, CA 91740
Work Order No. 0219-015-01-0001

Dear Mr. Artura:

In conformance with the scope and limitations of ASTM Practice E 1527-13, Enviroassessors, Inc. (ENVIROASSESSORS) performed a Phase I Environmental Site Assessment of 501 W. Route 66, Glendora, CA 91741, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 2.2 and 6.0 of this report.

This Phase I Environmental Site Assessment also identified potential business environmental risk concerns associated with the property due to location, building construction and property use. This is beyond what is identified in ASTM Practice E 1527-13 and is being provided as an additional service for the benefit of the user.

A comprehensive report summarizing our findings is enclosed. Please do not hesitate to call if you have any questions or need further information.

Professional Environmental Assessor
NORMAN N. SACRO
AES
PEnvA - No. 00001
Expires: Dec. 10, 2019
American Environmental Society, LLC

Sincerely,

Enviroassessors, Inc.

Norman N. Sacro, MND, MS, PEnvA, DipAES
Project Director

Enclosure

Enviroassessors, Inc.

Environmental Consulting & Contracting
General Engineering & General Building Contractor • License No. 908600 - A, B, HAZ

1158 E. Route 66
Glendora, CA 91740 - 3773
U.S.A.

Phone: (626) 852 - 0777
Fax: (626) 343-5871
www.enviroassessors.com

CERTIFICATION OF ENVIRONMENTAL PROFESSIONAL

July 15, 2019

Mr. Robert Artura
Building Worx Development, LLC
130 N. Glendora Ave.
Glendora, CA 91741

Subject: Phase I Environmental Site Assessment of
501 W. Route 66, Glendora, CA 91740
Work Order No. 0219-015-01-0001

Dear Mr. Artura:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Please do not hesitate to call if you have any questions or need further information.

Sincerely,

Enviroassessors, Inc.



Norman N. Sacro, MND, MS, PEnvA, DipAES
Project Director

Table of Contents

CERTIFICATION OF ENVIRONMENTAL PROFESSIONAL IV
1.0 EXECUTIVE SUMMARY 1
1.1 PURPOSE AND SCOPE 1
1.2 PROPERTY DESCRIPTION 2
1.3 SUMMARY OF SITE HISTORY/LAND USE REVIEW 3
1.4 CONCLUSIONS AND RECOMMENDATIONS 3
2.0 INTRODUCTION 6
2.1 PURPOSE 6
2.2 SCOPE OF WORK 7
3.0 GENERAL SITE CHARACTERISTICS 9
3.1 LOCATION 9
3.2 PHYSICAL SETTING 9
3.3 SITE DESCRIPTION AND CURRENT SITE USES/OPERATIONS 10
3.4 ADJOINING PROPERTIES 10
4.0 RESULTS OF INVESTIGATION 12
4.1 SITE INSPECTION OBSERVATIONS 12
4.1.1 Air Emissions 12
4.1.2 Water and Wastewater 12
4.1.3 Non-hazardous and Hazardous Wastes 12
4.1.4 Oil and Hazardous Materials 12
4.1.5 PCB Management 13
4.1.6 Pesticides 13
4.1.7 Radon 13
4.1.8 Lead-based Paint 14
4.1.9 Lead in Drinking Water 14
4.1.10 Wetlands 14
4.1.11 Molds 15
4.1.12 Asbestos-containing Materials 15
4.1.13 Housekeeping and Safety 15
4.2 ADJACENT SITE AND VICINITY OBSERVATIONS 15
4.3 REGULATORY AGENCY DATABASE REVIEW 15
4.4 RESULTS OF SITE HISTORY/LAND USE REVIEW 19

4.4.1 Interviews 20
4.4.2 User Questionnaire and User-Provided Information 20
4.4.3 Building Records Review 20
4.4.4 Historical Map Search and Review 22
4.4.5 City Directory Review 23
4.4.6 Aerial Photographs 24
4.5 SYNOPSIS OF PREVIOUS ENVIRONMENTAL INVESTIGATIONS AND REGULATORY AGENCY RECORDS SEARCH AND REVIEW 26
4.7 DATA GAPS 27
5.0 CONCLUSIONS AND RECOMMENDATIONS 28
6.0 LIMITATIONS 30
7.0 REFERENCES 32
8.0 APPENDICES
APPENDIX 8.1 - Street Map and Topographic Map
APPENDIX 8.2 - Photographs
APPENDIX 8.3 - EDR Radius Map Report With GeoCheck
APPENDIX 8.4 - User Questionnaire
APPENDIX 8.5 - Building Records
APPENDIX 8.6 - Sanborn Map Report
APPENDIX 8.7 - City Directory Report
APPENDIX 8.8 - GeoTracker Findings
APPENDIX 8.9 - Oil, Gas and Geothermal Resources Well Search Findings
APPENDIX 8.10 - EnviroStor Findings
APPENDIX 8.11 – Preliminary Title Report
APPENDIX 8.12 - Aerial Photographs
APPENDIX 8.13 – Parcel Details
APPENDIX 8.14 – Los Angeles County Fire Department Record Search Findings
APPENDIX 8.15 – Qualifications of Environmental Professional

1.0 EXECUTIVE SUMMARY

1.1 PURPOSE AND SCOPE

Enviroassessors, Inc. (ENVIROASSESSORS) conducted a Phase I Environmental Site Assessment of a property located at 501 W. Route 66, Glendora, CA 91740. The following addresses are also part of the property:

- 501 W. Alosta Avenue, Glendora, CA 91740; and
- 532 Parker Drive, Glendora, CA 91741

It should be noted that Route 66 used to named Alosta Avenue. ENVIROASSESSORS performed the Phase I in conformance with the scope and limitations of ASTM Practice E 1527-13. This practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"): that is, the practice that constitutes *all appropriate inquiries* into the previous ownership and uses of the *property* consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

In conducting this Phase I Environmental Site Assessment to identify *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs), and *historical recognized environmental conditions* (HCRECs), ENVIROASSESSORS focused on several major areas of environmental considerations. ENVIROASSESSORS also addressed considerations not within the scope of ASTM Practice E 1527-13.

This Phase I Environmental Site Assessment also identified potential business environmental risk concerns associated with the property due to location, building construction and property use. This is beyond what is identified in ASTM Practice E 1527-13 and is being provided as an additional service for the benefit of the user.

The following tasks were undertaken as part of the evaluation:

- On-site physical inspection on July 3, 2019 and interview of pertinent people.
- Contacted pertinent public regulatory agencies to access and review available public agency files and information relating to the subject property and surrounding areas. And
- Accessed online any relevant available records and databases maintained by city, county and/or state agencies and reviewed the government database

report provided by Environmental Data Resources, Inc. (EDR) about the property and its immediate vicinity.

1.2 PROPERTY DESCRIPTION

The subject property is situated in an area of mixed residential and commercial use as shown in the middle of the aerial photograph in Figure 1 below. A street map showing the general location of the property is found in Appendix 8.1. A topographic of the area is also included in Appendix 8.1. The coordinates of the subject property are as follows (EDR, July 9, 2019):

- Latitude (North): 34.129278; Longitude (West): –117.870622.



Figure 1. Recent aerial photograph of subject property
(located at the center of the photograph). Source: Google Earth in EDR

The property consists of a two parcels with three vacant lots (identified as Lots X, Y and Z for purposes of this report) as described below:

- Parcel A:
  - Lot Y -- APN: 8639-027-901; Address: 501 W. Route 66, Glendora, CA 91740; 0.27 acre

  - Lot Z -- APN: 8639-027-902; Address: 532 Parker Drive, Glendora, CA 91741; 0.21 acre

- Parcel B:
  - Lot X -- APN: 8639-027-900; Address: 501 W. Alosta Avenue, Glendora, CA 91740; 0.23 acre

Appendix 8.2 presents photographs of the subject property as well as surrounding properties. Appendix 8.11 presents a Preliminary Title Report. A parcel map is found towards the end of the report. Appendix 8.13 includes parcel details accessed from website of the Los Angeles County Office of the Assessor. The lot addresses above are based on the parcel details.

Following are photographs of the subject property:

- Photo 1 – Subject property looking northwest from Route 66, showing Lot X in the foreground;
- Photo 2 – Subject property looking southeast from the northwest corner of the property (specifically, Lot Z)
- Photo 3 – Lot Z looking northeast from 507 Route 66.

1.3 SUMMARY OF SITE HISTORY/LAND USE REVIEW

The subject property was part of a larger orchard in 1948 and earlier, until the trees were cleared possibly in the early 1950s. A model home for advertising (not for residential use) was constructed in Lot X in 1954. Lot X, and probably along with Lot Y, was later used as a nursery, and auto sales yard with auto repair. The building was demolished in 2009/2010. A single family residence was built in Lot Z in 1954. The house was demolished in 2009. The subject property has remained vacant land to the present.

1.4 CONCLUSIONS AND RECOMMENDATIONS

In conformance with the scope and limitations of ASTM Practice E 1527-13, ENVIROASSESSORS performed a Phase I Environmental Site Assessment of the subject property. Any exceptions to, or deletions from, this practice are described in Sections 1.2 and 5.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* (RECs) in connection with the subject property.

The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not RECs nor *controlled recognized environmental conditions* (CRECs). A *de minimis condition is* a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

This assessment has revealed no CRECs. CREC is an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

This assessment has revealed no evidence *historical recognized environmental conditions* (HCRECs) in connection with the subject property. An HCREC is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

The qualitative scale used for ranking potential business environmental risk concerns is low, low to moderate, moderate to high, and high probability for environmental impairment liability. This definition is exclusive to ENVIROASSESSORS and is not within the scope and limitations of ASTM Practice E 1527-13. The subject property was determined to have a *low to moderate potential* for environmental impairment liability based on the evaluation of the following findings:

- Present use the property;
- No observed industrial wastewater generation;
- No friable or non-friable asbestos-containing materials;
- Non-generation of hazardous wastes requiring special handling;

- No potentially hazardous materials found during the site visit;
- No observed potentially PCB-containing electrical devices requiring special management at this time;
- No observed pesticide use;
- Neighboring land use;
- Presence of listed potential hazardous waste sites within one mile of the subject property;
- The historical use of the property; and
- Public domain information on the property.

No further environmental investigation is recommended to be performed at this time.

2.0 INTRODUCTION

2.1 PURPOSE

Enviroassessors, Inc. (ENVIROASSESSORS) conducted a Phase I Environmental Site Assessment of a property located at 501 W. Route 66, Glendora, CA 91741. ENVIROASSESSORS performed the Phase I in conformance with the scope and limitations of ASTM Practice E 1527-13. This practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"): that is, the practice that constitutes *all appropriate inquiries* into the previous ownership and uses of the *property* consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B). Any exceptions to, or deletion from this practice are described in Sections 2.2 and 6.0 of this report.

The goal of the processes established by this practice is to identify *recognized environmental conditions* (RECs). The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not RECs nor *controlled recognized environmental conditions* (CRECs). A *de minimis condition is* a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

CREC is an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

In conducting the Phase I, *historical recognized environmental conditions* (HRECs) are identified. HREC is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required

controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

This Phase I Environmental Site Assessment also identified potential business environmental risk concerns associated with the property due to location, building construction and property use. This is beyond what is identified in ASTM Practice E 1527-13 and is being provided as an additional service for the benefit of the user.

For this assessment, ENVIROASSESSORS completed a comprehensive assessment of potential environmental liabilities of the subject property. The assessment was based on the information voluntarily provided to ENVIROASSESSORS as well as from those it independently researched. ENVIROASSESSORS applied its best scientific and technical judgments within the parameters of this assignment.

2.2 SCOPE OF WORK

In conducting this Phase I Environmental Site Assessment to identify RECs, CRECs, and HCRECs, ENVIROASSESSORS focused on several major areas of environmental considerations, among them are:

- Air emissions;
- Water and wastewater;
- Non-hazardous and hazardous wastes;
- Oil and hazardous materials management;
- Presence and management of polychlorinated biphenyls (PCBs); and
- Pesticides.

ENVIROASSESSORS also addressed considerations not within the scope of ASTM Practice E 1527-13 which include the following:

- Radon;
- Lead-based paints;
- Lead in drinking water;
- Wetlands;
- Molds;
- Asbestos-containing materials; and
- Housekeeping and safety.

The following tasks were undertaken as part of the evaluation:

- On-site physical inspection on July 3, 2019 and interview of pertinent people.

- Contacted pertinent public regulatory agencies to access and review available public agency files and information relating to the subject property and surrounding areas. And
- Accessed online any relevant available records and databases maintained by city, county and/or state agencies and reviewed the government database report provided by Environmental Data Resources, Inc. (EDR) about the property and its immediate vicinity.

3.0 GENERAL SITE CHARACTERISTICS

3.1 LOCATION

The subject property is situated in an area of mixed residential and commercial use as shown in the middle of the aerial photograph in Figure 1 below. A street map showing the general location of the property is found in Appendix 8.1. A topographic of the area is also included in Appendix 8.1. The coordinates of the subject property are as follows (EDR, July 9, 2019):

- Latitude (North): 34.129278; Longitude (West): –117.870622.

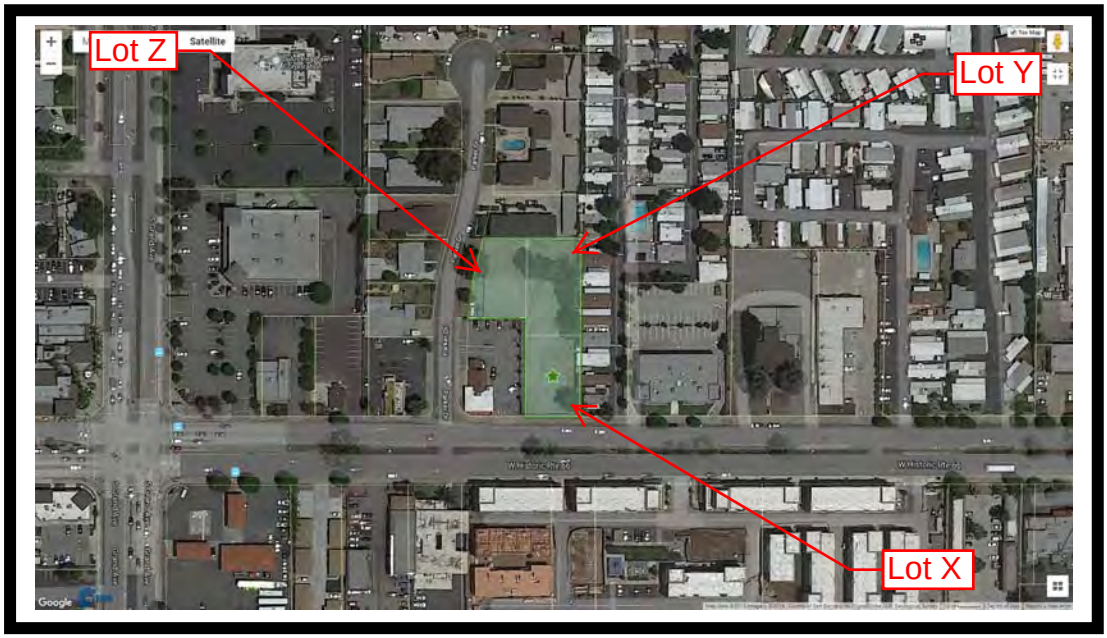


Figure 1. Recent aerial photograph of subject property
(located at the center of the photograph). Source: Google Earth in EDR

3.2 PHYSICAL SETTING

Physical setting features that include the following, in the general area of the subject property, are found on pages A-1 through A-8 of the EDR report in Appendix 8.3:

- Groundwater flow direction information;
- Topographic information;

- Hydrologic information;
- Hydrogeologic information; and
- Geologic information.

A map showing the physical features of the general area of the subject property is found on page A-7 of the EDR report.

3.3 SITE DESCRIPTION AND CURRENT SITE USES/OPERATIONS

The property consists of a two parcels with three vacant lots (identified as Lots X, Y and Z for purposes of this report) as described below:

- Parcel A:
  - Lot Y -- APN: 8639-027-901; Address: 501 W. Route 66, Glendora, CA 91740; 0.27 acre
  - Lot Z -- APN: 8639-027-902; Address: 532 Parker Drive, Glendora, CA 91741; 0.21 acre

- Parcel B:
  - Lot X -- APN: 8639-027-900; Address: 501 W. Alosta Avenue, Glendora, CA 91740; 0.23 acre

Appendix 8.2 presents photographs of the subject property as well as surrounding properties. Appendix 8.11 presents a Preliminary Title Report. A parcel map is found towards the end of the report. Appendix 8.13 includes parcel details accessed from website of the Los Angeles County Office of the Assessor. The lot addresses above are based on the parcel details.

Following are photographs of the subject property:

- Photo 1 – Subject property looking northwest from Route 66, showing Lot X in the foreground;
- Photo 2 – Subject property looking southeast from the northwest corner of the property (specifically, Lot Z)
- Photo 3 – Lot Z looking northeast from 507 Route 66.

3.4 ADJOINING PROPERTIES

Areas immediately surrounding the property were noted during the site visit. The adjoining properties are described below:

DIRECTION FROM SUBJECT PROPERTY	PROPERTY DESCRIPTION	ADDRESS	OCCUPANT, BUSINESS TYPE/ACTIVITY
North	Apartment house	524 Parker Dr.	Malcolm Investment Corp—residential apartment. (See Photo 4, looking northwest from 507 Route 66)
East	Mobile home park	423 W. Route 66	David Weiswasser DW LLC—mobile home park (See Photo 5 looking northeast from 507 Route 66)
South	Apartment house	432 and 436 W. Route 66	Western Pacific Housing Inc.—residential apartment (See Photo 6 looking southeast across Route 66)
West of Lot X and south of Lot Y	Restaurant	507 W. Route 66	El Amigo—Restaurant (See Photo 7 looking northwest from Route 66)
West	Store office (mixed use) Residential Residential	545 Parker Dr. 533 Parker Dr. 523 Parker Dr.	Shizue Frazier—store/office Hasbach, Diane—Single Family Residential Kearney, Christopher — triplex (See Photo 8 looking northwest across Parker Dr.)

4.0 RESULTS OF INVESTIGATION

4.1 SITE INSPECTION OBSERVATIONS

During the site visit on July 3, 2019 by ENVIROASSESSORS, the subject property was vacant land as described above in Section 2.3. No manufacturing or industrial operations were observed within the premises. Environmental considerations associated with the property are discussed in the subsequent sections.

4.1.1 Air Emissions

During the site visit, no air emission sources or equipment requiring air emissions permits were found.

4.1.2 Water and Wastewater

During the site visit, no active water supply was observed. No evidence of potable water supply wells or groundwater monitoring wells was visually observed within the property. No industrial wastewater was being discharged during the site visit. No wastewater treatment devices were observed being used in the property, nor were these devices deemed necessary. There was no evidence of any ponding of unnaturally discolored water or liquids on the subject property. No septic systems were observed to be used in the subject property. No evidence of the use of cisterns, cesspools, or dry wells was observed in the subject property. Stormwater flows away from the subject property to the sidewalk and then to the road gutter system that eventually channels the stormwater to the sewer system.

4.1.3 Non-hazardous and Hazardous Wastes

No trash was littered within the premises of the subject property during the site visit. No potentially hazardous wastes were found within the premises of the subject property.

4.1.4 Oil and Hazardous Materials

No potentially hazardous materials were found within the premises of the subject property.

Visibly stained soil was not observed on the property.

4.1.5 PCB Management

Because of their high stability, polychlorinatedbiphenyls (PCBs) were widely used before 1975 in electrical transformers, electrical capacitors, vacuum pumps, fluorescent light ballasts, heat transfer systems, hydraulic fluids, lubricants, and many other applications. Because of their long-term deleterious environmental and health effects, their manufacture was banned in the United States in 1975.

No electrical devices such as transformers that potentially contain polychlorinated biphenyls (PCBs) were found within the premises of the subject property.

4.1.6 Pesticides

Although pesticides were possibly used on the property in the past, ENVIROASSESSORS did not discover any visual evidence of pesticide use in the property during the visit. No pesticide or herbicide containers or evidence of misuse were identified on the property. No evidence of distressed vegetation was observed.

4.1.7 Radon

Radon is an odorless and colorless gas that results from the radioactive decay of uranium. High concentrations of radon may be found in soils and rocks that contain uranium, granite, shale, and pitchblende. It is toxic to humans because of its ionizing radiation. Radon could accumulate in buildings that have basements.

The following is information regarding radon within the area of the subject property (EDR, July 9, 2019; A-9).

> State Database: CA Radon
> Radon Test Results
> Zip Code: CA 91741
> Total sites tested: 10
> Number of sites that tested > 4 pCi/L = 0
>
> Federal Area Radon Zone for Los Angeles County, California: 2
> (Zone 1 areas are predicted to have an average indoor radon level of greater than 4 pCi/L. Zone 2 areas are predicted to have an average indoor radon level

of greater than 2 pCi/L and less than 4 pCi/L. Zone 3 areas are predicted to have an average indoor radon level of less than 2 pCi/L).

Federal Area Radon Information for Los Angeles County, California
Number of sites tested: 63
Average Activity: 1st Floor Living Area = 0.711 pCi/L
2nd Floor Living Area = Not reported
Basement = 0.933 pCi/L

All reported radon level test results where the subject property is located are below the Federal EPA action level of 4.0 pCi/L.

Information obtained during the site assessment indicates that radon concentrations are unlikely to exist on the property above established guideline concentrations. The subject property does not have a basement where radon could accumulate. There is, therefore, a low potential for health hazard due to radon gas.

4.1.8 Lead-based Paint

Lead-based paint (LBP) was extensively used in buildings built by the 1920s. The paint manufacturing industry voluntarily cut back on the levels of lead in paint formulations by 1955. However, LBP has been commonly used up to the present throughout the construction industry, particularly in applications that include friction and impact surfaces (e.g., doors, windows, floors) and in moisture resistance applications such as bathrooms, kitchens, and exterior.

Since there are no building structures on the subject property, LBP is not suspected to be present.

4.1.9 Lead in Drinking Water

Since there is no drinking water service at the subject property, lead in drinking water is not a concern.

4.1.10 Wetlands

No wetlands or natural waterways were found on the subject property or the immediate vicinity.

4.1.11 Molds

Since there are no building structures on the subject property, mold in buildings is not a concern.

4.1.12 Asbestos-containing Materials

Asbestos-containing materials (ACM) have been widely used in the past in the construction industry because of their desirable strength and fire resistance properties. ACM is considered friable if it can be crushed into powder with finger pressure. The manufacture of friable ACM was discontinued in the United States in 1978, but their use has continued even after that year. The US EPA considers friable ACM containing in excess of 1% asbestos as hazardous material.

Since there are no building structures on the subject property, there is no concern regarding ACM.

4.1.13 Housekeeping and Safety

Housekeeping was observed to be good inside the building and the outside areas. No items requiring special safety concerns were observed.

4.2 ADJACENT SITE AND VICINITY OBSERVATIONS

The adjacent properties were described in Section 2.3. Based on a cursory inspection of the adjacent properties, these neighboring sites do not appear to environmentally negatively impact the subject property. There appeared to be no visual evidence of contamination source from adjacent properties at the time of the inspection. None of the adjoining sites were reported to have caused unauthorized release of hazardous materials/wastes (See Section 4.3).

4.3 REGULATORY AGENCY DATABASE REVIEW

ENVIROASSESSORS reviewed an environmental government database report about the subject property and the surrounding area within a one-mile radius generated by Environmental Data Resources, Inc. (EDR, July 9, 2019). This regulatory record review was performed to evaluate whether the subject site or properties within the site vicinity have been identified as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects.

The EDR Radius Map with GeoCheck report is included in Appendix 8.3. The report lists and describes the government databases reviewed and the findings of the search. The meanings of the database acronyms and the significance of the databases are found in the EDR Report. A detail map found on page 3 of the EDR report shows the location of the sites listed. It should be noted that the map was computer generated based on the address of the subject property and not on a given or known longitude and latitude. Because of this, the exact location may not exactly match that which was generated by the computer. Because sites close to the subject property (i.e., those listed within ¼ or 0.25-mile) may impact the subject property, a detailed analysis of these is given below.

Sites listed within 0.25 mile of the subject property were found in the databases described below. The EDR report indicates that the subject property is not listed in any of the databases searched. Evaluations of the listed sites within 0.25 mile of the subject property follow the descriptions.

A. STANDARD ENVIRONMENTAL RECORDS

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.

Number of Sites Listed	Potential Impact on Subject Property
2	Being found on the list does not necessarily indicate that an unauthorized release of hazardous substances to the environment had occurred at the listed sites. ENVIROASSESSORS is not aware of any evidence that the listed sites have environmentally negatively impacted the subject property.

- 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.

Number of Sites Listed	Potential Impact on Subject Property
8	Being found on the list does not necessarily indicate that an unauthorized release of hazardous substances to the environment had occurred at the listed sites. ENVIROASSESSORS is not aware of any evidence that the listed sites have environmentally negatively impacted the subject property.

- RCRA-CESQ: 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.

Number of Sites Listed	Potential Impact on Subject Property
1	Being found on the list does not necessarily indicate that an unauthorized release of hazardous substances to the environment had occurred at the listed site. ENVIROASSESSORS is not aware of any evidence that the listed site has environmentally negatively impacted the subject property.

State and tribal leaking storage tank lists

- LUST. Leaking Underground Storage Tank Case Listing from the California Regional Water Quality Control Board . The State Water Resources Control Board's LUST database may also have more current information.

Site Name	Address	Case	Potential Impact on Subject Property
GLENDORA CAR WASH	225 ROUTE 66 W.	Status: Completed - Case Closed	None or minimal.
EXXON #7-2511	603 ALOSTA AVE W	Status: Completed - Case Closed	None or minimal.
ALAMEDA MANAGEMENT CO #52	701 GRAND AVE S	Status: Completed - Case Closed	None or minimal.
PARNELLI JONES	705 GRAND AVE S	Status: Completed - Case Closed	None or minimal.

State and tribal registered storage tank lists

- UST: Active UST Facilities. Active UST facilities gathered from the local regulatory agencies.

Number of Sites Listed	Potential Impact on Subject Property
6	Being found on the list does not necessarily indicate that an unauthorized release of hazardous substances to the environment had occurred at the listed site. ENVIROASSESSORS is not aware of any evidence that the listed site has environmentally negatively impacted the subject property. Being found on the list does not necessarily indicate that an unauthorized release of hazardous substances to the environment had occurred at the listed sites. ENVIROASSESSORS is not aware of any evidence that the listed sites have environmentally negatively impacted the subject property.

B. ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

- CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Number of Sites Listed	Potential Impact on Subject Property
16	Being found on the list does not necessarily indicate that an unauthorized release of hazardous substances to the environment had occurred at the listed sites. ENVIROASSESSORS is not aware of any evidence that the listed sites have environmentally negatively impacted the subject property.

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.

Number of Sites Listed	Potential Impact on Subject Property
7	Being found on the list does not necessarily indicate that an unauthorized release of hazardous substances to the environment had occurred at the listed sites. ENVIROASSESSORS is not aware of any evidence that the listed sites have environmentally negatively impacted the subject property.

- HIST UST: Hazardous Substance Storage Container Database. The Hazardous Substance Storage Container Database is a historical listing of UST sites.

Number of Sites Listed	Potential Impact on Subject Property
8	Being found on the list does not necessarily indicate that an unauthorized release of hazardous substances to the environment had occurred at the listed sites. ENVIROASSESSORS is not aware of any evidence that the listed sites have environmentally negatively impacted the subject property.

- 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.

Number of Sites Listed	Potential Impact on Subject Property
5	Being found on the list does not necessarily indicate that an unauthorized release of hazardous substances to the environment had occurred at the listed sites. ENVIROASSESSORS is not aware of any evidence that the listed sites have environmentally negatively impacted the subject property.

- CERS TANKS: California Environmental Reporting System (CERS) Tanks. List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Number of Sites Listed	Potential Impact on Subject Property
2	Being found on the list does not necessarily indicate that an unauthorized release of hazardous substances to the environment had occurred at the listed sites. ENVIROASSESSORS is not aware of any evidence that the listed sites have environmentally negatively impacted the subject property.

Other Ascertainable Records

- 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].

Site Name	Address	Case	Potential Impact on Subject Property
EXXON #7-2511	603 ALOSTA AVE W	Status: Completed - Case Closed	None or minimal.
PARNELLI JONES	705 GRAND AVE S	Status: Completed - Case Closed	None or minimal.

C. EDR HIGH RISK HISTORICAL RECORDS

- EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations. EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Number of Sites Listed	Potential Impact on Subject Property
2	Being found on the list does not necessarily indicate that an unauthorized release of hazardous substances to the environment had occurred at the listed sites. ENVIROASSESSORS is not aware of any evidence that the listed sites have environmentally negatively impacted the subject property.

D. EDR RECOVERED GOVERNMENT ARCHIVES

No sites found within 0.25 miles of the subject property were found in the databases searched.

There are no records of reported hazardous materials spillage/leakage at the subject property based on the review of databases. The owner of the subject property is an unlikely potential responsible party for any contamination due to hazardous materials traceable to any listed sites, based on the information from the database reports. Under Section 26 (4) d of the amended Part 201 of the Natural Resources and Environmental Protection Act, (NREPA, 1994, P.A. 451), "the owner or operator of property onto which contamination has migrated is not liable for that contamination, unless the owner or operator is responsible for an activity causing the release that is the source of the contamination."

4.4 RESULTS OF SITE HISTORY/LAND USE REVIEW

The subject property was part of a larger orchard in 1948 and earlier, until the trees were cleared possibly in the early 1950s. A model home for advertising (not for residential use) was constructed in Lot X in 1954. Lot X, and probably along with Lot Y, was later used as a nursery, and auto sales yard with auto repair. The building was demolished in 2009/2010. A single family residence was built in Lot Z in 1954. The

house was demolished in 2009. The subject property has remained vacant land to the present.

Historical usage of the subject property includes the following (not necessarily in chronological order): model house for advertising, nursery store, auto sales and auto repair, single family residential, and plastering contractor.

The following subsections discuss the findings.

4.4.1 Interviews

During the site visit on July 3, 2019, Mr. Norman Sacro of ENVIROASSESSORS was given free access to the subject property by a representative from the City of Glendora. There was nobody knowledgeable about the subject property during the site visit.

4.4.2 User Questionnaire and User-Provided Information

A user of this present Phase I report is Mr. Robert Artura of Building Worx Development, LLC. of Plates & Beyond. Mr. Arturawas provided a copy of the User Questionnaire found in Appendix 8.4 but he was unable to fill out and return it within the timeframe of the preparation of this report. This is not considered to have significantly affected the ability to identify recognized environmental conditions in connection with the subject property.

Conducting a search for recorded environmental liens is beyond the scope of ENVIROASSESSORS' responsibility in preparing this Phase I report.

4.4.3 Building Records Review

Records maintained online by the City of Glendora Department of Building and Safety pertinent to the subject property were reviewed. Table 1 presents a summary of permitting activities. Various permitting documents dated 1950 to 2009 were reviewed. Appendix 8.5 presents copies of selected documents. Review of building records reveals the following:

- No construction of industrial or manufacturing facilities; and
- No installation of any storage facilities for hazardous materials such as underground storage tanks.

Historical usage of the subject property includes the following (not necessarily in chronological order): nursery store, model house for advertising, auto sales, auto repair garage and office building, and single family residence.

Table 1. SUMMARY OF PERMITTING ACTIVITIES

DATE	TYPE OF PERMIT/ DOCUMENT	DESCRIPTION	CURRENT USE OF PROPERTY	PROPOSED USE OF PROPERTY	DECLARED OWNER**/ BUSINESS NAME/ APPLICANT
501 W. Route 66					
11-22-1950	Building Permit	New bath house for plants	Nursery store	Same	Manuel J. Perry Jr.
11-13-1953	Electric Permit	Temp power pole	*	*	E.A. Daniell Co.
12-3-1953	Plumbing Permit	New plumbing fixtures	*	*	E.A. Daniell Co.
1-13-1954	Building Permit	Model house for advertising, not for residence. House to be removed at a later date.	*	Model home	EA Daniell Co.
4-12-1954	Building Permit	New store building	Nursery	Store building, nursery	Manuel J. Perry
11-13-1954	Electric Permit	Temporary power	Nursery	*	Manny's Nursery
4-12-1955	Building Permit	Install neon sign	Nursery	*	Manny's Nursery
4-12-1955	Electric Permit	New electrical fixtures	Nursery	*	Manny's Nursery
12-10-1957	Electric Permit	New lighting fixtures	*	*	Manuel J. Perry Jr.
3-8-1965	Building Permit	New auto repair garage and office building	Auto sales	Auto repair garage and office building	Phil Green
9-9-2009	Building Permit	Cap the sewer for demo of commercial office	Commercial office	*	Glendora Community Redev Agency
1-5-2010	Building Permit	Demo 675 sq ft commercial office	Commercial office	*	Glendora Community Redev Agency

Table 1. SUMMARY OF PERMITTING ACTIVITIES (continued)

DATE	TYPE OF PERMIT/ DOCUMENT	DESCRIPTION	CURRENT USE OF PROPERTY	PROPOSED USE OF PROPERTY	DECLARED OWNER**/ BUSINESS NAME/ APPLICANT
532 S. Parker Dr.					
6-10-1954	Electrical Permit	Power pole	*	*	E.A. Daniell Co.
6-16-1954	Plumbing Permit	New plumbing fixtures	*	*	E.A. Daniell Co.
7-7-1954	Electrical Permit	New outlets	*	*	E.A. Daniell Co.
7-16-1954	Sewer Permit Application	House sewer and septic tank	*	*	C. Lord
11-3-1954	Building Permit	New residence and carport	*	Residence	Mr. & Mrs. EA Lord
12-3-1980	Sewer Permit Application	New house sewer	*	*	P. Green
4-26-2007	Building Permit	Temporary notice sign: Proposed development of 7 town home units	*	Town homes	Kyle Mabrey
8-27-2009	Building Permit	Cap the sewer for demo of SFR	Single family residence	*	Glendora Community Redev Agency
12-8-2009	Building Permit	Demo SFR 836 sq ft	Single family residence	*	Glendora Community Redev Agency

* Not declared **As indicated in the documents submitted/cited. Not necessarily the legal owner.
? Not legible

4.4.4 Historical Map Search and Review

ENVIROASSESSORS requested a search for historical maps from EDR to assist in identifying previous land use of the subject property as well as the immediate vicinity. The EDR collection includes Sanborn Fire Insurance Maps that were prepared for fire insurance underwriting purposes. These maps describe the construction materials of buildings and their fire resistance characteristics. They indicate the location of fire prevention devices, gasoline storage tanks, water lines, cisterns, and any potentially flammable materials.

The search did not find any historical maps from the EDR inventory. Appendix 8.6 presents a Sanborn Map Report.

4.4.5 City Directory Review

Environmental Data Resources, Inc.'s (EDR) City Directory Image Report 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 Image Report includes a search and image 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 1961 through 2014. Appendix 8.7 includes the EDR City Directory Image Report. Table 2 below summarizes the findings as they are listed in the report. No potential environmental concerns regarding the use of the subject property were identified as a result of the review of the City Directory Image Report.

Historical usage of the subject property includes the following (not necessarily in chronological order): auto sales, residential, and plastering. Many of the listings do not give clues as to usage.

Table 2. SUMMARY OF CITY DIRECTORY FINDINGS

YEAR	LISTING/USES
501 W. Route 66	
2005	Green, James
2010	No listing.
2014	No listing.
501 W. Alosta Avenue	
1961	Vacant
1963	No listing.
1968	Figgs Mtrs
1972	St. John's Auto Sales
1975	Park Manor Sales
1980	Park Manor Sales
1986	Park Manor Sales
1992	Park Manor Inc
1995	Georgreen Enterprises Inc Park Manor Inc
2000	No listing.
2005	No listing.

Table 2. SUMMARY OF CITY DIRECTORY FINDINGS (continued)

YEAR	LISTING/USES
532 Parker Drive	
1961	Plaetz C G
1963	Plaetz C G
1968	Williams D R
1972	Hawley William J Jr.
1975	Bowen Stephen L
1980	Bowen Stephen L
1986	Bowen Stephen L
1992	No Listing.
1995	Occupant Unknown
2000	FX Plastering Occupant unknown
2005	Mclamore, Carrie D
2010	No listing.
2014	No listing.

4.4.6 Aerial Photographs

A search for historical aerial photographs on the subject property and the surrounding properties was accessed online by ENVIROASSESSORS using Historic Aerials by Nationwide Environmental Title Research (NETR). Photographs taken from 1948 through 2014 were analyzed. Copies of the aerial photographs are found in Appendix 8.12. Table 3 summarizes the findings.

No features on the subject property that would obviously present a potential environmental concern were identified. While the historical use of the subject property for agriculture may have involved the use of pesticides and herbicides, subsequent property development activities and the passing of time would likely have caused any residual levels of these chemicals to be of no regulatory environmental concern at this time.

Table 3. ANALYSIS OF AERIAL PHOTOGRAPHS

DATE FLOWN	SOURCE	REMARKS
1948	NETR	**Subject Property:** Agricultural orchard, part of a larger orchard. **General Surrounding Area:** Mostly an agricultural orchard with a few commercial and residential buildings to the south and southeast. No landfill operations are identifiable on the subject property or adjacent areas.
1953	NETR	**Subject Property:** Vacant land. Most of the orchard has been cleared. During this time, the property was used as nursery store based on building records (See Table 2). **General Surrounding Area:** Mostly vacant land with a few commercial and residential buildings to the south and southeast. No landfill operations are identifiable on the subject property or adjacent areas.
1964	NETR	**Subject Property:** The property boundaries are now outlined. There is now a building on Lot X and a building on Lot Z. It could not be ascertained if there is a building on Lot Y. Vacant areas of the property appear to be used for car storage or parking. This is probably when the property was used for car sales (See Table 2). **General Surrounding Area:** Mostly residential properties with a few commercial sized buildings. No landfill operations are identifiable on the subject property or adjacent areas.
1965	NETR	**Subject Property:** No significant changes from 1964 **General Surrounding Area:** No significant changes from 1964 No landfill operations are identifiable on the subject property or adjacent areas.
1972	NETR	**Subject Property:** The buildings in Lot X and Lot Z remain. What appear to be sheds or small structures are visible in Lot Y. **General Surrounding Area:** No significant changes from 1965 No landfill operations are identifiable on the subject property or adjacent areas.
1977	NETR	**Subject Property:** No significant changes from 1972 **General Surrounding Area:** No significant changes from 1972 No landfill operations are identifiable on the subject property or adjacent areas.
1978	NETR	**Subject Property:** No significant changes from 1977. Vacant areas of the property still appear to be used as storage. **General Surrounding Area:** No significant changes from 1989 No landfill operations are identifiable on the subject property or adjacent areas.
1980	NETR	**Subject Property:** In addition to the building identified earlier, there appear to be two additional structures/sheds in Lot X. What appears to be a shed or small structure in found in Lot Z in addition to the building identified earlier. **General Surrounding Area:** No significant changes from 1977 No landfill operations are identifiable on the subject property or adjacent areas.

Table 3. ANALYSIS OF AERIAL PHOTOGRAPHS (continued)

DATE FLOWN	SOURCE	REMARKS
1994	NETR	**Subject Property:** No significant changes from 1980 **General Surrounding Area:** No significant changes from 1980 No landfill operations are identifiable on the subject property or adjacent areas.
2002	NETR	Photograph has poor resolution.
2003	NETR	**Subject Property:** The original building identified in Lot X remains. The structures found in Lots Y and Z are no longer there. Much of the area appears to be used for parking or vehicle storage. **General Surrounding Area:** No significant changes from 1994 No landfill operations are identifiable on the subject property or adjacent areas.
2005	NETR	**Subject Property:** No significant changes from 2003, except that only a few or nor cars are parked/stored. **General Surrounding Area:** No significant changes from 2003 No landfill operations are identifiable on the subject property or adjacent areas.
2009	NETR	**Subject Property:** No significant changes from 2005 **General Surrounding Area:** No significant changes from 2005 No landfill operations are identifiable on the subject property or adjacent areas.
2010	NETR	**Subject Property:** The last remaining building on the property (on Lot X) is no longer there. The subject property is now a vacant land. **General Surrounding Area:** No significant changes from 2009 No landfill operations are identifiable on the subject property or adjacent areas.
2012	NETR	**Subject Property:** No significant changes from 2010 **General Surrounding Area:** No significant changes from 2010 No landfill operations are identifiable on the subject property or adjacent areas.
2014	NETR	**Subject Property:** No significant changes from 2012 **General Surrounding Area:** No significant changes from 2012 No landfill operations are identifiable on the subject property or adjacent areas.

4.5 SYNOPSIS OF PREVIOUS ENVIRONMENTAL INVESTIGATIONS AND REGULATORY AGENCY RECORDS SEARCH AND REVIEW

ENVIROASSESSORS was not provided any environmental studies previously conducted on the subject property. ENVIROASSESSORS is not aware of any environmental studies conducted in the past on the subject property.

ENVIROASSESSORS accessed GeoTracker, an online source for environmental data for regulated facilities maintained by the California State Water Resources Control

Board. GeoTracker does not have any information on the subject property (See Appendix 8.8).

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) maps available online concerning the subject property and nearby properties were reviewed. DOGGR maps contain information regarding oil and gas resources development. According to the DOGGR map, there are no oil or gas wells within 1,500 feet of the approximate center of the subject property (See Appendix 8.9). No potential environmental concerns were noted as a result of the review.

ENVIROASSESSORS accessed EnviroStor, an online source for environmental data for regulated facilities maintained by the California Department of Toxic Substance Control. EnviroStor does not have any information on the subject property (See Appendix 8.10).

ENVIROASSESSORS submitted requests for environmental records to the Los Angeles County Fire Department. The search did not find any records for the subject property. (See Appendix 8.14).

4.7 DATA GAPS

Data gap is a lack of or inability to obtain information required by ASTM Practice E 1527-13 despite good faith efforts by the environmental professional to gather such information. Any data gaps identified are not considered to have significantly affected the ability to identify recognized environmental conditions in connection with the subject property and do not alter the conclusions and recommendations of this report.

5.0 CONCLUSIONS AND RECOMMENDATIONS

In conformance with the scope and limitations of ASTM Practice E 1527-13, ENVIROASSESSORS performed a Phase I Environmental Site Assessment of the subject property. Any exceptions to, or deletions from, this practice are described in Sections 1.2 and 5.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* (RECs) in connection with the subject property.

The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not RECs nor *controlled recognized environmental conditions* (CRECs). A *de minimis condition is* a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

This assessment has revealed no CRECs. CREC is an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

This assessment has revealed no evidence *historical recognized environmental conditions* (HCRECs) in connection with the subject property. An HCREC is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

The qualitative scale used for ranking potential business environmental risk concerns is low, low to moderate, moderate to high, and high probability for environmental impairment liability. This definition is exclusive to ENVIROASSESSORS and is not within the scope and limitations of ASTM Practice E 1527-13. The subject property was

determined to have a *low to moderate potential* for environmental impairment liability based on the evaluation of the following findings:

- Present use the property;
- No observed industrial wastewater generation;
- No friable or non-friable asbestos-containing materials;
- Non-generation of hazardous wastes requiring special handling;
- No potentially hazardous materials found during the site visit;
- No observed potentially PCB-containing electrical devices requiring special management at this time;
- No observed pesticide use;
- Neighboring land use;
- Presence of listed potential hazardous waste sites within one mile of the subject property;
- The historical use of the property; and
- Public domain information on the property.

No further environmental investigation is recommended to be performed at this time.

6.0 LIMITATIONS

The purpose of this investigation was to assess the potential environmental liabilities at the subject site. The investigation involved a comprehensive site visit for an ocular inspection, document review at the regulatory agencies, and interviews with knowledgeable sources.

The information obtained from available public agency files is impartially presented here. Any information and reports provided by other parties have not been verified for accuracy. The accuracy of conclusions drawn from findings is inherently dependent on the accuracy of the available pertinent information.

ENVIROASSESSORS relied on information derived from secondary sources including governmental agencies, the Client (User), designated representatives of the Client (User), property contact, property owner, property owner representatives, computer databases, and personal interviews. Except as set forth in this report, ENVIROASSESSORS has made no independent investigation as to the accuracy and completeness of the information derived from secondary sources including government agencies, the Client, designated representatives of the Client, property contact, property owner, property owner representatives, computer databases, or personal interviews and has assumed that such information is accurate and complete. ENVIROASSESSORS assumes information provided by or obtained from governmental agencies including information obtained from government websites is accurate and complete. ENVIROASSESSORS assumes the property has been correctly and accurately identified by the Client (User), designated representative of the Client (User), property contact, property owner, and property owner's representatives. ENVIROASSESSORS assumes that the Client (User), Client representatives, Client Legal Counsel, designated representatives of the Client, Key Site Manager, property contact, property owner, property owner representatives, and property brokers, used good faith in answering questions and in obtaining information for the subject property as defined in 10.8 of the ASTM E 1527-13 practice. This would also include obtaining those helpful documents from previous owners, operators, tenants, brokers, financial institutions etc. ENVIROASSESSORS also assumes the Client designated appropriate and knowledgeable people for performance of the Phase I.

The report presents a description of the conditions observed at the subject property. The current environmental conditions may vary considerably from that which was observed during this investigation. Any additional data that may become available later shall be reviewed by ENVIROASSESSORS and the conclusions presented herein will be subsequently modified.

ENVIROASSESSORS does not under any circumstances warrant or guarantee that not finding evidence of *recognized environmental conditions* in connection with the *property* means that environmental contamination does not exist in the subject property. Additional investigation, including surface or subsurface sampling and analysis outside the scope of this Phase I Environmental Site Assessment, may provide a more definitive basis for determining whether contamination exists at levels of concern in the subject property.

This report was prepared in accordance with ENVIROASSESSORS' proposal and standard terms and conditions. No other warranty, expressed or implied is made. No statement or information provided in this report should be considered a legal advice. Proper legal advice should be consulted as necessary.

7.0 REFERENCES

EDR. July 9, 2019. EDR Radius Map with GeoCheck.

EDR. July 9, 2019. Certified Sanborn Map Report.

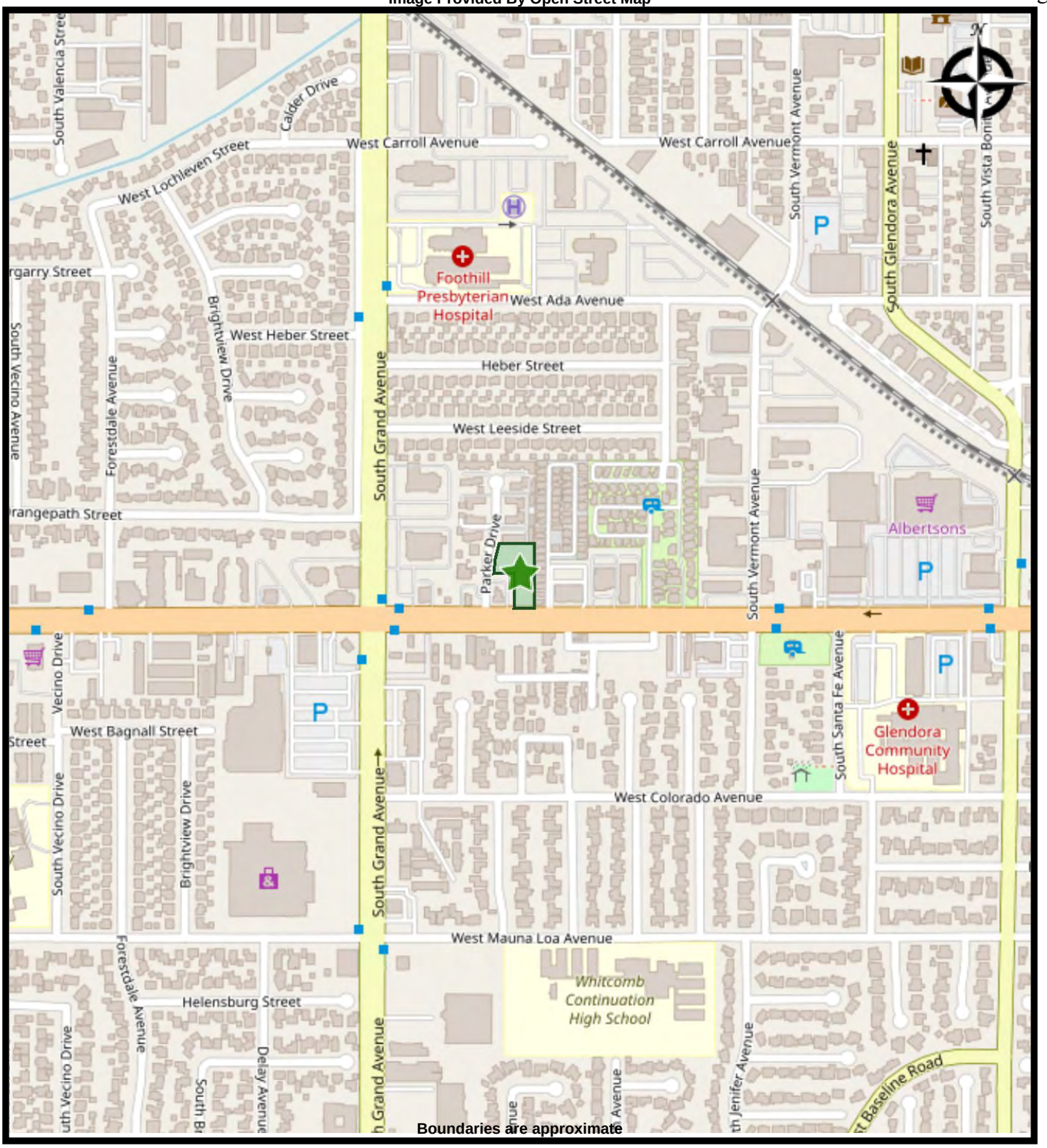
EDR. July 12, 2019. The EDR-City Directory Abstract.

Historic Aerials by Nationwide Environmental Title Research (NETR). Aerial photographs taken in 1948 through 2014.

8.0 APPENDICES

APPENDIX 8.1 - Street Map and Topographic Map

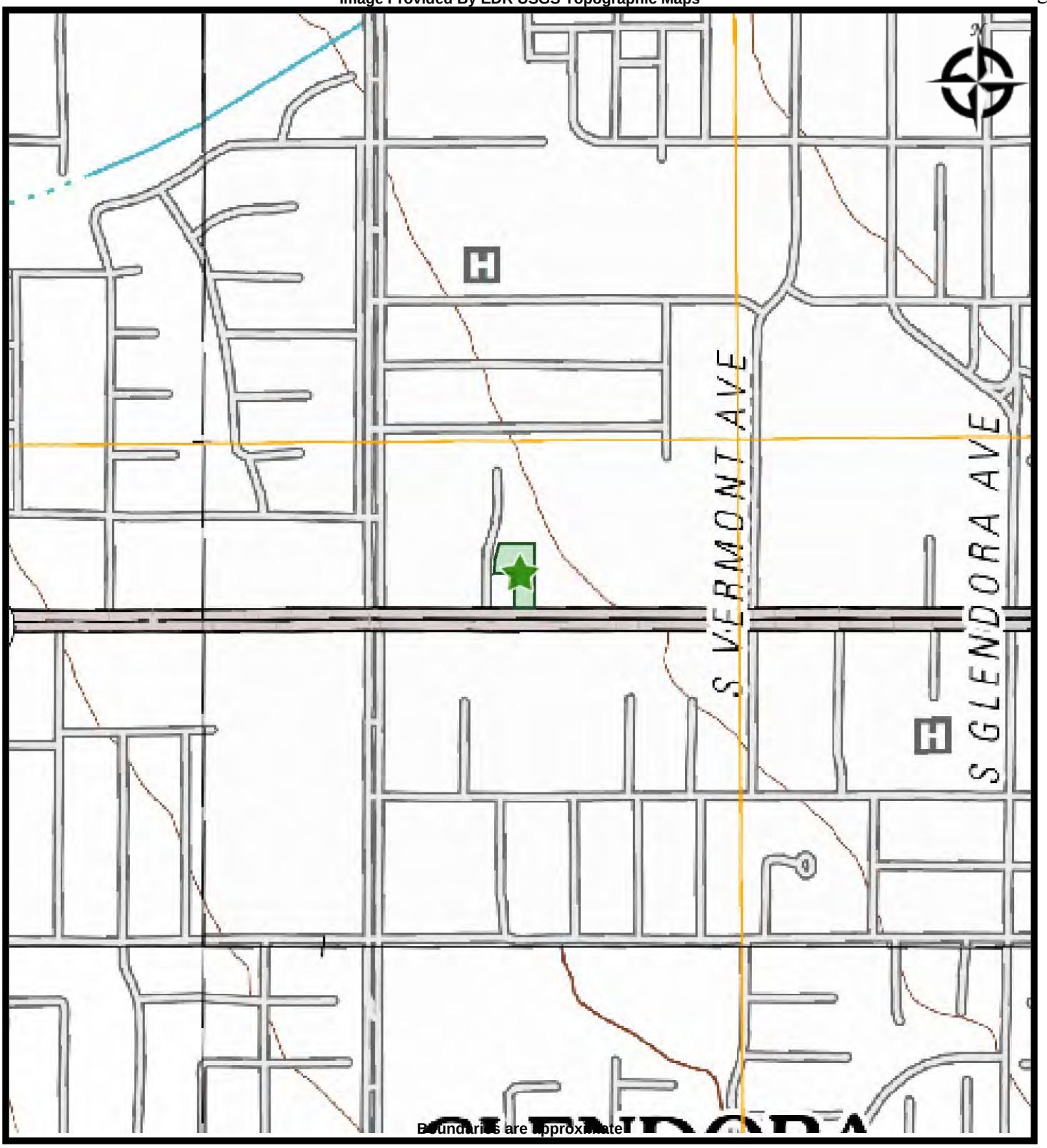
Image Provided By Open Street Map



STREET MAP-1

501 W. Route 66, 501 W. Alosta Ave & 532 Parker Dr
Glendora, California 91741
7/15/2019

Image Provided By EDR USGS Topographic Maps



TOPO MAP - 2012

501 W. Route 66, 501 W. Alosta Ave & 532 Parker Dr
Glendora, California 91741
7/15/2019

APPENDIX 8.2 - Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

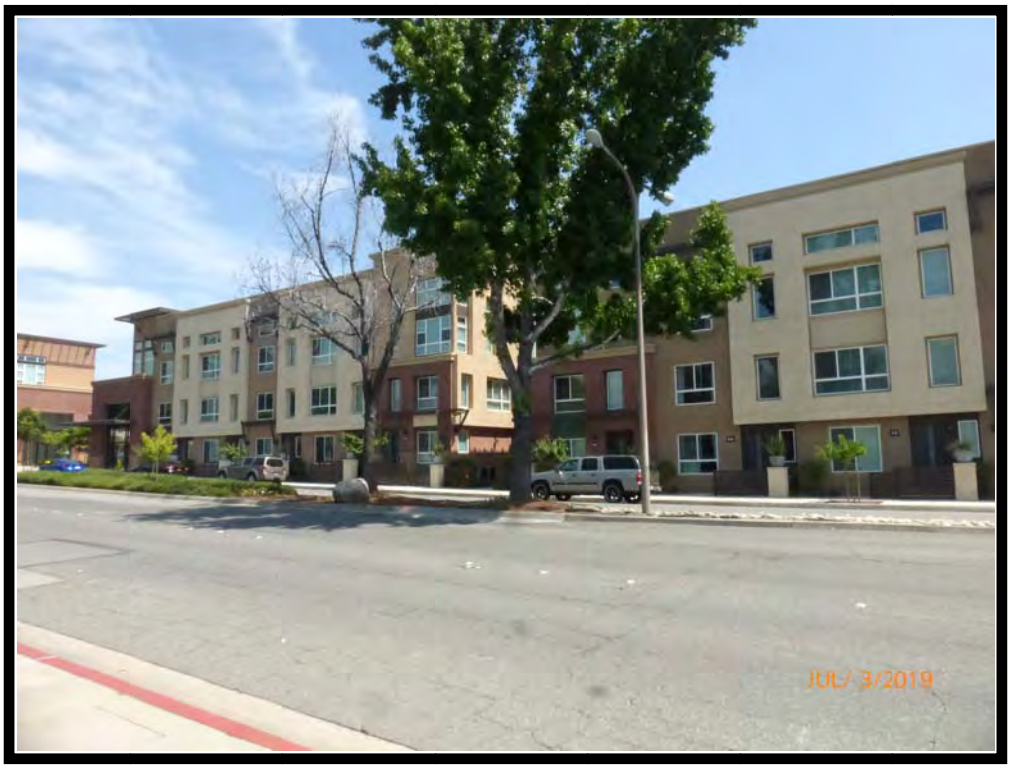


Photo 6



Photo 7



Photo 8

APPENDIX 8.3 - EDR Radius Map Report With GeoCheck

501 W. Route 66 Partners
501 W. Route 66, 501 W. Alosta Ave & 532 Parker Dr
Glendora, CA 91741

Inquiry Number: 5708571.2s
July 09, 2019

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	367
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	PSGR-1

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2019 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

501 W. ROUTE 66, 501 W. ALOSTA AVE & 532 PARKER DR
GLENDORA, CA 91741

COORDINATES

Latitude (North):	34.1292780 - 34° 7' 45.40''
Longitude (West):	117.8706220 - 117° 52' 14.23''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	419719.0
UTM Y (Meters):	3776637.5
Elevation:	717 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5630613 GLENDORA, CA
Version Date:	2012
Southeast Map:	5619080 SAN DIMAS, CA
Version Date:	2012
Southwest Map:	5619056 BALDWIN PARK, CA
Version Date:	2012
Northwest Map:	5630601 AZUSA, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140515, 20140527
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
501 W. ROUTE 66, 501 W. ALOSTA AVE & 532 PARKER DR
GLENDORA, CA 91741

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	FREDS AUTO COLLISION	450 ALOSTA	RCRA-SQG, FINDS, ECHO	Lower	67, 0.013, SSE
A2	EXXONMOBIL OIL CORP	540 W ALOSTA AVE	RCRA-SQG	Lower	311, 0.059, SW
A3		540 W ALOSTA AVE	RCRA-LQG	Lower	311, 0.059, SW
A4	MOBIL OIL CORP S/S #	540 W ALOSTA AVE	UST	Lower	311, 0.059, SW
A5	GLENDORA MOBILE	540 W ALOSTA AVE	EDR Hist Auto	Lower	311, 0.059, SW
A6	ROBERT P. COLEMAN #1	540 W ALOSTA AVE	HIST UST	Lower	311, 0.059, SW
A7	MOBIL OIL CORP SS 11	540 W ALOSTA AVE	SWEEPS UST, CA FID UST, HAZNET	Lower	311, 0.059, SW
A8	SAKO'S AUTOMOTIVE	512 W ROUTE 66	CERS HAZ WASTE, CERS	Lower	313, 0.059, SW
B9	WALGREENS #6640	550 S GRAND AVE	CERS HAZ WASTE, HAZNET	Lower	404, 0.077, West
B10	WALGREENS #6640	550 S GRAND AVE	RCRA-LQG	Lower	404, 0.077, West
A11	GLENDORA MOBIL	540 W ROUTE 66	CERS HAZ WASTE, CERS TANKS, CERS	Lower	443, 0.084, WSW
A12	GLENDORA MOBIL	540 W ROUTE 66	UST	Lower	443, 0.084, WSW
A13	GLENDORA MOBILE	540 W ROUTE 66	EDR Hist Auto	Lower	443, 0.084, WSW
A14	MOBIL R/S #306414	540 W ROUTE 66	UST	Lower	443, 0.084, WSW
B15	EXXON SERVICE STATIO	603 W ALOSTA	HIST UST	Lower	606, 0.115, West
B16	EXXON #7-2511	603 ALOSTA AVE W	LUST, HIST CORTESE, CERS	Lower	606, 0.115, West
B17	MEPCO #26	603 W ALOSTA AVE	UST	Lower	606, 0.115, West
B18	EXXON CO USA SS#7251	603 W ALOSTA AVE	SWEEPS UST, CA FID UST	Lower	606, 0.115, West
19	TABY, CEASAR	531 W. LEESIDE STREE	RCRA NonGen / NLR	Lower	625, 0.118, NNW
C20	630 S GRAND AVE LLC	630 S GRAND AVE	CERS HAZ WASTE, CIWQS, CERS	Lower	691, 0.131, SW
C21	DUNN- EDWARDS PAINTS	630 S GRAND AVE	RCRA NonGen / NLR	Lower	691, 0.131, SW
D22	SEE I-12685-6D	605 W ALOSTA AVE	SWEEPS UST	Lower	694, 0.131, West
D23	GLENDORA SMILES	605 W ROUTE 66	RCRA NonGen / NLR	Lower	694, 0.131, West
E24	BEVERLY RIPP	360 SOUTH PENNSYLVAN	RCRA NonGen / NLR	Higher	734, 0.139, NE
C25	SHERWIN-WILLIAMS #15	651 S GRAND AVE	RCRA NonGen / NLR	Lower	762, 0.144, SW
C26	SHERWIN-WILLIAMS #15	651 S GRAND AVE STE	CERS HAZ WASTE, CERS	Lower	762, 0.144, SW
C27	MARSHALLS 1348	653 S GRANDE AVE	RCRA NonGen / NLR	Lower	771, 0.146, SW
C28	MARSHALLS 1348	653 S GRANDE AVE	CERS HAZ WASTE, HAZNET	Lower	771, 0.146, SW
29	MARILYN HUMPHREY	630 WEST ORANGEPATH	RCRA NonGen / NLR	Lower	825, 0.156, West
F30	DECCOFELT CORPORATIO	555 S VERMONT AVE	RCRA NonGen / NLR	Higher	848, 0.161, East
F31	DECCOFELT CORPORATIO	555 S VERMONT AVE	AST, CERS HAZ WASTE, CERS	Higher	848, 0.161, East
F32	ATV INC DBA AMERICAN	305 W ROUTE 66	RCRA NonGen / NLR	Higher	850, 0.161, East
F33	ALOSTA AUTOTUNE AND	305 W ALOSTA	RCRA-SQG, FINDS, ECHO	Higher	850, 0.161, East
F34	AMERICAN TIRE DEPOT	305 W ROUTE 66 # A	CERS HAZ WASTE, CERS	Higher	850, 0.161, East
F35	JOHNNY'S AUTO TECH	305 W ROUTE 66 # B	CERS HAZ WASTE, CERS	Higher	850, 0.161, East
F36	CONDOR IMPORTS LLC D	305 W ROUTE 66 UNIT	RCRA NonGen / NLR	Higher	850, 0.161, East
E37	W R MACHINE	515 S VERMONT	RCRA-SQG, FINDS, ECHO	Higher	872, 0.165, ENE
E38	METREX VALVE CORP.	505 S VERMONT AVE	RCRA NonGen / NLR	Higher	921, 0.174, ENE
E39	METREX VALVE CORP	505 S VERMONT AVE	CERS HAZ WASTE, HAZNET, CIWQS, CERS	Higher	921, 0.174, ENE

MAPPED SITES SUMMARY

Target Property Address:
501 W. ROUTE 66, 501 W. ALOSTA AVE & 532 PARKER DR
GLENDORA, CA 91741

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
G40	TESORO GASOLINE DIGA	701 S GRAND AVE	RCRA-SQG, FINDS, ECHO	Lower	1013, 0.192, SW
G41	ALAMEDA MANAGEMENT C	701 GRAND AVE S	LUST, SWEEPS UST, CA FID UST, LOS ANGELES CO. HMS,..	Lower	1013, 0.192, SW
G42	ARCO	701 S GRAND AVE	HIST UST	Lower	1013, 0.192, SW
H43	CERTIFIED AUTOMOTIVE	476 S VERMONT AVE	RCRA-CESQG, FINDS, ECHO	Higher	1029, 0.195, ENE
H44	CERTIFIED AUTOMOTIVE	476 S VERMONT AVE	CERS HAZ WASTE, HAZNET, CERS	Higher	1029, 0.195, ENE
H45	DIESEL DOCTOR X THE	464 S VERMOUNT AVE	RCRA-SQG, FINDS, ECHO	Higher	1034, 0.196, ENE
H46	BRIAN WOOD AUTOMOTIV	500 S VERMONT AVE	CERS HAZ WASTE, HAZNET, CERS	Higher	1034, 0.196, ENE
H47	BRAIN WOOD AUTOMOTIV	500 S VERMONT	RCRA NonGen / NLR	Higher	1034, 0.196, ENE
48	BACK IN A FLASH	655 S GRAND	RCRA-SQG, CERS HAZ WASTE, SWEEPS UST, HIST UST, CA	Lower	1067, 0.202, SW
I49	GLENDORA CAR WASH	225 ROUTE 66 W.	LUST, CERS	Higher	1073, 0.203, East
I50	GLENDORA CAR WASH	225 W ALOSTA AVE	UST	Higher	1077, 0.204, East
I51	A & A AUTO SERVICE	225 W ROUTE 66 STE A	CERS HAZ WASTE, CERS	Higher	1077, 0.204, East
I52	MOSES AUTOCARE INC	225 W ROUTE 66	RCRA NonGen / NLR	Higher	1077, 0.204, East
I53	A&A AUTO SERVICE	225 W ROUTE 66 UNIT	RCRA NonGen / NLR	Higher	1077, 0.204, East
G54	PARNELLI JONES	705 GRAND AVE S	LUST, HIST CORTESE, LOS ANGELES CO. HMS, CERS	Lower	1116, 0.211, SW
I55	AUTOZONE #3674	220 W ROUTE 66	CERS HAZ WASTE, CERS	Higher	1199, 0.227, East
I56	AUTOZONE STE 3674	220 WEST ROUTE 66	RCRA NonGen / NLR	Higher	1199, 0.227, East
57	OFFSET MOTORWERKS	307 S VERMONT AVE ST	RCRA NonGen / NLR	Higher	1203, 0.228, NE
J58	MINAL PATEL DDS INC	641 W ROUTE 66 STE D	RCRA NonGen / NLR	Lower	1207, 0.229, West
J59	GARYS SERVICE STATIO	641 W ALOSTA AVE	HIST UST	Lower	1207, 0.229, West
I60	SIERRA AUTO BODY	213 1/2 ALOSTA	RCRA-SQG, FINDS, ECHO, HAZNET	Higher	1226, 0.232, East
K61	FOOTHILL PRESBYTERIA	250 S GRAND AVE	UST, SWEEPS UST, LOS ANGELES CO. HMS	Higher	1260, 0.239, NNW
K62	FOOTHILL HOSPITAL MO	250 SOUTH GRAND AVEN	RCRA NonGen / NLR	Higher	1260, 0.239, NNW
K63	FOOTHILL PRESBYTERIA	250 S GRAND AVE	HIST UST	Higher	1260, 0.239, NNW
K64	FOOTHILL PRESBYTERIA	250 SOUTH GRAND AVEN	CERS HAZ WASTE, HIST UST, CERS TANKS, CA FID UST,...	Higher	1260, 0.239, NNW
K65	FOOTHILL PRESBYTERIA	250 SOUTH GRAND	RCRA NonGen / NLR	Higher	1260, 0.239, NNW
K66	FOOTHILL PRESBYTERIA	250 SOUTH GRAND AVE	RCRA NonGen / NLR	Higher	1260, 0.239, NNW
67	AMERICAN MEDICAL INT	633 S SANTA FE	SWEEPS UST	Higher	1275, 0.241, ESE
68	PARNELLI JONES INC	725 S GRAND AVE	HIST UST	Lower	1287, 0.244, SSW
J69	HOVANNES SERVICE STA	641 ALOSTA AVE W	LUST, HIST CORTESE, CERS	Lower	1454, 0.275, West
70	REPLANET LLC	133 W ROUTE 66	SWRCY, HAZNET	Higher	1621, 0.307, East
71	FAMILY CHEVROLET	820 GRAND AVE S	LUST, HIST CORTESE, CERS	Lower	1688, 0.320, South
L72	UNITED STATES POSTAL	255 GLENDORA AVE S	LUST, CERS	Higher	1983, 0.376, NE
L73	UNITED STATES POSTAL	255 GLENDORA	HIST CORTESE	Higher	1989, 0.377, NE
M74	TEXACO (FORMER)	103 ALOSTA	HIST CORTESE	Higher	2005, 0.380, East
M75	THRIFTY SERVICE STAT	103 ALOSTA AVE. E.	LUST, CERS	Higher	2026, 0.384, East
M76	TEXACO (FORMER)	103 ALOSTA AVE W	LUST, CERS	Higher	2032, 0.385, East
M77	GLENDORA SHELL	106 E ROUTE 66	LUST, LOS ANGELES CO. HMS, CERS	Higher	2105, 0.399, East
M78	GLENDORA DODGE	121 E ALOSTA	RCRA-SQG, ENVIROSTOR, UST, SWEEPS UST, HIST UST,...	Higher	2210, 0.419, East

MAPPED SITES SUMMARY

Target Property Address:
501 W. ROUTE 66, 501 W. ALOSTA AVE & 532 PARKER DR
GLENDORA, CA 91741

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
79	ULTRAMAR PROPERTY	934 GRAND AVE S	LUST, HIST CORTESE, CERS	Lower	2265, 0.429, SSW
80	GLENDORA GAS UP	322 FOOTHILL BLVD W	LUST, CERS HAZ WASTE, CA FID UST, CERS	Higher	2266, 0.429, NNE
N81	N & G BUSINESS PARK	505 FOOTHILL BLVD W	LUST, HIST CORTESE, CERS	Higher	2388, 0.452, NNW
82	CITY OF GLENDORA POL	150 S GLENDORA AVE	LUST, HIST UST, CERS TANKS, HAZNET, CERS	Higher	2433, 0.461, NE
N83	CHEVRON #9-3657	465 FOOTHILL BLVD W	LUST, HIST CORTESE, LOS ANGELES CO. HMS, CERS	Higher	2474, 0.469, North
84	CASCADE DRILLING COM	533-647 WEST FOOTHIL	CPS-SLIC, CERS	Higher	2609, 0.494, NNW
85	METRO GOLD LINE FOOT	1500 FEET WEST OF N	ENVIROSTOR, VCP	Higher	3419, 0.648, NNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

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 CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

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

EXECUTIVE SUMMARY

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing
VCP ---------- Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS ---------- Considered Brownfieds 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
HAULERS ---------- Registered Waste Tire Haulers Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---------- Open Dump Inventory
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

AOCONCERN ---------- Key Areas of Concerns in Los Angeles County
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
PFAS ---------- PFAS Contamination Site Location Listing

Local Land Records

LIENS ---------- Environmental Liens Listing
LIENS 2 ---------- CERCLA Lien Information
DEED ---------- Deed Restriction Listing

EXECUTIVE SUMMARY

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
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
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
UXO	Unexploded Ordnance Sites
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

EXECUTIVE SUMMARY

HAZNET	Facility and Manifest Data
ICE	ICE
LOS ANGELES CO. HMS	HMS: Street Number List
HWP	EnviroStor Permitted Facilities Listing
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
Notify 65	Proposition 65 Records
LA Co. Site Mitigation	Site Mitigation List
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
CIWQS	California Integrated Water Quality System
CERS	CERS
NON-CASE INFO	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)
LOS ANGELES CO LF METHANE	Methane Producing Landfills

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner	EDR Exclusive Historical Cleaners

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.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

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 03/25/2019 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported EPA ID:: CAL000056297	540 W ALOSTA AVE	SW 0 - 1/8 (0.059 mi.)	A3	11
WALGREENS #6640 EPA ID:: CAL000323257	550 S GRAND AVE	W 0 - 1/8 (0.077 mi.)	B10	31

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/25/2019 has revealed that there are 8 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALOSTA AUTOTUNE AND EPA ID:: CA0000991273	***305 W ALOSTA***	***E 1/8 - 1/4 (0.161 mi.)***	***F33***	***142***
W R MACHINE EPA ID:: CAD981998099	***515 S VERMONT***	***ENE 1/8 - 1/4 (0.165 mi.)***	***E37***	***163***
DIESEL DOCTOR X THE EPA ID:: CAD982321051	***464 S VERMOUNT AVE***	***ENE 1/8 - 1/4 (0.196 mi.)***	***H45***	***207***
SIERRA AUTO BODY EPA ID:: CAD981459712	***213 1/2 ALOSTA***	***E 1/8 - 1/4 (0.232 mi.)***	***I60***	***255***

Lower Elevation	Address	Direction / Distance	Map ID	Page
FREDS AUTO COLLISION EPA ID:: CAD983672759	***450 ALOSTA***	***SSE 0 - 1/8 (0.013 mi.)***	***1***	***9***
EXXONMOBIL OIL CORP EPA ID:: CAR000239517	540 W ALOSTA AVE	SW 0 - 1/8 (0.059 mi.)	A2	10
TESORO GASOLINE DIGA EPA ID:: CAD000627901	***701 S GRAND AVE***	***SW 1/8 - 1/4 (0.192 mi.)***	***G40***	***189***
BACK IN A FLASH	***655 S GRAND***	***SW 1/8 - 1/4 (0.202 mi.)***	***48***	***218***

EXECUTIVE SUMMARY

EPA ID:: CAD147335905

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 03/25/2019 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CERTIFIED AUTOMOTIVE EPA ID:: CAD983621459	***476 S VERMONT AVE***	***ENE 1/8 - 1/4 (0.195 mi.)***	***H43***	***196***

State- and tribal - equivalent CERCLIS

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

A review of the ENVIROSTOR list, as provided by EDR, and dated 04/29/2019 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GLENDORA DODGE Facility Id: 70000155 Status: Refer: 1248 Local Agency	***121 E ALOSTA***	***E 1/4 - 1/2 (0.419 mi.)***	***M78***	***316***
METRO GOLD LINE FOOT Facility Id: 60002618 Status: Active	***1500 FEET WEST OF N***	***NNW 1/2 - 1 (0.648 mi.)***	***85***	***364***

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 15 LUST sites within

EXECUTIVE SUMMARY

approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GLENDORA CAR WASH	***225 ROUTE 66 W.***	***E 1/8 - 1/4 (0.203 mi.)***	***I49***	***228***
Database: LUST, Date of Government Version: 12/10/2018				
Status: Completed - Case Closed				
Global Id: T0603777355				
UNITED STATES POSTAL	***255 GLENDORA AVE S***	***NE 1/4 - 1/2 (0.376 mi.)***	***L72***	***304***
Database: LUST, Date of Government Version: 12/10/2018				
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Status: Completed - Case Closed				
Facility Id: R-09756				
Status: Case Closed				
Global Id: T0603704859				
Global ID: T0603704859				
THRIFTY SERVICE STAT	***103 ALOSTA AVE. E.***	***E 1/4 - 1/2 (0.384 mi.)***	***M75***	***307***
Database: LUST, Date of Government Version: 12/10/2018				
Status: Completed - Case Closed				
Global Id: T0603778811				
TEXACO (FORMER)	***103 ALOSTA AVE W***	***E 1/4 - 1/2 (0.385 mi.)***	***M76***	***311***
Database: LUST, Date of Government Version: 12/10/2018				
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Status: Completed - Case Closed				
Facility Id: I-16357				
Status: Case Closed				
Global Id: T0603704408				
Global ID: T0603704408				
GLENDORA SHELL	***106 E ROUTE 66***	***E 1/4 - 1/2 (0.399 mi.)***	***M77***	***314***
Database: LUST, Date of Government Version: 12/10/2018				
Status: Completed - Case Closed				
Global Id: T0603789117				
GLENDORA GAS UP	***322 FOOTHILL BLVD W***	***NNE 1/4 - 1/2 (0.429 mi.)***	***80***	***325***
Database: LUST, Date of Government Version: 12/10/2018				
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Status: Completed - Case Closed				
Facility Id: I-06286				
Status: Case Closed				
Global Id: T0603703193				
Global ID: T0603703193				
N & G BUSINESS PARK	***505 FOOTHILL BLVD W***	***NNW 1/4 - 1/2 (0.452 mi.)***	***N81***	***337***
Database: LUST, Date of Government Version: 12/10/2018				
Database: LUST REG 4, Date of Government Version: 09/07/2004				
Status: Completed - Case Closed				
Facility Id: I-10062				
Status: Case Closed				
Global Id: T0603703562				
Global ID: T0603703562				
CITY OF GLENDORA POL	***150 S GLENDORA AVE***	***NE 1/4 - 1/2 (0.461 mi.)***	***82***	***340***
Database: LUST, Date of Government Version: 12/10/2018				
Status: Completed - Case Closed				
Global Id: T0603738929				
CHEVRON #9-3657	***465 FOOTHILL BLVD W***	***N 1/4 - 1/2 (0.469 mi.)***	***N83***	***360***
Database: LUST, Date of Government Version: 12/10/2018				
Database: LUST REG 4, Date of Government Version: 09/07/2004				

EXECUTIVE SUMMARY

Status: Completed - Case Closed
Facility Id: I-09580
Status: Case Closed
Global Id: T0603703451
Global ID: T0603703451

Lower Elevation	Address	Direction / Distance	Map ID	Page
EXXON #7-2511	***603 ALOSTA AVE W***	***W 0 - 1/8 (0.115 mi.)***	***B16***	***89***

Database: LUST, Date of Government Version: 12/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Completed - Case Closed
Facility Id: R-11960
Status: Preliminary site assessment underway
Global Id: T0603705085
Global ID: T0603705085

ALAMEDA MANAGEMENT C — ***701 GRAND AVE S*** — ***SW 1/8 - 1/4 (0.192 mi.)*** — ***G41*** — ***190***

Database: LUST, Date of Government Version: 12/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Completed - Case Closed
Facility Id: I-11135
Status: Case Closed
Global Id: T0603703750
Global ID: T0603703750

PARNELLI JONES — ***705 GRAND AVE S*** — ***SW 1/8 - 1/4 (0.211 mi.)*** — ***G54*** — ***242***

Database: LUST, Date of Government Version: 12/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Completed - Case Closed
Facility Id: I-16277
Status: Case Closed
Global Id: T0603704400
Global ID: T0603704400

HOVANNES SERVICE STA — ***641 ALOSTA AVE W*** — ***W 1/4 - 1/2 (0.275 mi.)*** — ***J69*** — ***295***

Database: LUST, Date of Government Version: 12/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Completed - Case Closed
Facility Id: R-24227
Status: Case Closed
Global Id: T0603705438
Global ID: T0603705438

FAMILY CHEVROLET — ***820 GRAND AVE S*** — ***S 1/4 - 1/2 (0.320 mi.)*** — ***71*** — ***301***

Database: LUST, Date of Government Version: 12/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Completed - Case Closed
Facility Id: I-10139
Status: Case Closed
Global Id: T0603703581
Global ID: T0603703581

ULTRAMAR PROPERTY — ***934 GRAND AVE S*** — ***SSW 1/4 - 1/2 (0.429 mi.)*** — ***79*** — ***322***

Database: LUST, Date of Government Version: 12/10/2018
Database: LUST REG 4, Date of Government Version: 09/07/2004
Status: Completed - Case Closed
Facility Id: R-13027

EXECUTIVE SUMMARY

Status: Leak being confirmed
Global Id: T0603705174
Global ID: T0603705174

CPS-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 CPS-SLIC list, as provided by EDR, has revealed that there is 1 CPS-SLIC site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CASCADE DRILLING COM	***533-647 WEST FOOTHIL***	***NNW 1/4 - 1/2 (0.494 mi.)***	***84***	***363***
Database: CPS-SLIC, Date of Government Version: 12/10/2018 Facility Status: Open - Inactive Global Id: T10000008799				

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 6 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GLENDORA CAR WASH	225 W ALOSTA AVE	E 1/8 - 1/4 (0.204 mi.)	I50	231
Database: UST, Date of Government Version: 12/10/2018 Facility Id: 27073				
FOOTHILL PRESBYTERIA	***250 S GRAND AVE***	***NNW 1/8 - 1/4 (0.239 mi.)***	***K61***	***258***
Database: UST, Date of Government Version: 12/10/2018 Facility Id: LACoFA0012923				

Lower Elevation	Address	Direction / Distance	Map ID	Page
MOBIL OIL CORP S/S #	540 W ALOSTA AVE	SW 0 - 1/8 (0.059 mi.)	A4	12
Database: UST, Date of Government Version: 12/10/2018 Facility Id: 9378				
GLENDORA MOBIL	540 W ROUTE 66	WSW 0 - 1/8 (0.084 mi.)	A12	87
Database: UST, Date of Government Version: 12/10/2018 Facility Id: LACoFA0002600				
MOBIL R/S #306414	540 W ROUTE 66	WSW 0 - 1/8 (0.084 mi.)	A14	88
Database: UST, Date of Government Version: 12/10/2018 Facility Id: LACoFA0002600				
MEPCO #26	603 W ALOSTA AVE	W 0 - 1/8 (0.115 mi.)	B17	92
Database: UST, Date of Government Version: 12/10/2018				

EXECUTIVE SUMMARY

Facility Id: 26216

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

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

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DECCOFELT CORPORATIO	***555 S VERMONT AVE***	***E 1/8 - 1/4 (0.161 mi.)***	***F31***	***123***
Database: AST, Date of Government Version: 07/06/2016				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 03/11/2019 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
REPLANET LLC	***133 W ROUTE 66***	***E 1/4 - 1/2 (0.307 mi.)***	***70***	***298***
Cert Id: RC157128.001				

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 04/09/2019 has revealed that there are 16 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DECCOFELT CORPORATIO	***555 S VERMONT AVE***	***E 1/8 - 1/4 (0.161 mi.)***	***F31***	***123***
AMERICAN TIRE DEPOT	***305 W ROUTE 66 # A***	***E 1/8 - 1/4 (0.161 mi.)***	***F34***	***144***
JOHNNY'S AUTO TECH	***305 W ROUTE 66 # B***	***E 1/8 - 1/4 (0.161 mi.)***	***F35***	***152***
METREX VALVE CORP	***505 S VERMONT AVE***	***ENE 1/8 - 1/4 (0.174 mi.)***	***E39***	***166***
CERTIFIED AUTOMOTIVE	***476 S VERMONT AVE***	***ENE 1/8 - 1/4 (0.195 mi.)***	***H44***	***198***
BRIAN WOOD AUTOMOTIV	***500 S VERMONT AVE***	***ENE 1/8 - 1/4 (0.196 mi.)***	***H46***	***209***
A & A AUTO SERVICE	***225 W ROUTE 66 STE A***	***E 1/8 - 1/4 (0.204 mi.)***	***I51***	***231***
AUTOZONE #3674	***220 W ROUTE 66***	***E 1/8 - 1/4 (0.227 mi.)***	***I55***	***246***
FOOTHILL PRESBYTERIA	***250 SOUTH GRAND AVEN***	***NNW 1/8 - 1/4 (0.239 mi.)***	***K64***	***261***

Lower Elevation	Address	Direction / Distance	Map ID	Page
SAKO'S AUTOMOTIVE	***512 W ROUTE 66***	***SW 0 - 1/8 (0.059 mi.)***	***A8***	***17***
WALGREENS #6640	***550 S GRAND AVE***	***W 0 - 1/8 (0.077 mi.)***	***B9***	***27***

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
GLENDORA MOBIL	***540 W ROUTE 66***	***WSW 0 - 1/8 (0.084 mi.)***	***A11***	***35***
630 S GRAND AVE LLC	***630 S GRAND AVE***	***SW 1/8 - 1/4 (0.131 mi.)***	***C20***	***97***
SHERWIN-WILLIAMS #15	***651 S GRAND AVE STE***	***SW 1/8 - 1/4 (0.144 mi.)***	***C26***	***113***
MARSHALLS 1348	***653 S GRANDE AVE***	***SW 1/8 - 1/4 (0.146 mi.)***	***C28***	***119***
BACK IN A FLASH	***655 S GRAND***	***SW 1/8 - 1/4 (0.202 mi.)***	***48***	***218***

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 7 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FOOTHILL PRESBYTERIA	***250 S GRAND AVE***	***NNW 1/8 - 1/4 (0.239 mi.)***	***K61***	***258***
Status: A Tank Status: A Comp Number: 11835				
AMERICAN MEDICAL INT	633 S SANTA FE	ESE 1/8 - 1/4 (0.241 mi.)	67	294
Status: A Comp Number: 13648				

Lower Elevation	Address	Direction / Distance	Map ID	Page
MOBIL OIL CORP SS 11	***540 W ALOSTA AVE***	***SW 0 - 1/8 (0.059 mi.)***	***A7***	***14***
Status: A Tank Status: A Comp Number: 9378				
EXXON CO USA SS#7251	***603 W ALOSTA AVE***	***W 0 - 1/8 (0.115 mi.)***	***B18***	***93***
Status: A Tank Status: A Comp Number: 11960				
SEE I-12685-6D	605 W ALOSTA AVE	W 1/8 - 1/4 (0.131 mi.)	D22	109
Status: A Comp Number: 10589				
ALAMEDA MANAGEMENT C	***701 GRAND AVE S***	***SW 1/8 - 1/4 (0.192 mi.)***	***G41***	***190***
Status: A Tank Status: A Comp Number: 11135				
BACK IN A FLASH	***655 S GRAND***	***SW 1/8 - 1/4 (0.202 mi.)***	***48***	***218***
Status: A Tank Status: A Comp Number: 6336				

EXECUTIVE SUMMARY

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 8 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FOOTHILL PRESBYTERIA Facility Id: 00000050990	250 S GRAND AVE	NNW 1/8 - 1/4 (0.239 mi.)	K63	260
FOOTHILL PRESBYTERIA	***250 SOUTH GRAND AVEN***	***NNW 1/8 - 1/4 (0.239 mi.)***	***K64***	***261***

Lower Elevation	Address	Direction / Distance	Map ID	Page
ROBERT P. COLEMAN #1 Facility Id: 00000039842	540 W ALOSTA AVE	SW 0 - 1/8 (0.059 mi.)	A6	13
EXXON SERVICE STATIO Facility Id: 00000029130	603 W ALOSTA	W 0 - 1/8 (0.115 mi.)	B15	88
ARCO Facility Id: 00000029627	701 S GRAND AVE	SW 1/8 - 1/4 (0.192 mi.)	G42	195
BACK IN A FLASH Facility Id: 00000003237	***655 S GRAND***	***SW 1/8 - 1/4 (0.202 mi.)***	***48***	***218***
GARYS SERVICE STATIO Facility Id: 00000050556	641 W ALOSTA AVE	W 1/8 - 1/4 (0.229 mi.)	J59	254
PARNELLI JONES INC Facility Id: 00000066562	725 S GRAND AVE	SSW 1/8 - 1/4 (0.244 mi.)	68	295

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 5 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FOOTHILL PRESBYTERIA Facility Id: 19052303 Status: A	***250 SOUTH GRAND AVEN***	***NNW 1/8 - 1/4 (0.239 mi.)***	***K64***	***261***

Lower Elevation	Address	Direction / Distance	Map ID	Page
MOBIL OIL CORP SS 11 Facility Id: 19038037 Status: A	***540 W ALOSTA AVE***	***SW 0 - 1/8 (0.059 mi.)***	***A7***	***14***
EXXON CO USA SS#7251 Facility Id: 19003526 Status: A	***603 W ALOSTA AVE***	***W 0 - 1/8 (0.115 mi.)***	***B18***	***93***
ALAMEDA MANAGEMENT C Facility Id: 19026423 Status: A	***701 GRAND AVE S***	***SW 1/8 - 1/4 (0.192 mi.)***	***G41***	***190***
BACK IN A FLASH Facility Id: 19000647 Status: A	***655 S GRAND***	***SW 1/8 - 1/4 (0.202 mi.)***	***48***	***218***

EXECUTIVE SUMMARY

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 04/09/2019 has revealed that there are 2 CERS TANKS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FOOTHILL PRESBYTERIA	***250 SOUTH GRAND AVEN***	***NNW 1/8 - 1/4 (0.239 mi.)***	***K64***	***261***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
GLENDORA MOBIL	***540 W ROUTE 66***	***WSW 0 - 1/8 (0.084 mi.)***	***A11***	***35***

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 03/25/2019 has revealed that there are 20 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BEVERLY RIPP EPA ID:: CAC002993287	360 SOUTH PENNSYLVAN	NE 1/8 - 1/4 (0.139 mi.)	E24	111
DECCOFELT CORPORATIO EPA ID:: CAL000045313	555 S VERMONT AVE	E 1/8 - 1/4 (0.161 mi.)	F30	122
ATV INC DBA AMERICAN EPA ID:: CAL000394302	305 W ROUTE 66	E 1/8 - 1/4 (0.161 mi.)	F32	141
CONDOR IMPORTS LLC D EPA ID:: CAL000433372	305 W ROUTE 66 UNIT	E 1/8 - 1/4 (0.161 mi.)	F36	162
METREX VALVE CORP. EPA ID:: CAL000141829	505 S VERMONT AVE	ENE 1/8 - 1/4 (0.174 mi.)	E38	165
BRAIN WOOD AUTOMOTIV EPA ID:: CAL000126109	500 S VERMONT	ENE 1/8 - 1/4 (0.196 mi.)	H47	217
MOSES AUTOCARE INC EPA ID:: CAL000359548	225 W ROUTE 66	E 1/8 - 1/4 (0.204 mi.)	I52	240
A&A AUTO SERVICE EPA ID:: CAL000347323	225 W ROUTE 66 UNIT	E 1/8 - 1/4 (0.204 mi.)	I53	241
AUTOZONE STE 3674 EPA ID:: CAL000426424	220 WEST ROUTE 66	E 1/8 - 1/4 (0.227 mi.)	I56	250
OFFSET MOTORWERKS EPA ID:: CAL000393732	307 S VERMONT AVE ST	NE 1/8 - 1/4 (0.228 mi.)	57	251
FOOTHILL HOSPITAL MO EPA ID:: CAC002977258	250 SOUTH GRAND AVEN	NNW 1/8 - 1/4 (0.239 mi.)	K62	259
FOOTHILL PRESBYTERIA EPA ID:: CAL912203418	250 SOUTH GRAND	NNW 1/8 - 1/4 (0.239 mi.)	K65	292
FOOTHILL PRESBYTERIA	250 SOUTH GRAND AVE	NNW 1/8 - 1/4 (0.239 mi.)	K66	293

EXECUTIVE SUMMARY

EPA ID:: CAC002968013

Lower Elevation	Address	Direction / Distance	Map ID	Page
TABY, CEASAR EPA ID:: CAC002979005	531 W. LEESIDE STREE	NNW 0 - 1/8 (0.118 mi.)	19	96
DUNN- EDWARDS PAINTS EPA ID:: CAL000377117	630 S GRAND AVE	SW 1/8 - 1/4 (0.131 mi.)	C21	108
GLENDORA SMILES EPA ID:: CAL000429611	605 W ROUTE 66	W 1/8 - 1/4 (0.131 mi.)	D23	110
SHERWIN-WILLIAMS #15 EPA ID:: CAL000435777	651 S GRAND AVE	SW 1/8 - 1/4 (0.144 mi.)	C25	112
MARSHALLS 1348 EPA ID:: CAL000428322	653 S GRANDE AVE	SW 1/8 - 1/4 (0.146 mi.)	C27	117
MARILYN HUMPHREY EPA ID:: CAC002990291	630 WEST ORANGEPATH	W 1/8 - 1/4 (0.156 mi.)	29	121
MINAL PATEL DDS INC EPA ID:: CAL000398440	641 W ROUTE 66 STE D	W 1/8 - 1/4 (0.229 mi.)	J58	253

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 9 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNITED STATES POSTAL Reg Id: R-09756	255 GLENDORA	NE 1/4 - 1/2 (0.377 mi.)	L73	306
TEXACO (FORMER) Reg Id: I-16357	103 ALOSTA	E 1/4 - 1/2 (0.380 mi.)	M74	307
N & G BUSINESS PARK Reg Id: I-10062	***505 FOOTHILL BLVD W***	***NNW 1/4 - 1/2 (0.452 mi.)***	***N81***	***337***
CHEVRON #9-3657 Reg Id: I-09580	***465 FOOTHILL BLVD W***	***N 1/4 - 1/2 (0.469 mi.)***	***N83***	***360***

Lower Elevation	Address	Direction / Distance	Map ID	Page
EXXON #7-2511 Reg Id: R-11960	***603 ALOSTA AVE W***	***W 0 - 1/8 (0.115 mi.)***	***B16***	***89***
PARNELLI JONES Reg Id: I-16277	***705 GRAND AVE S***	***SW 1/8 - 1/4 (0.211 mi.)***	***G54***	***242***
HOVANNES SERVICE STA Reg Id: R-24227	***641 ALOSTA AVE W***	***W 1/4 - 1/2 (0.275 mi.)***	***J69***	***295***
FAMILY CHEVROLET Reg Id: I-10139	***820 GRAND AVE S***	***S 1/4 - 1/2 (0.320 mi.)***	***71***	***301***
ULTRAMAR PROPERTY Reg Id: R-13027	***934 GRAND AVE S***	***SSW 1/4 - 1/2 (0.429 mi.)***	***79***	***322***

EXECUTIVE SUMMARY

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 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

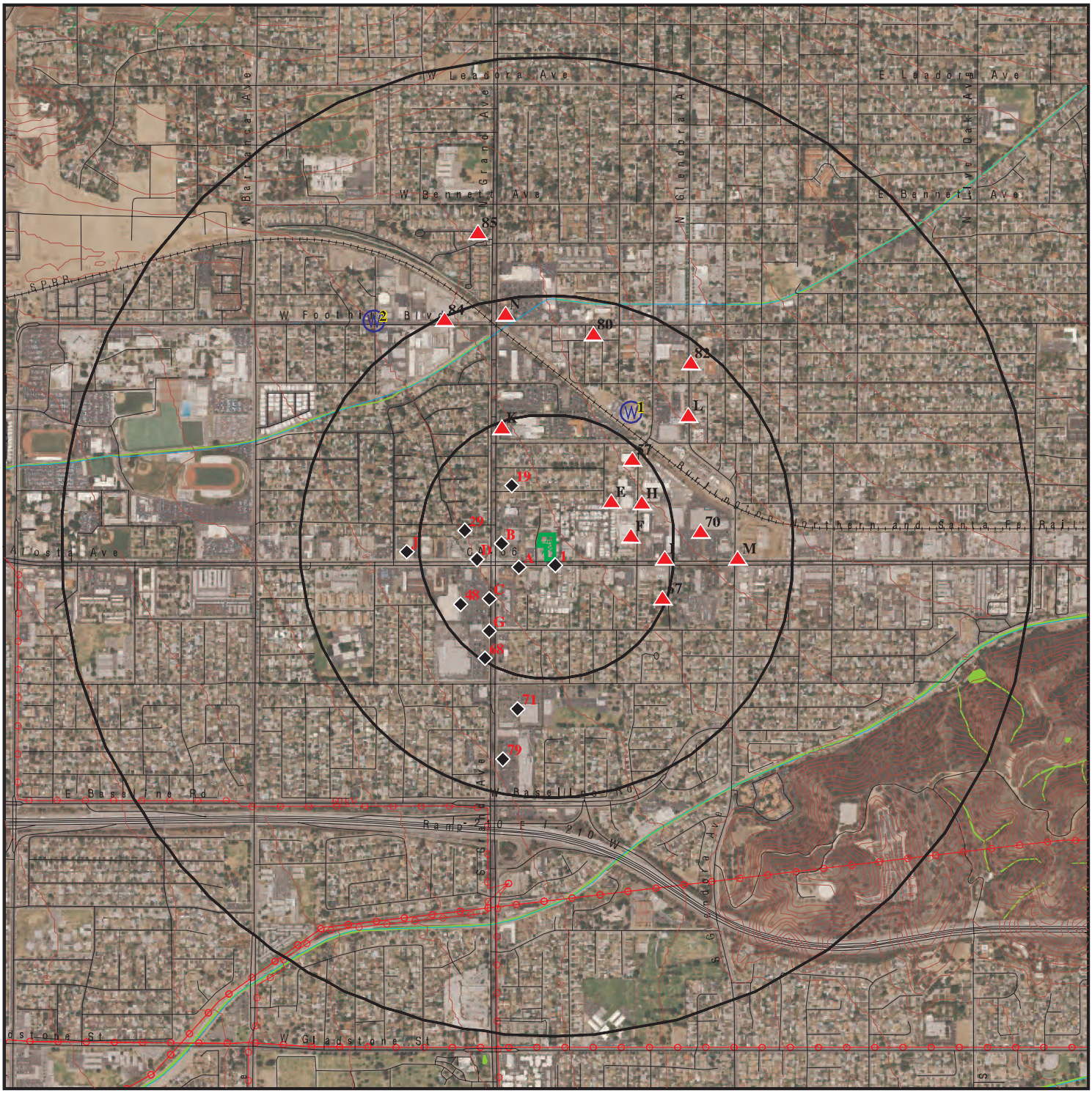
Lower Elevation	Address	Direction / Distance	Map ID	Page
GLENDORA MOBILE	540 W ALOSTA AVE	SW 0 - 1/8 (0.059 mi.)	A5	13
GLENDORA MOBILE	540 W ROUTE 66	WSW 0 - 1/8 (0.084 mi.)	A13	88

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 5 records.

Site Name	Database(s)
B & D AUTO REPAIR	CERS HAZ WASTE, CERS
GLENDORA EAST 1HR CLEANERS	CERS HAZ WASTE, CERS
RINCON STATION/MT BALDY WORK	LUST, CERS
CAL-MAT RELIANCE PIT #2 LANDFILL (	SWF/LF
CAL-MAT RELIANCE PIT #2 (UP TO 200	SWF/LF

OVERVIEW MAP - 5708571.2S



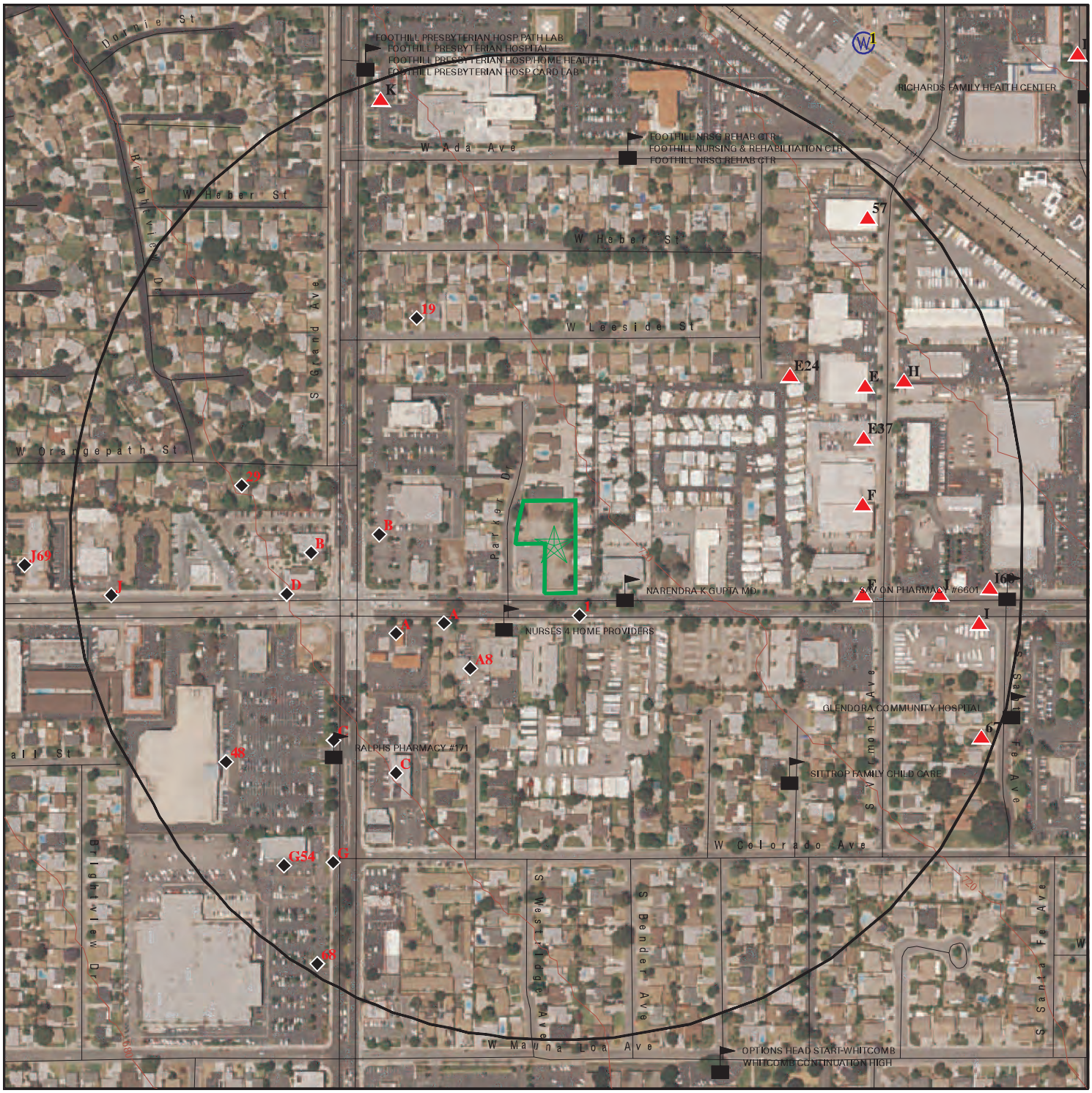
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- 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:	501 W. Route 66 Partners	CLIENT:	Enviroassessors Inc.
ADDRESS:	501 W. Route 66, 501 W. Alosta Ave & 532 Parker Dr Glendora CA 91741	CONTACT:	Norman N. Sacro
LAT/LONG:	34.129278 / 117.870622	INQUIRY #:	5708571.2s
		DATE:	July 09, 2019 10:38 am

Copyright © 2019 EDR, Inc. © 2015 TomTom Rel. 2015.

DETAIL MAP - 5708571.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

100-year flood zone

500-year flood zone

Areas of Concern

N

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:	501 W. Route 66 Partners	CLIENT:	Enviroassessors Inc.
ADDRESS:	501 W. Route 66, 501 W. Alosta Ave & 532 Parker Dr Glendora CA 91741	CONTACT:	Norman N. Sacro
LAT/LONG:	34.129278 / 117.870622	INQUIRY #:	5708571.2s
		DATE:	July 09, 2019 10:41 am

Copyright © 2019 EDR, Inc. © 2015 TomTom Rel. 2015.

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	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		2	0	NR	NR	NR	2
RCRA-SQG	0.250		2	6	NR	NR	NR	8
RCRA-CESQG	0.250		0	1	NR	NR	NR	1
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	1	1	NR	2
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		1	3	11	NR	NR	15

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
CPS-SLIC	0.500		0	0	1	NR	NR	1
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		4	2	NR	NR	NR	6
AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
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	1	NR	NR	1
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	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								
AOCONCERN	1.000		0	0	0	0	NR	0
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		3	13	NR	NR	NR	16
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		2	5	NR	NR	NR	7
HIST UST	0.250		2	6	NR	NR	NR	8
CA FID UST	0.250		2	3	NR	NR	NR	5
CERS TANKS	0.250		1	1	NR	NR	NR	2
Local Land Records								
LIENS	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
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
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	19	NR	NR	NR	20
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
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	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

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
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
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		1	1	7	NR	NR	9
LOS ANGELES CO. HMS	0.001		0	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
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	0	NR	0
LA Co. Site Mitigation	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	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	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
LOS ANGELES CO LF METHANE	0.500		0	0	0	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
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	23	61	21	1	0	106

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

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
1 **SSE** **< 1/8** **0.013 mi.** **67 ft.**	**FREDS AUTO COLLISION** **450 ALOSTA** **GLENDORA, CA 91740**	**RCRA-SQG** **FINDS** **ECHO**	**1000857827** **CAD983672759**

Relative: Lower

Actual: 715 ft.

RCRA-SQG:

Date form received by agency:	08/10/1993
Facility name:	FREDS AUTO COLLISION
Facility address:	450 ALOSTA GLENDORA, CA 91740
EPA ID:	CAD983672759
Mailing address:	ALOSTA GLENDORA, CA 91740
Contact:	FRED ARMENTA
Contact address:	450 ALOSTA GLENDORA, CA 91740
Contact country:	US
Contact telephone:	818-914-7685
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:	FRED ARMENTA
Owner/operator address:	450 ALOSTA GLENDORA, CA 91740
Owner/operator country:	Not reported
Owner/operator telephone:	818-914-7685
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
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

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number

MAP FINDINGS

FREDS AUTO COLLISION (Continued) **1000857827**

Violation Status: No violations found

FINDS:

Registry ID: 110002902510

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: 1000857827
Registry ID: 110002902510
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002902510

A2 **EXXONMOBIL OIL CORP 10691** **RCRA-SQG** **1016148112**
SW **540 W ALOSTA AVE** **CAR000239517**
< 1/8 **GLENDORA, CA 91740**
0.059 mi.
311 ft. **Site 1 of 11 in cluster A**

Relative: RCRA-SQG:
Lower Date form received by agency: 06/10/2013
Actual: Facility name: EXXONMOBIL OIL CORP 10691
708 ft. Facility address: 540 W ALOSTA AVE
GLENDORA, CA 91740
EPA ID: CAR000239517
Mailing address: 800 E WASHINGTON ST
EXXONMOBIL OIL CORP C O JD2
WEST CHESTER, PA 19380
Contact: DONNA HYMES
Contact address: 800 E WASHINGTON ST EXXONMOBIL OIL CORP C O JD2
WEST CHESTER, PA 19380
Contact country: US
Contact telephone: 610-430-8151
Contact email: DHYMES@JD2ENV.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: EXXONMOBIL OIL CORP
Owner/operator address: Not reported
Not reported
Owner/operator country: US

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

EXXONMOBIL OIL CORP 10691 (Continued) **1016148112**

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: 12/01/1999
Owner/Op end date: Not reported

Owner/operator name: EXXONMOBIL OIL CORP
Owner/operator address: 3225 GALLOWS RD
FAIRFAX, VA 22037
Owner/operator country: US
Owner/operator telephone: 703-846-3000
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: 12/01/1999
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:

. Waste code: D018
. Waste name: BENZENE

Violation Status: No violations found

A3 **RCRA-LQG** **1007200236**
SW **540 W ALOSTA AVE** **CAL000056297**
< 1/8 **GLENDORA, CA 91740**
0.059 mi.
311 ft. **Site 2 of 11 in cluster A**

Relative: **Lower**

Actual: **708 ft.**

RCRA-LQG:
Date form received by agency: 02/28/2002
Facility name: Not reported
Facility address: 540 W ALOSTA AVE
GLENDORA, CA 91740
EPA ID: CAL000056297

Map ID / Direction / Distance / Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number / EPA ID Number

(Continued) **1007200236**

Mailing address: WEST BAYAUD AVE.
LAKEWOOD, CO 80228
Contact: JOHN HOOVER
Contact address: Not reported
Not reported
Contact country: US
Contact telephone: 800-253-8054
Contact email: Not reported
EPA Region: Not reported
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

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

A4 **MOBIL OIL CORP S/S #18-J4Q** **UST** **U003940675**
SW **540 W ALOSTA AVE** **N/A**
< 1/8 **GLENDORA, CA 91740**
0.059 mi.
311 ft. **Site 3 of 11 in cluster A**

Relative: UST:
Lower
Actual: Name: MOBIL OIL CORP S/S #18-J4Q
708 ft. Address: 540 W ALOSTA AVE
City,State,Zip: GLENDORA, CA 91740
Facility ID: 9378
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.12868
Longitude: -117.87169

Map ID
Direction
Distance
Elevation | Site

MAP FINDINGS

Database(s) | EDR ID Number / EPA ID Number

A5
SW
< 1/8
0.059 mi.
311 ft.

GLENDORA MOBILE
540 W ALOSTA AVE
GLENDORA, CA 91740

EDR Hist Auto | **1008995764** / **N/A**

Site 4 of 11 in cluster A

Relative:
Lower

Actual:
708 ft.

EDR Hist Auto

Year:	Name:	Type:
1956	NELSON'S ASSOCIATED SERVICE	Not reported
1957	WHITSON & MOON ASSOCIATED SERVI	Not reported
1987	MOBILE OIL CO INC	Gasoline Service Stations
1988	MOBILE OIL CO INC	Gasoline Service Stations
1989	DANNYS MOBIL SERVICE	Gasoline Service Stations
1989	MOBILE OIL CO INC	Gasoline Service Stations
1990	MOBILE OIL CO INC	Gasoline Service Stations
1991	S & N MOBIL	Gasoline Service Stations
1991	MIKES MOBIL	Gasoline Service Stations, NEC
1992	MIKES MOBIL	Gasoline Service Stations, NEC
1992	S & N MOBIL	Gasoline Service Stations
1993	S & N MOBIL	Gasoline Service Stations
1996	GLENDORA MOBILE	Gasoline Service Stations
1997	GLENDORA MOBILE	Gasoline Service Stations
1998	GLENDORA MOBILE	Gasoline Service Stations
1999	GLENDORA MOBILE	Gasoline Service Stations
2000	GLENDORA MOBILE	Gasoline Service Stations
2004	MOBIL CORPORATION	Gasoline Service Stations
2005	MOBIL CORPORATION	Gasoline Service Stations, NEC

A6
SW
< 1/8
0.059 mi.
311 ft.

ROBERT P. COLEMAN #14-538
540 W ALOSTA AVE
GLENDORA, CA 91740

HIST UST | **U001569575** / **N/A**

Site 5 of 11 in cluster A

Relative:
Lower

Actual:
708 ft.

HIST UST:

Name:	ROBERT P. COLEMAN #14-538
Address:	540 W ALOSTA AVE
City,State,Zip:	GLENDORA, CA 91740
File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000039842
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	2133317817
Owner Name:	MOBIL OIL CORPORATION
Owner Address:	612 SOUTH FLOWER STREET
Owner City,St,Zip:	LOS ANGELES, CA 90017
Total Tanks:	0004
Tank Num:	001
Container Num:	0694
Year Installed:	1970
Tank Capacity:	00000280
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ROBERT P. COLEMAN #14-538 (Continued) **U001569575**

Tank Num:	002
Container Num:	0695
Year Installed:	1972
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	003
Container Num:	0696
Year Installed:	1970
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	004
Container Num:	0697
Year Installed:	1970
Tank Capacity:	00009940
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

A7 **MOBIL OIL CORP SS 11J4Q** **SWEEPS UST** **S101586087**
SW **540 W ALOSTA AVE** **CA FID UST** **N/A**
< 1/8 **GLENDORA, CA 91740** **HAZNET**
0.059 mi.
311 ft. **Site 6 of 11 in cluster A**

Relative: **Lower**

Actual: **708 ft.**

SWEEPS UST:

Name:	MOBIL OIL CORP SS 11J4Q
Address:	540 W ALOSTA AVE
City:	GLENDORA
Status:	Active
Comp Number:	9378
Number:	1
Board Of Equalization:	44-000400
Referral Date:	10-04-90
Action Date:	10-04-90
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-009378-000001
Tank Status:	A
Capacity:	12000
Active Date:	10-04-90
Tank Use:	M.V. FUEL
STG:	W
Content:	REG UNLEADED
Number Of Tanks:	5

Name:	MOBIL OIL CORP SS 11J4Q
Address:	540 W ALOSTA AVE
City:	GLENDORA
Status:	Active

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

MOBIL OIL CORP SS 11J4Q (Continued) **S101586087**

Comp Number: 9378
Number: 1
Board Of Equalization: 44-000400
Referral Date: 10-04-90
Action Date: 10-04-90
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009378-000002
Tank Status: A
Capacity: 10000
Active Date: 10-04-90
Tank Use: M.V. FUEL
STG: W
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: MOBIL OIL CORP SS 11J4Q
Address: 540 W ALOSTA AVE
City: GLENDORA
Status: Active
Comp Number: 9378
Number: 1
Board Of Equalization: 44-000400
Referral Date: 10-04-90
Action Date: 10-04-90
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009378-000003
Tank Status: A
Capacity: 10000
Active Date: 10-04-90
Tank Use: M.V. FUEL
STG: W
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: MOBIL OIL CORP SS 11J4Q
Address: 540 W ALOSTA AVE
City: GLENDORA
Status: Active
Comp Number: 9378
Number: 1
Board Of Equalization: 44-000400
Referral Date: 10-04-90
Action Date: 10-04-90
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-009378-000004
Tank Status: A
Capacity: 550
Active Date: 10-04-90
Tank Use: M.V. FUEL
STG: W
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: MOBIL OIL CORP SS 11J4Q

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

MOBIL OIL CORP SS 11J4Q (Continued) **S101586087**

Address:	540 W ALOSTA AVE
City:	GLENDORA
Status:	Active
Comp Number:	9378
Number:	1
Board Of Equalization:	44-000400
Referral Date:	10-04-90
Action Date:	10-04-90
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-009378-000005
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	19038037
Regulated By:	UTNKA
Regulated ID:	00039842
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8180000000
Mail To:	Not reported
Mailing Address:	3800 ALAMEDA BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	GLENDORA 91740
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

HAZNET:

Name:	EXXONMOBIL OIL CORP 10691
Address:	540 W ALOSTA AVE
City,State,Zip:	GLENDORA, CA 917400000
Year:	2013
GEPAID:	CAR000239517
Contact:	DONNA HYMES
Telephone:	6104308151
Mailing Name:	Not reported
Mailing Address:	800 E WASHINGTON ST
Mailing City,St,Zip:	WEST CHESTER, PA 193800000
Gen County:	Los Angeles
TSD EPA ID:	NVT330010000
TSD County:	99
Tons:	0.0175
CA Waste Code:	352-Other organic solids
Method:	H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
	MAP FINDINGS		

MOBIL OIL CORP SS 11J4Q (Continued) **S101586087**

Facility County: Los Angeles

A8 **SAKO'S AUTOMOTIVE** **CERS HAZ WASTE** **S123533574**
SW **512 W ROUTE 66** **CERS** **N/A**
< 1/8 **GLENDORA, CA 91740**
0.059 mi.
313 ft. **Site 7 of 11 in cluster A**

Relative: **Lower**
Actual: **708 ft.**

CERS HAZ WASTE:
Site ID: 64112
CERS ID: 10268194
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 64112
Site Name: SAKO'S AUTOMOTIVE
Violation Date: 12-04-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 01/26/2016. OBSERVATION: The annotated site map submitted to the CUPA does not include new oil 180-gal cubes and antifreezel drums. CORRECTIVE ACTION: Revise the annotated Site Map to include all required content and submit electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 64112
Site Name: SAKO'S AUTOMOTIVE
Violation Date: 02-01-2019
Citation: HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
Violation Description: Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes: Returned to compliance on 03/04/2019. OBSERVATION: Owner/Operator is a small quantity generator and failed to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles), or has failed to comply with the conditions of CCR 66262.34(d) and has stored hazardous waste over 90 days. CORRECTIVE ACTION: Show proof of recent disposal or dispose of hazardous waste (waste coolant) that has been stored over the applicable time limit and provide documentation that the violation has been corrected.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 64112

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SAKO'S AUTOMOTIVE (Continued) **S123533574**

Site Name:	SAKO'S AUTOMOTIVE
Violation Date:	12-04-2015
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 01/26/2016. OBSERVATION: There were 4 empty drums with no labels. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value ? or managed on site in such a manner ? within one year of being emptied. 22CCR 11 66261.7
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	64112
Site Name:	SAKO'S AUTOMOTIVE
Violation Date:	12-04-2015
Citation:	HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description:	Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 01/26/2016. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	64112
Site Name:	SAKO'S AUTOMOTIVE
Violation Date:	12-04-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 01/26/2016. OBSERVATION: An Emergency Response Plan and procedures has not been completed and submitted electronically to the CUPA. CORRECTIVE ACTION: Complete the emergency response plan and procedures to include all required content and submit electronically in the California Environmental Reporting System (CERS).
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	64112
Site Name:	SAKO'S AUTOMOTIVE
Violation Date:	12-04-2015
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SAKO'S AUTOMOTIVE (Continued) **S123533574**

business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 01/26/2016. OBSERVATION: The facility has not annually reviewed and certified that the business plan is complete, accurate, and up-to-date. CORRECTIVE ACTION: Review, revise, and certify the business plan electronically in the California Environmental Reporting System (CERS). Chemical Inventory: new oil approx 180-gal cubes; waste antifreeze - 2x55-gal drums; new antifreeze - 2x55-gal drums
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 01-26-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS reviewed and approved HMBP submittals. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-01-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Sarkis Cholakian, President
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-01-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Sarkis Cholakian, President
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-04-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Revisit conducted with Mr. Sarkis Cholakian; used coolant picked up by MGN Used Oil Inc Environmental Services; last three invoices reflecting pick up dates of 01/16/19, 12/14/18 and 11/13/18 provided; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-04-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Sarkis H. Cholakian, Owner

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SAKO'S AUTOMOTIVE (Continued) **S123533574**

Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 01-26-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Proper labeling of all empty drums observed. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-04-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Sarkis H. Cholakian, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 64112
Facility Name: SAKO'S AUTOMOTIVE
Env Int Type Code: HWG
Program ID: 10268194
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.128260
Longitude: -117.871440

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 512 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: SARKIS H. CHOLAKIAN
Entity Title: PRESIDENT

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SAKO'S AUTOMOTIVE (Continued) **S123533574**

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	ANAKIN INC
Entity Title:	Not reported
Affiliation Address:	512 W ROUTE 66
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 914-3309
Affiliation Type Desc:	Operator
Entity Name:	SARKIS H. CHOLAKIAN
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 914-3309
Affiliation Type Desc:	Document Preparer
Entity Name:	LILLY LIEU
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	SARKIS H. CHOLAKIAN
Entity Title:	Not reported
Affiliation Address:	512 W ROUTE 66
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	SAKO'S AUTOMOTIVE
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SAKO'S AUTOMOTIVE (Continued) **S123533574**

CERS:
Name: SAKO'S AUTOMOTIVE
Address: 512 W ROUTE 66
City,State,Zip: GLENDORA, CA 91740
Site ID: 64112
CERS ID: 10268194
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 64112
Site Name: SAKO'S AUTOMOTIVE
Violation Date: 12-04-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 01/26/2016. OBSERVATION: The annotated site map submitted to the CUPA does not include new oil 180-gal cubes and antifreezel drums. CORRECTIVE ACTION: Revise the annotated Site Map to include all required content and submit electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 64112
Site Name: SAKO'S AUTOMOTIVE
Violation Date: 02-01-2019
Citation: HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
Violation Description: Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes: Returned to compliance on 03/04/2019. OBSERVATION: Owner/Operator is a small quantity generator and failed to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles), or has failed to comply with the conditions of CCR 66262.34(d) and has stored hazardous waste over 90 days. CORRECTIVE ACTION: Show proof of recent disposal or dispose of hazardous waste (waste coolant) that has been stored over the applicable time limit and provide documentation that the violation has been corrected.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 64112
Site Name: SAKO'S AUTOMOTIVE
Violation Date: 12-04-2015
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections

SAKO'S AUTOMOTIVE (Continued) **S123533574**

Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 01/26/2016. OBSERVATION: There were 4 empty drums with no labels. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value ? or managed on site in such a manner ? within one year of being emptied. 22CCR 11 66261.7
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	64112
Site Name:	SAKO'S AUTOMOTIVE
Violation Date:	12-04-2015
Citation:	HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description:	Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 01/26/2016. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	64112
Site Name:	SAKO'S AUTOMOTIVE
Violation Date:	12-04-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 01/26/2016. OBSERVATION: An Emergency Response Plan and procedures has not been completed and submitted electronically to the CUPA. CORRECTIVE ACTION: Complete the emergency response plan and procedures to include all required content and submit electronically in the California Environmental Reporting System (CERS).
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	64112
Site Name:	SAKO'S AUTOMOTIVE
Violation Date:	12-04-2015
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 01/26/2016. OBSERVATION: The facility has not annually reviewed and certified that the business plan is complete, accurate, and up-to-date. CORRECTIVE ACTION: Review, revise,

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SAKO'S AUTOMOTIVE (Continued) **S123533574**

and certify the business plan electronically in the California Environmental Reporting System (CERS). Chemical Inventory: new oil approx 180-gal cubes; waste antifreeze - 2x55-gal drums; new antifreeze - 2x55-gal drums

Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 01-26-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS reviewed and approved HMBP submittals. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-01-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Sarkis Cholakian, President
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-01-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Sarkis Cholakian, President
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-04-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Revisit conducted with Mr. Sarkis Cholakian; used coolant picked up by MGN Used Oil Inc Environmental Services; last three invoices reflecting pick up dates of 01/16/19, 12/14/18 and 11/13/18 provided; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-04-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Sarkis H. Cholakian, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SAKO'S AUTOMOTIVE (Continued) **S123533574**

Eval General Type: Other/Unknown
Eval Date: 01-26-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Proper labeling of all empty drums observed. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-04-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Sarkis H. Cholakian, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 64112
Facility Name: SAKO'S AUTOMOTIVE
Env Int Type Code: HWG
Program ID: 10268194
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.128260
Longitude: -117.871440

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 512 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: SARKIS H. CHOLAKIAN
Entity Title: PRESIDENT
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SAKO'S AUTOMOTIVE (Continued) **S123533574**

Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	ANAKIN INC
Entity Title:	Not reported
Affiliation Address:	512 W ROUTE 66
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 914-3309
Affiliation Type Desc:	Operator
Entity Name:	SARKIS H. CHOLAKIAN
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 914-3309
Affiliation Type Desc:	Document Preparer
Entity Name:	LILLY LIEU
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	SARKIS H. CHOLAKIAN
Entity Title:	Not reported
Affiliation Address:	512 W ROUTE 66
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	SAKO'S AUTOMOTIVE
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
B9	**WALGREENS #6640**	**CERS HAZ WASTE**	**S113149059**
West	**550 S GRAND AVE**	**HAZNET**	**N/A**
< 1/8	**GLENDORA, CA 91741**		
0.077 mi.			
404 ft.	**Site 1 of 6 in cluster B**		

Relative: **Lower**

Actual: **706 ft.**

CERS HAZ WASTE:

Site ID:	407089
CERS ID:	10289656
CERS Description:	Hazardous Waste Generator

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-17-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	INSPECTED BY J ROONEY CONSENT GIVEN BY OMAR GUTIERREZ
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-13-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	John Smith, manager
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-07-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Inc CERS review, comments and printout
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-07-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-17-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	INSPECTED BY J ROONEY CONSENT GIVEN BY OMAR GUTIERREZ
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-13-2017
Violations Found:	No

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

WALGREENS #6640 (Continued) **S113149059**

Eval Type: Routine done by local agency
Eval Notes: John Smith, manager
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 407089
Facility Name: Walgreens #6640
Env Int Type Code: HWG
Program ID: 10289656
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.129440
Longitude: -117.872040

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Stephen Horn, On behalf of Walgreen Co.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: Verisk 3E, Reg Dept/ Walgreen Co., 3207 Grey Hawk Ct, Suite 200
Affiliation City: Carlsbad
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92010
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Stephen Horn, on behalf of Walgreen Co.
Entity Title: Regulatory Compliance Specialist, Verisk 3E
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: Walgreens
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

WALGREENS #6640 (Continued) **S113149059**

Affiliation Type Desc:	Property Owner
Entity Name:	Waltrust
Entity Title:	Not reported
Affiliation Address:	104 Wilmot Rd
Affiliation City:	Deerfield
Affiliation State:	IL
Affiliation Country:	United States
Affiliation Zip:	60015
Affiliation Phone:	(847) 315-8899

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045

Affiliation Type Desc:	Environmental Contact
Entity Name:	Verisk 3E, Regulatory Department/Walgreen Co.
Entity Title:	Not reported
Affiliation Address:	3207 Grey Hawk Court, Suite 200
Affiliation City:	Carlsbad
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92010
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Walgreen Co.
Entity Title:	Not reported
Affiliation Address:	200 Wilmot Rd
Affiliation City:	Deerfield
Affiliation State:	IL
Affiliation Country:	United States
Affiliation Zip:	60015
Affiliation Phone:	(847) 914-2264

Affiliation Type Desc:	Operator
Entity Name:	Walgreen Co.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(847) 914-2264

HAZNET:

Name:	WALGREENS #6640
Address:	550 S GRAND AVE
City,State,Zip:	GLENDORA, CA 91741
Year:	2017
GEPAID:	CAL000323257

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

WALGREENS #6640 (Continued) **S113149059**

Contact: KARINA ROMERO
Telephone: 7606028700
Mailing Name: Not reported
Mailing Address: 3207 GREY HAWK CT., SUITE 200
Mailing City,St,Zip: CARLSBAD, CA 920100000
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Tons: 0.0125
CA Waste Code: 311-Pharmaceutical waste
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Name: WALGREENS #6640
Address: 550 S GRAND AVE
City,State,Zip: GLENDORA, CA 91741
Year: 2017
GEPAID: CAL000323257
Contact: KARINA ROMERO
Telephone: 7606028700
Mailing Name: Not reported
Mailing Address: 3207 GREY HAWK CT., SUITE 200
Mailing City,St,Zip: CARLSBAD, CA 920100000
Gen County: Los Angeles
TSD EPA ID: INR000110197
TSD County: Not reported
Tons: 0.001
CA Waste Code: 311-Pharmaceutical waste
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Name: WALGREENS #6640
Address: 550 S GRAND AVE
City,State,Zip: GLENDORA, CA 91741
Year: 2017
GEPAID: CAL000323257
Contact: KARINA ROMERO
Telephone: 7606028700
Mailing Name: Not reported
Mailing Address: 3207 GREY HAWK CT., SUITE 200
Mailing City,St,Zip: CARLSBAD, CA 920100000
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Tons: 0.0025
CA Waste Code: 131-Aqueous solution (2 < pH < 12.5) containing reactive anions ...
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Name: WALGREENS #6640
Address: 550 S GRAND AVE
City,State,Zip: GLENDORA, CA 91741
Year: 2017
GEPAID: CAL000323257

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

WALGREENS #6640 (Continued) **S113149059**

Contact:	KARINA ROMERO
Telephone:	7606028700
Mailing Name:	Not reported
Mailing Address:	3207 GREY HAWK CT., SUITE 200
Mailing City,St,Zip:	CARLSBAD, CA 920100000
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Tons:	0.0695
CA Waste Code:	331-Off-specification, aged or surplus organics
Method:	H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles

Name:	WALGREENS #6640
Address:	550 S GRAND AVE
City,State,Zip:	GLENDORA, CA 91741
Year:	2016
GEPAID:	CAL000323257
Contact:	REBECCA LEE-GALE
Telephone:	7606028700
Mailing Name:	Not reported
Mailing Address:	3207 GREY HAWK CT., SUITE 200
Mailing City,St,Zip:	CARLSBAD, CA 920100000
Gen County:	Los Angeles
TSD EPA ID:	NVD980895338
TSD County:	99
Tons:	0.0005
CA Waste Code:	331-Off-specification, aged or surplus organics
Method:	H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles

Click this hyperlink while viewing on your computer to access
53 additional CA_HAZNET: record(s) in the EDR Site Report.

B10 **WALGREENS #6640** **RCRA-LQG** **1016954276**
West **550 S GRAND AVE** **CAL000323257**
< 1/8 **GLENDORA, CA 91741**
0.077 mi.
404 ft. **Site 2 of 6 in cluster B**

Relative: RCRA-LQG:
Lower

Date form received by agency:	08/31/2018
Facility name:	WALGREENS #6640
Facility address:	550 S GRAND AVE GLENDORA, CA 91741
EPA ID:	CAL000323257
Mailing address:	GREY HAWK CT, SUITE 200 CA91741 CA037US 3207 CARLSBAD, CA 92010
Contact:	KIM DASCOLI
Contact address:	WILMOT DRIVE, MAIL STOP #2273 DEEFIELD, IL 60015
Contact country:	US
Contact telephone:	847-315-2812
Contact email:	KIM.DASCOLI@WALGREENS.COM
EPA Region:	09

Actual:
706 ft.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

WALGREENS #6640 (Continued) **1016954276**

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: WALTRUST PROPERTIES INC
Owner/operator address: WILMOT RD, TAX DEPT
DEERFIELD, IL 60015
Owner/operator country: US
Owner/operator telephone: 847-315-4139
Owner/operator email: KIM.DASCOLI@WALGREENS.COM
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 04/22/2002
Owner/Op end date: Not reported

Owner/operator name: WALGREEN CO.
Owner/operator address: WILMOT DRIVE, MAIL STOP #2273
DEEFIELD, IL 60015
Owner/operator country: US
Owner/operator telephone: 847-315-2812
Owner/operator email: KIM.DASCOLI@WALGREENS.COM
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 04/22/2002
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

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

WALGREENS #6640 (Continued) **1016954276**

Used oil transporter: No

Historical Generators:

Date form received by agency: 04/06/2016
Site name: WALGREENS #6640
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 03/01/2014
Site name: WALGREENS #6640
Classification: Conditionally Exempt Small Quantity Generator

Hazardous Waste Summary:

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 131
. Waste name: Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions)

. Waste code: 181
. Waste name: Other inorganic solid waste

. 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: 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%

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

WALGREENS #6640 (Continued) **1016954276**

. 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

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 PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Amount (Lbs): 140

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): 9

Waste code: D007
Waste name: CHROMIUM
Amount (Lbs): 11

Waste code: D009
Waste name: MERCURY
Amount (Lbs): 4

Waste code: D010
Waste name: SELENIUM
Amount (Lbs): 11

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): 5

Waste code: P075
Waste name: NICOTINE, & SALTS
Amount (Lbs): 7

Violation Status: No violations found

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A11	**GLENDORA MOBIL**	**CERS HAZ WASTE**	**S123529499**
WSW	**540 W ROUTE 66**	**CERS TANKS**	**N/A**
< 1/8	**GLENDORA, CA 91740**	**CERS**	
0.084 mi.			
443 ft.	**Site 8 of 11 in cluster A**		

Relative: **Lower**

Actual: **705 ft.**

CERS HAZ WASTE:

Site ID:	49635
CERS ID:	10291279
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-29-2017
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-01-2016
Citation:	23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description:	Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes:	Returned to compliance on 02/13/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	23 CCR 16 2715(a)(1)(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(1)(B)
Violation Description:	Failure to submit the ?Designated Underground Storage Tank Operator Identification Form? within 30 days of installing a UST system or within 30 days of a change in DO.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Description:	Failure to comply with one or more of the following: conduct secondary containment testing, within six months of installation and every 36 months thereafter, conducted in accordance with proper practices, protocols, or test methods.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)
Violation Description: Failure to submit or maintain a current facility plot plan.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2716(a) through (e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(a) through (e)
Violation Description: For designated operator (DO) monthly inspections conducted before October 1, 2018, failure to comply with one or more of the following requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been trained in accordance with 23 CCR 2715(c). For designated operator (DO) 30 day inspections conducted on and after October 1, 2018, failure to conduct the designated UST operator visual inspection at least once every 30 days.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have current UST Monitoring Plan available on site.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 11-18-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

	storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 03/30/2017. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan by 4/1/2016. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-01-2016
Citation:	23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description:	Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes:	Returned to compliance on 02/13/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description:	Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	11-18-2016
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes:	Returned to compliance on 03/30/2017. OBSERVATION: This facility?s EPA ID number is inactive. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an EPA ID number. CORRECTIVE ACTION: Immediately contact DTSC and reactivate your EPA ID number and submit evidence to the cupa 30 days from now.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	49635

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Site Name: Glendora Mobil
Violation Date: 09-16-2014
Citation: 23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Description: Failure to comply with one or more of the following: conduct secondary containment testing, within six months of installation and every 36 months thereafter, conducted in accordance with proper practices, protocols, or test methods.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-29-2017
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2716(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(f)
Violation Description: "Failure to maintain on-site, or off-site at a readily available location if approved by the UPA, copies of Designated Operator inspection records as follows: Designated operator monthly inspection records for inspections performed before October 1, 2018 must be kept for 12 months from the month of inspection. For inspections performed on or after October 1, 2018, copies of the ""Designated Underground Storage Tank Operator Visual Inspection Report"" must be kept for 36 months from the month of inspection. "
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-07-2016
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-17-2013
Citation:	HSC 6.95 25503.5(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25503.5(a)
Violation Description:	Owner/Operator failed to establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description:	Failure to test the spill bucket annually.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description:	Failure to have an approved UST Monitoring Plan.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description:	The owner/operator has failed to designate an UST operator or to inform the CUPA or any change in the designated UST operator(s) within 30 days after a change.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description:	Failure of service technician, designated operator, installer, and/or employee to obtain and maintain a proper and current International Code Council certification.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-07-2016
Citation:	23 CCR 16 2632(d)(1)(C), 2641(h), 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(C), 2641(h), 2711(a)(8)
Violation Description:	Failure to submit or update a plot plan.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	HSC 6.7 25299 - California Health and Safety Code, Chapter 6.7, Section(s) 25299

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Description: Failure to comply with one or more of the operating permit conditions.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the local agency or the special inspector.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-29-2017
Citation: 23 CCR 16 2638(d) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(d)
Violation Description: Failure to submit the Annual Monitoring System Certification Form to the CUPA within 30 days of completion of the test.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-01-2016
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes: Returned to compliance on 02/13/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2637(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(f)
Violation Description: Failure to submit a copy of the secondary containment test results on the ?Secondary Containment Testing report Form? to the UPA within 30 days after the test.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-29-2017
Citation:	23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description:	Failure to notify the CUPA of the designated operator (DO) identification and/or change of the DO within 30 days.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	11-18-2016
Citation:	22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description:	Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes:	Returned to compliance on 04/10/2017. OBSERVATION: Waste antifreeze found stored >180 days. Facilities who generate less than 1000 kg of hazardous waste per month and do not exceed 6000 kg of waste stored on site at any time may store waste on site up to 180 days. CORRECTIVE ACTION: Immediately contact a licensed hazardous waste hauler to dispose of this waste under manifest and submit a copy of the manifest to the CUPA 30 days from now.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-07-2016
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to have a UST Monitoring Plan available on site.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-07-2016
Citation:	23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description:	Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes:	Returned to compliance on 05/01/2017.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-07-2016
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description: Failure to comply with one or more of the designated operator monthly inspection requirements: failed to inspect the monthly alarm history report; attach a copy of the alarm history; failed to inspect for the presence of liquid or debris in the spill container/spill bucket and under dispenser containment; failed to inspect the under dispenser containment to ensure that monitoring equipment is placed in the proper position; failure to inspect for liquid or debris in the containment sump where an alarm occurred or for which there is no record of a service visit; or failure to check that all testing and maintenance has been completed and documented.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-07-2016
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-01-2016
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Returned to compliance on 02/13/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-16-2014
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-07-2016
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-29-2017
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 days of receiving an inspection report from either

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

	the UPA or special inspector.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	02-09-2018
Citation:	HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description:	Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes:	Returned to compliance on 10/05/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	02-20-2018
Citation:	23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)
Violation Description:	Failure to submit a copy of the secondary containment test results to the UPA within 30 days after the test.
Violation Notes:	Returned to compliance on 10/05/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-29-2017
Citation:	23 CCR 16 2715(c) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)
Violation Description:	Failure to comply with one or more of the following designated operator (DO) monthly inspection requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been properly trained.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2644.1(a)(5) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2644.1(a)(5)

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Description: Failure to submit enhanced leak detection testing results to the State Water Board and the CUPA within 60 days of completion of the test.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit statement of UST compliance and/or Designated Operator certification.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: HSC 6.7 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25286
Violation Description: Failure to obtain and maintain a valid Board of Equalization account number.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)
Violation Description: Failure to submit a copy of the secondary containment test results to the CUPA within 30 days after the test.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 02-09-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: NOVC:MON.CERT(C874119)MISSING SITE PLAN. SB989(C873812)SECONDARY PIPING NOT TESTED AT 5PSI & SPBK RESULTS NOT LISTED ON SUMMARY PAGE.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-30-2017
Violations Found: No

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Eval Type: Other, not routine, done by local agency
Eval Notes: EPA ID active per HWTS; waste antifreeze scheduled for pickup in one week; followup required.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-08-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not in CERS
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-10-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Email of waste manifest for coolant received from Mr. Vic Bandari; MK Company picked up on 4/6/17; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-22-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOTICE ISSUED; FAILED TO RESPOND TO V793517, COLD START/TEST FAILURS MISSING DOCUMENTATION/ERRORS IN CERS SUBMITTAL.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-04-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOVC:CERS(TANK INF&MONIT PLN,PLT PLN,CFO&FRCT,STMNT UND&COMP,OSDO), W/O TANK FILLED TO RISER,LIQ:DSL FSMP.DO:RPT 9/17 MISSING,MISSDALRM
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-09-2018

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: INST 87 PROD FLEXLINE,REMVD VENT MNFLD PER PLANS.PLLD+ATG FLT NOT ON SITE @ INSP.UDCS CNVRTD,NO CONV FRM USED.VAP RISER CAPD ABV VENT LN.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-30-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: HMBP accepted in CERS as of 1/10/17; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-16-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: CLTS-7/9/13(LATE);_SCTR-4/11/11(LATE);FRCT_EXPIRED;_NO_BOE#_ON_FILE_SENSORS_IN_PLACE;_SUMPS/UDCS/SPBKS_DRY/CLEAN._OTHER_CERTS/DOCS_OK
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: NO VIOLATIONS
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2013
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: CERS
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-29-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOTICE ISSUED FOR CERS CORRECTIONS; EXPIRED OSDO, AND FRCT IN THE SUBMITTAL. EXPIRED SB989, AND AB 2481 TESTING RESULTS, MISSED DATES.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-18-2016

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Vic Bandari, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-20-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: SB989(C873812) STATES "OMNTECH" EQUIP FOR SUMPS/UDC ACC. TESTING AND INCON FOR SPBK. BUT NO RESULTS/PRINTOUT ATTACHED.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 06-19-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS email written
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-18-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Vic Bandari, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-07-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: OBSERVED MANIFOLDED PIPING REMOVAL,NO SAMPLING REQD:EXCAVATED ZONE PEA GRAVEL.NO CONTAMINATION OBSRVED,OTHER EXCAV FOR NEW INSTALL ONLY
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-01-2016
Violations Found: Yes

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Eval Type: Other, not routine, done by local agency
Eval Notes: NOV-CERTIFY MON SYSTEM BY 090816,BOE # IN CERS INVALID,TWO OPEN NOVS
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-07-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOV-NO 2015 SPBK TEST RESULTS,2014 MC NOT SUBMITTED,100115 LLD TEST NOT SUBMITTED,87 MAIN LLD FAIL-REQ MOD PERMIT,CERS CORRECTIONS-.....
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Coordinates:
Site ID: 49635
Facility Name: Glendora Mobil
Env Int Type Code: HWG
Program ID: 10291279
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.128640
Longitude: -117.871860

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: Vic Bandari
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: V&S INC
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740
Affiliation Phone: (626) 335-3831

Affiliation Type Desc: UST Permit Applicant
Entity Name: Vic Bandari
Entity Title: Owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (626) 335-3831

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045

Affiliation Type Desc:	Operator
Entity Name:	GLENDORA MOBIL
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 335-3831

Affiliation Type Desc:	Parent Corporation
Entity Name:	V & S inc
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Property Owner
Entity Name:	Glendora Mobil
Entity Title:	Not reported
Affiliation Address:	540 W ROUTE 66
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 335-3831

Affiliation Type Desc:	UST Tank Owner
Entity Name:	SB Colorado Capital LLC
Entity Title:	Not reported
Affiliation Address:	540 W ROUTE 66
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740-4313
Affiliation Phone:	(626) 335-3831

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	540 W ROUTE 66
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Affiliation Zip: 91740
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Vic Bandari
Entity Title: Owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: UST Property Owner Name
Entity Name: SB Colorado Capital LLC
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740-4313
Affiliation Phone: (626) 335-3831

Affiliation Type Desc: UST Tank Operator
Entity Name: V&S INC
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740-4313
Affiliation Phone: (626) 335-3831

CERS TANKS:
Name: GLENDORA MOBIL
Address: 540 W ROUTE 66
City,State,Zip: GLENDORA, CA 91740
Site ID: 49635
CERS ID: 10291279
CERS Description: Underground Storage Tank

Violations:
Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-29-2017
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Date: 09-01-2016
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Returned to compliance on 02/13/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2715(a)(1)(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(1)(B)
Violation Description: Failure to submit the ?Designated Underground Storage Tank Operator Identification Form? within 30 days of installing a UST system or within 30 days of a change in DO.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Description: Failure to comply with one or more of the following: conduct secondary containment testing, within six months of installation and every 36 months thereafter, conducted in accordance with proper practices, protocols, or test methods.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)
Violation Description: Failure to submit or maintain a current facility plot plan.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2716(a) through (e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(a) through (e)
Violation Description: For designated operator (DO) monthly inspections conducted before October 1, 2018, failure to comply with one or more of the following requirements: Be performed by an ICC certified DO. Inspect monthly

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been trained in accordance with 23 CCR 2715(c). For designated operator (DO) 30 day inspections conducted on and after October 1, 2018, failure to conduct the designated UST operator visual inspection at least once every 30 days.

Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have current UST Monitoring Plan available on site.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 11-18-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 03/30/2017. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan by 4/1/2016. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-01-2016
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes: Returned to compliance on 02/13/2017.
Violation Division: Los Angeles County Department of Public Works

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 11-18-2016
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 03/30/2017. OBSERVATION: This facility?s EPA ID number is inactive. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an EPA ID number. CORRECTIVE ACTION: Immediately contact DTSC and reactivate your EPA ID number and submit evidence to the cupa 30 days from now.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-16-2014
Citation: 23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Description: Failure to comply with one or more of the following: conduct secondary containment testing, within six months of installation and every 36 months thereafter, conducted in accordance with proper practices, protocols, or test methods.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-29-2017
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2716(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(f)
Violation Description: "Failure to maintain on-site, or off-site at a readily available location if approved by the UPA, copies of Designated Operator inspection records as follows: Designated operator monthly inspection records for inspections performed before October 1, 2018 must be kept for 12 months from the month of inspection. For inspections performed on or after October 1, 2018, copies of the ""Designated Underground Storage Tank Operator Visual Inspection Report"" must be kept for 36 months from the month of inspection. "
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-07-2016
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-17-2013
Citation: HSC 6.95 25503.5(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25503.5(a)
Violation Description: Owner/Operator failed to establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Notes: Not reported
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description:	Failure to have an approved UST Monitoring Plan.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description:	The owner/operator has failed to designate an UST operator or to inform the CUPA or any change in the designated UST operator(s) within 30 days after a change.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description:	Failure of service technician, designated operator, installer, and/or employee to obtain and maintain a proper and current International Code Council certification.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-07-2016
Citation:	23 CCR 16 2632(d)(1)(C), 2641(h), 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(C), 2641(h), 2711(a)(8)
Violation Description:	Failure to submit or update a plot plan.
Violation Notes:	Returned to compliance on 05/01/2017.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	HSC 6.7 25299 - California Health and Safety Code, Chapter 6.7, Section(s) 25299
Violation Description:	Failure to comply with one or more of the operating permit conditions.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description:	Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the local agency or the special inspector.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-29-2017
Citation:	23 CCR 16 2638(d) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(d)

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Description: Failure to submit the Annual Monitoring System Certification Form to the CUPA within 30 days of completion of the test.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-01-2016
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes: Returned to compliance on 02/13/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2637(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(f)
Violation Description: Failure to submit a copy of the secondary containment test results on the ?Secondary Containment Testing report Form? to the UPA within 30 days after the test.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-29-2017
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to notify the CUPA of the designated operator (DO) identification and/or change of the DO within 30 days.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 11-18-2016
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes: Returned to compliance on 04/10/2017. OBSERVATION: Waste antifreeze found stored >180 days. Facilities who generate less than 1000 kg of hazardous waste per month and do not exceed 6000 kg of waste stored on site at any time may store waste on site up to 180 days. CORRECTIVE ACTION: Immediately contact a licensed hazardous waste hauler to dispose of this waste under manifest and submit a copy of the manifest to the CUPA 30 days from now.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-07-2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Monitoring Plan available on site.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-07-2016
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-07-2016
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD),

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

automatic tank gauge (ATG), etc.).
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description: Failure to comply with one or more of the designated operator monthly inspection requirements: failed to inspect the monthly alarm history report; attach a copy of the alarm history; failed to inspect for the presence of liquid or debris in the spill container/spill bucket and under dispenser containment; failed to inspect the under dispenser containment to ensure that monitoring equipment is placed in the proper position; failure to inspect for liquid or debris in the containment sump where an alarm occurred or for which there is no record of a service visit; or failure to check that all testing and maintenance has been completed and documented.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-07-2016
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-01-2016
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Returned to compliance on 02/13/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-16-2014
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-07-2016
Citation:	HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description:	Failure to test the spill bucket annually.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-29-2017
Citation:	HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description:	Failure to test the spill bucket annually.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description:	Failure to implement the corrections specified in the inspection report within 30 days of receiving an inspection report from either the UPA or special inspector.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	02-09-2018
Citation:	HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description:	Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes:	Returned to compliance on 10/05/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	02-20-2018
Citation:	23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Description: Failure to submit a copy of the secondary containment test results to the UPA within 30 days after the test.
Violation Notes: Returned to compliance on 10/05/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-29-2017
Citation: 23 CCR 16 2715(c) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)
Violation Description: Failure to comply with one or more of the following designated operator (DO) monthly inspection requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been properly trained.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2644.1(a)(5) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2644.1(a)(5)
Violation Description: Failure to submit enhanced leak detection testing results to the State Water Board and the CUPA within 60 days of completion of the test.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit statement of UST compliance and/or Designated Operator certification.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: HSC 6.7 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25286

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Description: Failure to obtain and maintain a valid Board of Equalization account number.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)
Violation Description: Failure to submit a copy of the secondary containment test results to the CUPA within 30 days after the test.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 02-09-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: NOVC:MON.CERT(C874119)MISSING SITE PLAN. SB989(C873812)SECONDARY PIPING NOT TESTED AT 5PSI & SPBK RESULTS NOT LISTED ON SUMMARY PAGE.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-30-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: EPA ID active per HWTS; waste antifreeze scheduled for pickup in one week; followup required.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-08-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not in CERS
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-10-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Email of waste manifest for coolant received from Mr. Vic Bandari; MK Company picked up on 4/6/17; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-22-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOTICE ISSUED; FAILED TO RESPOND TO V793517, COLD START/TEST FAILURS MISSING DOCUMENTATION/ERRORS IN CERS SUBMITTAL.
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-17-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-04-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOVC:CERS(TANK INF&MONIT PLN,PLT PLN,CFO&FRCT,STMNT UND&COMP,OSDO), W/O TANK FILLED TO RISER,LIQ:DSL FSMP.DO:RPT 9/17 MISSING,MISSDALRM
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	02-09-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	INST 87 PROD FLEXLINE,REMVD VENT MNFLD PER PLANS.PLLD+ATG FLT NOT ON SITE @ INSP.UDCS CNVRTD,NO CONV FRM USED.VAP RISER CAPD ABV VENT LN.
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	03-30-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	HMBP accepted in CERS as of 1/10/17; NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-16-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	CLTS-7/9/13(LATE);_SCTR-4/11/11(LATE);FRCT_EXPIRED;_NO_BOE#_ON_FILE_SENSORS_IN_PLACE;_SUMPS/UDCS/SPBKS_DRY/CLEAN._OTHER_CERTS/DOCS_OK
Eval Division:	Los Angeles County Department of Public Works

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-17-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	NO VIOLATIONS
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-17-2013
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	CERS
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-29-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOTICE ISSUED FOR CERS CORRECTIONS; EXPIRED OSDO, AND FRCT IN THE SUBMITTAL. EXPIRED SB989, AND AB 2481 TESTING RESULTS, MISSED DATES.
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-18-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Vic Bandari, Owner
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	02-20-2018
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	SB989(C873812) STATES "OMNTECH" EQUIP FOR SUMPS/UDC ACC. TESTING AND INCON FOR SPBK. BUT NO RESULTS/PRINTOUT ATTACHED.
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-19-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	CERS email written
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-17-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-18-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Vic Bandari, Owner
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	02-07-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	OBSERVED MANIFOLDED PIPING REMOVAL,NO SAMPLING REQD:EXCAVATED ZONE PEA GRAVEL.NO CONTAMINATION OBSRVED,OTHER EXCAV FOR NEW INSTALL ONLY
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	09-01-2016
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	NOV-CERTIFY MON SYSTEM BY 090816,BOE # IN CERS INVALID,TWO OPEN NOVS
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-07-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOV-NO 2015 SPBK TEST RESULTS,2014 MC NOT SUBMITTED,100115 LLD TEST NOT SUBMITTED,87 MAIN LLD FAIL-REQ MOD PERMIT,CERS CORRECTIONS-.....
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS

Coordinates:

Site ID:	49635
Facility Name:	Glendora Mobil
Env Int Type Code:	HWG
Program ID:	10291279
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.128640

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Longitude: -117.871860

Affiliation:

Affiliation Type Desc: Environmental Contact
Entity Name: Vic Bandari
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: V&S INC
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740
Affiliation Phone: (626) 335-3831

Affiliation Type Desc: UST Permit Applicant
Entity Name: Vic Bandari
Entity Title: Owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (626) 335-3831

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Operator
Entity Name: GLENDORA MOBIL
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (626) 335-3831

Affiliation Type Desc: Parent Corporation
Entity Name: V & S inc
Entity Title: Not reported
Affiliation Address: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: Glendora Mobil
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740
Affiliation Phone: (626) 335-3831

Affiliation Type Desc: UST Tank Owner
Entity Name: SB Colorado Capital LLC
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740-4313
Affiliation Phone: (626) 335-3831

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Vic Bandari
Entity Title: Owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: UST Property Owner Name
Entity Name: SB Colorado Capital LLC
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740-4313
Affiliation Phone: (626) 335-3831

Affiliation Type Desc: UST Tank Operator

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Entity Name: V&S INC
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740-4313
Affiliation Phone: (626) 335-3831

CERS:
Name: GLENDORA MOBIL
Address: 540 W ROUTE 66
City,State,Zip: GLENDORA, CA 91740
Site ID: 49635
CERS ID: 10291279
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-29-2017
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-01-2016
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Returned to compliance on 02/13/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2715(a)(1)(B) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(1)(B)
Violation Description: Failure to submit the ?Designated Underground Storage Tank Operator Identification Form? within 30 days of installing a UST system or within 30 days of a change in DO.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Description:	Failure to comply with one or more of the following: conduct secondary containment testing, within six months of installation and every 36 months thereafter, conducted in accordance with proper practices, protocols, or test methods.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	23 CCR 16 2632(d)(1)(c),2641(h),2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(c),2641(h),2711(a)(8)
Violation Description:	Failure to submit or maintain a current facility plot plan.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	23 CCR 16 2716(a) through (e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(a) through (e)
Violation Description:	For designated operator (DO) monthly inspections conducted before October 1, 2018, failure to comply with one or more of the following requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been trained in accordance with 23 CCR 2715(c). For designated operator (DO) 30 day inspections conducted on and after October 1, 2018, failure to conduct the designated UST operator visual inspection at least once every 30 days.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to have current UST Monitoring Plan available on site.
Violation Notes:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 11-18-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 03/30/2017. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan by 4/1/2016. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-01-2016
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes: Returned to compliance on 02/13/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 11-18-2016
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 03/30/2017. OBSERVATION: This facility?s EPA

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

ID number is inactive. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an EPA ID number. CORRECTIVE ACTION: Immediately contact DTSC and reactivate your EPA ID number and submit evidence to the cupa 30 days from now.

Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-16-2014
Citation: 23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Description: Failure to comply with one or more of the following: conduct secondary containment testing, within six months of installation and every 36 months thereafter, conducted in accordance with proper practices, protocols, or test methods.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-29-2017
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2716(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(f)
Violation Description: "Failure to maintain on-site, or off-site at a readily available location if approved by the UPA, copies of Designated Operator inspection records as follows: Designated operator monthly inspection records for inspections performed before October 1, 2018 must be kept for 12 months from the month of inspection. For inspections performed on or after October 1, 2018, copies of the ""Designated Underground Storage Tank Operator Visual Inspection Report"" must be kept for 36 months from the month of inspection. "
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Date:	09-07-2016
Citation:	23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description:	Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-17-2013
Citation:	HSC 6.95 25503.5(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25503.5(a)
Violation Description:	Owner/Operator failed to establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description:	Failure to test the spill bucket annually.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description:	Failure to have an approved UST Monitoring Plan.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description:	The owner/operator has failed to designate an UST operator or to inform the CUPA or any change in the designated UST operator(s) within 30 days after a change.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description:	Failure of service technician, designated operator, installer, and/or employee to obtain and maintain a proper and current International Code Council certification.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-07-2016
Citation:	23 CCR 16 2632(d)(1)(C), 2641(h), 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(C), 2641(h), 2711(a)(8)
Violation Description:	Failure to submit or update a plot plan.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: HSC 6.7 25299 - California Health and Safety Code, Chapter 6.7, Section(s) 25299
Violation Description: Failure to comply with one or more of the operating permit conditions.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the local agency or the special inspector.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-29-2017
Citation: 23 CCR 16 2638(d) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(d)
Violation Description: Failure to submit the Annual Monitoring System Certification Form to the CUPA within 30 days of completion of the test.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-01-2016
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes: Returned to compliance on 02/13/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 10-04-2018
Citation: 23 CCR 16 2637(f) - California Code of Regulations, Title 23, Chapter

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

16, Section(s) 2637(f)
Violation Description: Failure to submit a copy of the secondary containment test results on the ?Secondary Containment Testing report Form? to the UPA within 30 days after the test.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-29-2017
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to notify the CUPA of the designated operator (DO) identification and/or change of the DO within 30 days.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 11-18-2016
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes: Returned to compliance on 04/10/2017. OBSERVATION: Waste antifreeze found stored >180 days. Facilities who generate less than 1000 kg of hazardous waste per month and do not exceed 6000 kg of waste stored on site at any time may store waste on site up to 180 days. CORRECTIVE ACTION: Immediately contact a licensed hazardous waste hauler to dispose of this waste under manifest and submit a copy of the manifest to the CUPA 30 days from now.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-07-2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Monitoring Plan available on site.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-07-2016
Citation:	23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description:	Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description:	Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-07-2016
Citation:	23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description:	Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	07-22-2015
Citation:	23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description:	Failure to comply with one or more of the designated operator monthly inspection requirements: failed to inspect the monthly alarm history report; attach a copy of the alarm history; failed to inspect for the presence of liquid or debris in the spill container/spill bucket and under dispenser containment; failed to inspect the under dispenser containment to ensure that monitoring equipment is placed in the proper position; failure to inspect for liquid or debris in the containment sump where an alarm occurred or for which there is no record of a service visit; or failure to check that all testing and maintenance has been completed and documented.
Violation Notes:	Returned to compliance on 05/01/2017.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-07-2016
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-01-2016
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Returned to compliance on 02/13/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-16-2014
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-07-2016
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 09-29-2017
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	10-04-2018
Citation:	23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description:	Failure to implement the corrections specified in the inspection report within 30 days of receiving an inspection report from either the UPA or special inspector.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	02-09-2018
Citation:	HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description:	Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes:	Returned to compliance on 10/05/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	02-20-2018
Citation:	23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)
Violation Description:	Failure to submit a copy of the secondary containment test results to the UPA within 30 days after the test.
Violation Notes:	Returned to compliance on 10/05/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	49635
Site Name:	Glendora Mobil
Violation Date:	09-29-2017
Citation:	23 CCR 16 2715(c) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)
Violation Description:	Failure to comply with one or more of the following designated operator (DO) monthly inspection requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been properly trained.
Violation Notes:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2644.1(a)(5) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2644.1(a)(5)
Violation Description: Failure to submit enhanced leak detection testing results to the State Water Board and the CUPA within 60 days of completion of the test.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit statement of UST compliance and/or Designated Operator certification.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: HSC 6.7 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25286
Violation Description: Failure to obtain and maintain a valid Board of Equalization account number.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 49635
Site Name: Glendora Mobil
Violation Date: 07-22-2015
Citation: 23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)
Violation Description: Failure to submit a copy of the secondary containment test results to the CUPA within 30 days after the test.
Violation Notes: Returned to compliance on 05/01/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 02-09-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Eval Notes: NOVC:MON.CERT(C874119)MISSING SITE PLAN. SB989(C873812)SECONDARY PIPING NOT TESTED AT 5PSI & SPBK RESULTS NOT LISTED ON SUMMARY PAGE.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-30-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: EPA ID active per HWTS; waste antifreeze scheduled for pickup in one week; followup required.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-08-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not in CERS
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-10-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Email of waste manifest for coolant received from Mr. Vic Bandari; MK Company picked up on 4/6/17; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-22-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOTICE ISSUED; FAILED TO RESPOND TO V793517, COLD START/TEST FAILURS MISSING DOCUMENTATION/ERRORS IN CERS SUBMITTAL.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-04-2018
Violations Found: Yes

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Eval Type: Routine done by local agency
Eval Notes: NOVC:CERS(TANK INF&MONIT PLN,PLT PLN,CFO&FRCT,STMNT UND&COMP,OSDO), W/O TANK FILLED TO RISER,LIQ:DSL FSMP.DO:RPT 9/17 MISSING,MISSDALRM
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-09-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: INST 87 PROD FLEXLINE,REMVD VENT MNFLD PER PLANS.PLLD+ATG FLT NOT ON SITE @ INSP.UDCS CNVRTD,NO CONV FRM USED.VAP RISER CAPD ABV VENT LN.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-30-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: HMBP accepted in CERS as of 1/10/17; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-16-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: CLTS-7/9/13(LATE);_SCTR-4/11/11(LATE);FRCT_EXPIRED;_NO_BOE#_ON_FILE_SENSORS_IN_PLACE;_SUMPS/UDCS/SPBKS_DRY/CLEAN._OTHER_CERTS/DOCS_OK
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: NO VIOLATIONS
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2013
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: CERS
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-29-2017
Violations Found: Yes

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Eval Type:	Routine done by local agency
Eval Notes:	NOTICE ISSUED FOR CERS CORRECTIONS; EXPIRED OSDO, AND FRCT IN THE SUBMITTAL. EXPIRED SB989, AND AB 2481 TESTING RESULTS, MISSED DATES.
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-18-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Vic Bandari, Owner
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	02-20-2018
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	SB989(C873812) STATES "OMNTECH" EQUIP FOR SUMPS/UDC ACC. TESTING AND INCON FOR SPBK. BUT NO RESULTS/PRINTOUT ATTACHED.
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-19-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	CERS email written
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-17-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-18-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Vic Bandari, Owner
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	02-07-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Eval Notes: OBSERVED MANIFOLDED PIPING REMOVAL,NO SAMPLING REQD:EXCAVATED ZONE PEA GRAVEL.NO CONTAMINATION OBSRVED,OTHER EXCAV FOR NEW INSTALL ONLY
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-01-2016
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: NOV-CERTIFY MON SYSTEM BY 090816,BOE # IN CERS INVALID,TWO OPEN NOVS
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-07-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOV-NO 2015 SPBK TEST RESULTS,2014 MC NOT SUBMITTED,100115 LLD TEST NOT SUBMITTED,87 MAIN LLD FAIL-REQ MOD PERMIT,CERS CORRECTIONS-.....
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Coordinates:
Site ID: 49635
Facility Name: Glendora Mobil
Env Int Type Code: HWG
Program ID: 10291279
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.128640
Longitude: -117.871860

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: Vic Bandari
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: V&S INC
Entity Title: Not reported
Affiliation Address: 540 W ROUTE 66
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740
Affiliation Phone: (626) 335-3831

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Affiliation Type Desc:	UST Permit Applicant
Entity Name:	Vic Bandari
Entity Title:	Owner
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 335-3831

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045

Affiliation Type Desc:	Operator
Entity Name:	GLENDORA MOBIL
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 335-3831

Affiliation Type Desc:	Parent Corporation
Entity Name:	V & S inc
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Property Owner
Entity Name:	Glendora Mobil
Entity Title:	Not reported
Affiliation Address:	540 W ROUTE 66
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 335-3831

Affiliation Type Desc:	UST Tank Owner
Entity Name:	SB Colorado Capital LLC
Entity Title:	Not reported
Affiliation Address:	540 W ROUTE 66
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA MOBIL (Continued) **S123529499**

Affiliation Zip:	91740-4313
Affiliation Phone:	(626) 335-3831
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	540 W ROUTE 66
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Vic Bandari
Entity Title:	Owner
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	SB Colorado Capital LLC
Entity Title:	Not reported
Affiliation Address:	540 W ROUTE 66
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740-4313
Affiliation Phone:	(626) 335-3831
Affiliation Type Desc:	UST Tank Operator
Entity Name:	V&S INC
Entity Title:	Not reported
Affiliation Address:	540 W ROUTE 66
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740-4313
Affiliation Phone:	(626) 335-3831

A12 **GLENDORA MOBIL** **UST** **U004274323**
WSW **540 W ROUTE 66** **N/A**
< 1/8 **GLENDORA, CA 91740**
0.084 mi.
443 ft. **Site 9 of 11 in cluster A**

Relative: UST:
Lower

Name:	GLENDORA MOBIL
Address:	540 W ROUTE 66
City,State,Zip:	GLENDORA, CA 91740
Facility ID:	LACoFA0002600
Permitting Agency:	Los Angeles County Fire Department
Latitude:	34.12864
Longitude:	-117.87186

Actual:
705 ft.

MAP FINDINGS

Map ID / Direction / Distance / Elevation | Site | Database(s) | EDR ID Number / EPA ID Number

A13
WSW
< 1/8
0.084 mi.
443 ft.

GLENDORA MOBILE
540 W ROUTE 66
GLENDORA, CA 91740

Database(s): **EDR Hist Auto**
EDR ID Number: **1021343956**
EPA ID Number: **N/A**

Site 10 of 11 in cluster A

Relative:
Lower

Actual:
705 ft.

EDR Hist Auto

Year:	Name:	Type:
2001	GLENDORA MOBILE	Gasoline Service Stations
2002	GLENDORA MOBILE	Gasoline Service Stations
2003	GLENDORA MOBILE	Gasoline Service Stations
2006	MOBIL CORPORATION	Gasoline Service Stations, NEC
2007	MOBIL CORPORATION	Gasoline Service Stations, NEC
2010	GLENDORA MOBIL	Gasoline Service Stations, NEC
2011	MASTER TECH	General Automotive Repair Shops
2012	MASTER TECH	General Automotive Repair Shops

A14
WSW
< 1/8
0.084 mi.
443 ft.

MOBIL R/S #306414
540 W ROUTE 66
GLENDORA, CA 91740

Database(s): **UST**
EDR ID Number: **U004265126**
EPA ID Number: **N/A**

Site 11 of 11 in cluster A

Relative:
Lower

Actual:
705 ft.

UST:

Name:	MOBIL R/S #306414
Address:	540 W ROUTE 66
City,State,Zip:	GLENDORA, CA 91740
Facility ID:	LACoFA0002600
Permitting Agency:	Los Angeles County Fire Department
Latitude:	34.12864
Longitude:	-117.87186

B15
West
< 1/8
0.115 mi.
606 ft.

EXXON SERVICE STATION
603 W ALOSTA
GLENDORA, CA 91740

Database(s): **HIST UST**
EDR ID Number: **U001569554**
EPA ID Number: **N/A**

Site 3 of 6 in cluster B

Relative:
Lower

Actual:
702 ft.

HIST UST:

Name:	EXXON SERVICE STATION
Address:	603 W ALOSTA
City,State,Zip:	GLENDORA, CA 91740
File Number:	00026571
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026571.pdf
Region:	STATE
Facility ID:	00000029130
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	MOHAMAD GHADERPANAH
Telephone:	2133359181
Owner Name:	EXXON COMPANY U.S.A.
Owner Address:	16945 NORTCHASE BLVD.
Owner City,St,Zip:	HOUSTON, TX 77210
Total Tanks:	0004
Tank Num:	001
Container Num:	#1

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

EXXON SERVICE STATION (Continued) **U001569554**

Year Installed:	1972
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	#2
Year Installed:	1972
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	#3
Year Installed:	1972
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	#4
Year Installed:	1972
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

B16
West
< 1/8
0.115 mi.
606 ft.

EXXON #7-2511 **LUST** **S102429412**
603 ALOSTA AVE W **HIST CORTESE** **N/A**
GLENDORA, CA 91740 **CERS**

Site 4 of 6 in cluster B

Relative:
Lower

Actual:
702 ft.

LUST:

Name:	EXXON #7-2511
Address:	603 ALOSTA AVE W
City,State,Zip:	GLENDORA, CA 91740
Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603705085
Global Id:	T0603705085
Latitude:	34.1289178
Longitude:	-117.8726478
Status:	Completed - Case Closed
Status Date:	10/24/2006
Case Worker:	JOA
RB Case Number:	R-11960
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

EXXON #7-2511 (Continued) **S102429412**

Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0603705085
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: T0603705085
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: T0603705085
Action Type: Other
Date: 04/01/1992
Action: Leak Discovery

Global Id: T0603705085
Action Type: Other
Date: 04/02/1992
Action: Leak Reported

LUST:
Global Id: T0603705085
Status: Completed - Case Closed
Status Date: 10/24/2006

Global Id: T0603705085
Status: Open - Case Begin Date
Status Date: 04/01/1992

Global Id: T0603705085
Status: Open - Site Assessment
Status Date: 04/02/1992

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-11960
Status: Preliminary site assessment underway
Substance: Gasoline

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

EXXON #7-2511 (Continued) **S102429412**

Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603705085	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	GRAND	
Enforcement Type:	Not reported	
Date Leak Discovered:	4/1/1992	
Date Leak First Reported:		4/2/1992
Date Leak Record Entered:	4/28/1992	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		4/21/1992
Date the Case was Closed:		Not reported
How Leak Discovered:	OM	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	MA, STEVE	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		2417.878000470335423428299006 8
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		4/2/1992
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:	EXXON CO.-USA	
RP Address:	SAME AS ABOVE	
Program:	LUST	
Lat/Long:	34.1289178 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	OLD CASE #050192-08	

HIST CORTESE:

edr_fname:	EXXON #7-2511
edr_fadd1:	603 ALOSTA
City,State,Zip:	GLENDORA, CA 91740

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

EXXON #7-2511 (Continued) **S102429412**

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: R-11960

CERS:
Name: EXXON #7-2511
Address: 603 ALOSTA AVE W
City,State,Zip: GLENDORA, CA 91740
Site ID: 212633
CERS ID: T0603705085
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: JOHN AWUJO - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S FREMONT AVE
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6264583507

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

B17 **MEPCO #26** **UST** **U003940499**
West **603 W ALOSTA AVE** **N/A**
< 1/8 **GLENDORA, CA 91740**
0.115 mi.
606 ft. **Site 5 of 6 in cluster B**

Relative: UST:
Lower Name: MEPCO #26
Address: 603 W ALOSTA AVE
Actual: City,State,Zip: GLENDORA, CA 91740
702 ft. Facility ID: 26216
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.12882
Longitude: -117.87302

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
B18	**EXXON CO USA SS#72511**	**SWEEPS UST**	**S101583359**
West	**603 W ALOSTA AVE**	**CA FID UST**	**N/A**
< 1/8	**GLENDORA, CA**		
0.115 mi.			
606 ft.	**Site 6 of 6 in cluster B**		

Relative: **Lower**

Actual: **702 ft.**

SWEEPS UST:

Name:	EXXON CO USA SS#72511
Address:	603 W ALOSTA AVE
City:	GLENDORA
Status:	Active
Comp Number:	11960
Number:	9
Board Of Equalization:	44-000285
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-011960-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	7

Name:	EXXON CO USA SS#72511
Address:	603 W ALOSTA AVE
City:	GLENDORA
Status:	Active
Comp Number:	11960
Number:	9
Board Of Equalization:	44-000285
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-011960-000002
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

Name:	EXXON CO USA SS#72511
Address:	603 W ALOSTA AVE
City:	GLENDORA
Status:	Active
Comp Number:	11960
Number:	9
Board Of Equalization:	44-000285
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-011960-000003

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

EXXON CO USA SS#72511 (Continued) **S101583359**

Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Name: EXXON CO USA SS#72511
Address: 603 W ALOSTA AVE
City: GLENDORA
Status: Active
Comp Number: 11960
Number: 9
Board Of Equalization: 44-000285
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011960-000004
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Name: EXXON CO USA SS#72511
Address: 603 W ALOSTA AVE
City: GLENDORA
Status: Active
Comp Number: 11960
Number: 9
Board Of Equalization: 44-000285
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011960-000005
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Name: EXXON CO USA SS#72511
Address: 603 W ALOSTA AVE
City: GLENDORA
Status: Active
Comp Number: 11960
Number: 9
Board Of Equalization: 44-000285
Referral Date: 06-30-89
Action Date: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

EXXON CO USA SS#72511 (Continued) **S101583359**

Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011960-000006
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

Name: EXXON CO USA SS#72511
Address: 603 W ALOSTA AVE
City: GLENDORA
Status: Active
Comp Number: 11960
Number: 9
Board Of Equalization: 44-000285
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-011960-000007
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19003526
Regulated By: UTNKA
Regulated ID: 00029130
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: P O BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: GLENDORA
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
19 NNW < 1/8 0.118 mi. 625 ft.	**TABY, CEASAR 531 W. LEESIDE STREET GLENDORA, CA 91741**	**RCRA NonGen / NLR**	**1024759158 CAC002979005**

Relative: Lower

Actual: 713 ft.

RCRA NonGen / NLR:

Date form received by agency:	09/05/2018
Facility name:	TABY, CEASAR
Facility address:	531 W. LEESIDE STREET GLENDORA, CA 91741
EPA ID:	CAC002979005
Contact:	TABY, CEASAR
Contact address:	531 W. LEESIDE STREET GLENDORA, CA 91741
Contact country:	Not reported
Contact telephone:	626-484-0282
Contact email:	ANDREWC@PWSEI.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	TABY, CEASAR
Owner/operator address:	531 W. LEESIDE STREET GLENDORA, CA 91741
Owner/operator country:	Not reported
Owner/operator telephone:	626-484-0282
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	TABY, CEASAR
Owner/operator address:	531 W. LEESIDE STREET GLENDORA, CA 91741
Owner/operator country:	Not reported
Owner/operator telephone:	626-484-0282
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
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

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number

TABY, CEASAR (Continued) **1024759158**

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

C20 **630 S GRAND AVE LLC** **CERS HAZ WASTE** **S121617213**
SW **630 S GRAND AVE** **CIWQS** **N/A**
1/8-1/4 **GLENDORA, CA 91741** **CERS**
0.131 mi.
691 ft. **Site 1 of 6 in cluster C**

Relative:
Lower

Actual:
700 ft.

CERS HAZ WASTE:

Site ID:	26720
CERS ID:	10423954
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	26720
Site Name:	Dunn-Edwards Paints # 160
Violation Date:	11-08-2016
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 07/20/2017. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan by April 1, 2016. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately. The business plan must comply with requirements for latex paint collection facilities.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	26720
Site Name:	Dunn-Edwards Paints # 160
Violation Date:	02-07-2014
Citation:	HSC 6.95 25505(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)
Violation Description:	Owner/Operator failed to complete and/or submit a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Notes:	FAILED TO SUBMIT HMBP IN CERS TO COMPLY WITH AB2286
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	26720
Site Name:	Dunn-Edwards Paints # 160
Violation Date:	02-07-2014
Citation:	22 CCR 12 66262.40(c) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(c)

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

630 S GRAND AVE LLC (Continued) **S121617213**

Violation Description: Failure to determine if the waste generated is a hazardous waste and to maintain analysis results for three years.
Violation Notes: FAILED TO PROVIDE SOP WRITTEN DESCRIPTION OF HOW MIS-TINTS ARE HANDELED, STORED AND DISPOSED OF TO FIND DETERMINATION
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 07-20-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS reviewed; HMBP submittals accepted as of 5/17/2017; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-08-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Mickey Savare, Asst Mgr
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-07-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: INSPECTED BY J. ROONEY CONSENT GIVEN BY R.A ?
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-07-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: INSPECTED BY J. ROONEY CONSENT GIVEN BY R.A. ?
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-28-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2013
Violations Found: No

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

630 S GRAND AVE LLC (Continued) **S121617213**

Eval Type:	Routine done by local agency
Eval Notes:	CERS
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	08-28-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-17-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	PENDING DETERMINATION
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-17-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Status of mistints pending
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	08-07-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Email and review to Valerie
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-17-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-08-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Mickey Savare, Asst Mgr
Eval Division:	Los Angeles County Fire Department

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

630 S GRAND AVE LLC (Continued) **S121617213**

Eval Program: HMRRP
Eval Source: CERS

Enforcement Action:
Site ID: 26720
Site Name: Dunn-Edwards Paints # 160
Site Address: 630 S GRAND AVE., SUITE 101-103
Site City: GLENDORA
Site Zip: 91740
Enf Action Date: 02-07-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Los Angeles County Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 26720
Site Name: Dunn-Edwards Paints # 160
Site Address: 630 S GRAND AVE., SUITE 101-103
Site City: GLENDORA
Site Zip: 91740
Enf Action Date: 02-07-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Los Angeles County Fire Department
Enf Action Program: HW
Enf Action Source: CERS

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Valarie Marquez
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: VALARIE MARQUEZ
Entity Title: Not reported
Affiliation Address: 4885 E. 52nd Place
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90058
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: MARIO RODRIGUEZ
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

630 S GRAND AVE LLC (Continued) **S121617213**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(855) 804-5643
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	4885 E. 52nd Place
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90058
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Valarie Marquez
Entity Title:	Administrative Assistant, Operations
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	DUNN-EDWARDS CORPORATION
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	DUNN-EDWARDS CORPORATION
Entity Title:	Not reported
Affiliation Address:	4885 E. 52nd Place
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90058
Affiliation Phone:	(323) 771-3330

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

630 S GRAND AVE LLC (Continued) **S121617213**

CIWQS:

Name:	630 S GRAND AVE LLC
Address:	630 S GRAND AVE
City,State,Zip:	GLENDORA, CA 91741
Agency:	630 S Grand Ave LLC
Agency Address:	2220 W Main St, Alhambra, CA 91801
Place/Project Type:	Construction - Commercial
SIC/NAICS:	Not reported
Region:	4
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	99-08DW
WDID:	4 19C354284
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	12/24/2008
Termination Date:	10/29/2009
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	Not reported
Longitude:	Not reported

Name:	630 S GRAND AVE LLC
Address:	630 S GRAND AVE
City,State,Zip:	GLENDORA, CA 91741
Agency:	630 S Grand Ave LLC
Agency Address:	2220 W Main St, Alhambra, CA 91801
Place/Project Type:	Construction - Commercial
SIC/NAICS:	Not reported
Region:	4
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	4 19C360731
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	04/05/2011
Termination Date:	03/22/2012
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	34.145948
Longitude:	-117.87244

Name:	630 S GRAND AVE LLC
Address:	630 S GRAND AVE

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

630 S GRAND AVE LLC (Continued) **S121617213**

City,State,Zip:	GLENDORA, CA 91741
Agency:	630 S Grand Ave LLC
Agency Address:	2220 W Main St, Alhambra, CA 91801
Place/Project Type:	Construction - Commercial
SIC/NAICS:	Not reported
Region:	4
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	4 19C354689
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	03/02/2009
Termination Date:	09/02/2010
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	Not reported
Longitude:	Not reported

CERS:

Name:	DUNN-EDWARDS PAINTS # 160
Address:	630 S GRAND AVE., SUITE 101-103
City,State,Zip:	GLENDORA, CA 91740
Site ID:	26720
CERS ID:	10423954
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	26720
Site Name:	Dunn-Edwards Paints # 160
Violation Date:	11-08-2016
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 07/20/2017. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan by April 1, 2016. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately. The business plan must comply with requirements for latex paint collection facilities.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	26720
Site Name:	Dunn-Edwards Paints # 160
Violation Date:	02-07-2014
Citation:	HSC 6.95 25505(a) - California Health and Safety Code, Chapter 6.95,

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

630 S GRAND AVE LLC (Continued) **S121617213**

	Section(s) 25505(a)
Violation Description:	Owner/Operator failed to complete and/or submit a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Notes:	FAILED TO SUBMIT HMBP IN CERS TO COMPLY WITH AB2286
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	26720
Site Name:	Dunn-Edwards Paints # 160
Violation Date:	02-07-2014
Citation:	22 CCR 12 66262.40(c) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(c)
Violation Description:	Failure to determine if the waste generated is a hazardous waste and to maintain analysis results for three years.
Violation Notes:	FAILED TO PROVIDE SOP WRITTEN DESCRIPTION OF HOW MIS-TINTS ARE HANDELED, STORED AND DISPOSED OF TO FIND DETERMINATION
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	07-20-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	CERS reviewed; HMBP submittals accepted as of 5/17/2017; NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-08-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Mickey Savare, Asst Mgr
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-07-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	INSPECTED BY J. ROONEY CONSENT GIVEN BY R.A ?
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-07-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	INSPECTED BY J. ROONEY CONSENT GIVEN BY R.A. ?
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

630 S GRAND AVE LLC (Continued) **S121617213**

Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-28-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: CERS
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-28-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: PENDING DETERMINATION
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-17-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Status of mistints pending
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-07-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Email and review to Valerie
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

630 S GRAND AVE LLC (Continued) **S121617213**

Eval Date: 09-17-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-08-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Mickey Savare, Asst Mgr
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Enforcement Action:
Site ID: 26720
Site Name: Dunn-Edwards Paints # 160
Site Address: 630 S GRAND AVE., SUITE 101-103
Site City: GLENDORA
Site Zip: 91740
Enf Action Date: 02-07-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Los Angeles County Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 26720
Site Name: Dunn-Edwards Paints # 160
Site Address: 630 S GRAND AVE., SUITE 101-103
Site City: GLENDORA
Site Zip: 91740
Enf Action Date: 02-07-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Los Angeles County Fire Department
Enf Action Program: HW
Enf Action Source: CERS

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Valarie Marquez
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

630 S GRAND AVE LLC (Continued) **S121617213**

Entity Name:	VALARIE MARQUEZ
Entity Title:	Not reported
Affiliation Address:	4885 E. 52nd Place
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90058
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	MARIO RODRIGUEZ
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(855) 804-5643
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	4885 E. 52nd Place
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90058
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Valarie Marquez
Entity Title:	Administrative Assistant, Operations
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	DUNN-EDWARDS CORPORATION
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

630 S GRAND AVE LLC (Continued) **S121617213**

Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	DUNN-EDWARDS CORPORATION
Entity Title:	Not reported
Affiliation Address:	4885 E. 52nd Place
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90058
Affiliation Phone:	(323) 771-3330

C21 **DUNN- EDWARDS PAINTS** **RCRA NonGen / NLR** **1024835283**
SW **630 S GRAND AVE** **CAL000377117**
1/8-1/4 **GLENDORA, CA 91740**
0.131 mi.
691 ft. **Site 2 of 6 in cluster C**

Relative: **Lower**

Actual: **700 ft.**

RCRA NonGen / NLR:

Date form received by agency:	08/08/2012
Facility name:	DUNN- EDWARDS PAINTS
Facility address:	630 S GRAND AVE GLENDORA, CA 91740
EPA ID:	CAL000377117
Mailing address:	4885 E 52ND PL LOS ANGELES, CA 90058-5508
Contact:	VALARIE MARQUEZ
Contact address:	4885 E 52ND PLACE LOS ANGELES, CA 90058
Contact country:	Not reported
Contact telephone:	323-771-3330
Contact email:	VALARIE.MARQUEZ@DUNNEDWARDS.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	VALARIE MARQUEZ
Owner/operator address:	4885 E 52ND PLACE LOS ANGELES, CA 90058
Owner/operator country:	Not reported
Owner/operator telephone:	323-771-3330
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported
Owner/operator name:	DUNN-EDWARDS CORPORATION
Owner/operator address:	4885 E 52ND PL LOS ANGELES, CA 90058
Owner/operator country:	Not reported
Owner/operator telephone:	323-771-3330
Owner/operator email:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DUNN- EDWARDS PAINTS (Continued) **1024835283**

Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
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: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

D22 **SEE I-12685-6D** **SWEEPS UST** **S106932013**
West **605 W ALOSTA AVE** **N/A**
1/8-1/4 **GLENDORA, CA**
0.131 mi.
694 ft. **Site 1 of 2 in cluster D**

Relative: SWEEPS UST:
Lower
Name: SEE I-12685-6D
Actual: Address: 605 W ALOSTA AVE
700 ft. City: GLENDORA
Status: Active
Comp Number: 10589
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 | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

D23
West
1/8-1/4
0.131 mi.
694 ft.

GLENDORA SMILES
605 W ROUTE 66
GLENDORA, CA 91741

Site 2 of 2 in cluster D

RCRA NonGen / NLR | **1024861145** / **CAL000429611**

Relative:
Lower

Actual:
700 ft.

RCRA NonGen / NLR:

Date form received by agency:	07/28/2017
Facility name:	GLENDORA SMILES
Facility address:	605 W ROUTE 66 GLENDORA, CA 91741
EPA ID:	CAL000429611
Mailing address:	17000 RED HILL AVE IRVINE, CA 92614
Contact:	INOKA JAYASINGHE, OFC MGR
Contact address:	605 W ROUTE 66 GLENDORA, CA 91741
Contact country:	Not reported
Contact telephone:	626-771-1320
Contact email:	RISK@PACDEN.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	SOOJIN LEE DENTAL CORPORATION
Owner/operator address:	605 W ROUTE 66 GLENDORA, CA 91741
Owner/operator country:	Not reported
Owner/operator telephone:	626-771-1320
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	INOKA JAYASINGHE, OFC MGR
Owner/operator address:	605 W ROUTE 66 GLENDORA, CA 91741
Owner/operator country:	Not reported
Owner/operator telephone:	626-771-1320
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
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:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No

Map ID / Direction / Distance / Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number / EPA ID Number

GLENDORA SMILES (Continued) **1024861145**

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

E24 **BEVERLY RIPP** **RCRA NonGen / NLR** **1024773370**
NE **360 SOUTH PENNSYLVANIA AVENUE** **CAC002993287**
1/8-1/4 **GLENDORA, CA 91741**
0.139 mi.
734 ft. **Site 1 of 4 in cluster E**

Relative: **Higher**
Actual: **733 ft.**

RCRA NonGen / NLR:

Date form received by agency:	12/17/2018
Facility name:	BEVERLY RIPP
Facility address:	360 SOUTH PENNSYLVANIA AVENUE GLENDORA, CA 91741
EPA ID:	CAC002993287
Contact:	BEVERLY RIPP
Contact address:	360 SOUTH PENNSYLVANIA AVENUE GLENDORA, CA 91741
Contact country:	Not reported
Contact telephone:	626-335-2370
Contact email:	VIANCATARANGO@ALLIANCE-ENVIRO.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	BEVERLY RIPP
Owner/operator address:	360 SOUTH PENNSYLVANIA AVENUE GLENDORA, CA 91741
Owner/operator country:	Not reported
Owner/operator telephone:	626-335-2370
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	BEVERLY RIPP
Owner/operator address:	360 SOUTH PENNSYLVANIA AVENUE GLENDORA, CA 91741
Owner/operator country:	Not reported
Owner/operator telephone:	626-335-2370
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner

Map ID / Direction / Distance / Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number / EPA ID Number

BEVERLY RIPP (Continued) **1024773370**

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

C25 **SHERWIN-WILLIAMS #1539** **RCRA NonGen / NLR** **1024867184**
SW **651 S GRAND AVE** **CAL000435777**
1/8-1/4 **GLENDORA, CA 91740**
0.144 mi.
762 ft. **Site 3 of 6 in cluster C**

Relative: **Lower**
Actual: **699 ft.**

RCRA NonGen / NLR:
Date form received by agency: 05/04/2018
Facility name: SHERWIN-WILLIAMS #1539
Facility address: 651 S GRAND AVE
GLENDORA, CA 91740
EPA ID: CAL000435777
Mailing address: 2100 W ORANGEWOOD AVE STE 100
ORANGE, CA 92868
Contact: YENNY KHUU
Contact address: 2100 W ORANGEWOOD AVE STE 100
ORANGE, CA 92868
Contact country: Not reported
Contact telephone: 714-474-7617
Contact email: YENNY.KHUU@SHERWIN.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: THE SHERWIN-WILLIAMS CO
Owner/operator address: 101 W PROSPECT AVE 1000 MIDLAND BLD
CLEVELAND, OH 44115
Owner/operator country: Not reported
Owner/operator telephone: 216-566-1710
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SHERWIN-WILLIAMS #1539 (Continued) **1024867184**

Owner/Op end date: Not reported

Owner/operator name: YENNY KHUU
Owner/operator address: 2100 W ORANGEWOOD AVE STE 100
ORANGE, CA 92868
Owner/operator country: Not reported
Owner/operator telephone: 714-474-7617
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
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: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

C26 **SHERWIN-WILLIAMS #1539** **CERS HAZ WASTE** **S123521147**
SW **651 S GRAND AVE STE 106** **CERS** **N/A**
1/8-1/4 **GLENDORA, CA 91740**
0.144 mi.
762 ft. **Site 4 of 6 in cluster C**

Relative: **Lower**
Actual: **699 ft.**

CERS HAZ WASTE:
Site ID: 436896
CERS ID: 10761514
CERS Description: Hazardous Waste Generator

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-02-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: LARRY GILLESPIE NO SIGNIFICANT VIOLATIONS OBSERVED
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-02-2018
Violations Found: No
Eval Type: Routine done by local agency

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SHERWIN-WILLIAMS #1539 (Continued) **S123521147**

Eval Notes: LARRY GILLESPIE NO SIGNIFICANT VIOLATIONS OBSERVED
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Identification Signer
Entity Name: Yenny Khuu
Entity Title: Area EHS Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Document Preparer
Entity Name: Yenny Khuu
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: Yenny Khuu
Entity Title: Not reported
Affiliation Address: 2100 W. Orangewood Ave. Ste100
Affiliation City: Orange
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92868
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: SHERWIN-WILLIAMS #1539
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (216) 566-1710

Affiliation Type Desc: Facility Mailing Address

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SHERWIN-WILLIAMS #1539 (Continued) **S123521147**

Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 651 S Grand Ave. Suite 106
Affiliation City: Glendora
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: The Sherwin-Williams Co.
Entity Title: Not reported
Affiliation Address: 101 W Prospect Ave. 1000 Midland bldg
Affiliation City: Cleveland
Affiliation State: OH
Affiliation Country: United States
Affiliation Zip: 44115
Affiliation Phone: (216) 566-1710

Affiliation Type Desc: Parent Corporation
Entity Name: Sherwin-Williams Company
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: Champion Glendora, LLC
Entity Title: Not reported
Affiliation Address: 2233 N. Ontario St. Ste150
Affiliation City: Burbank
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91504-4502
Affiliation Phone: (818) 524-2255

CERS:
Name: SHERWIN-WILLIAMS #1539
Address: 651 S GRAND AVE STE 106
City,State,Zip: GLENDORA, CA 91740
Site ID: 436896
CERS ID: 10761514
CERS Description: Chemical Storage Facilities

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-02-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: LARRY GILLESPIE NO SIGNIFICANT VIOLATIONS OBSERVED
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SHERWIN-WILLIAMS #1539 (Continued) **S123521147**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-02-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: LARRY GILLESPIE NO SIGNIFICANT VIOLATIONS OBSERVED
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Identification Signer
Entity Name: Yenny Khuu
Entity Title: Area EHS Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Document Preparer
Entity Name: Yenny Khuu
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: Yenny Khuu
Entity Title: Not reported
Affiliation Address: 2100 W. Orangewood Ave. Ste100
Affiliation City: Orange
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92868
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: SHERWIN-WILLIAMS #1539
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

SHERWIN-WILLIAMS #1539 (Continued) **S123521147**

Affiliation Zip:	Not reported
Affiliation Phone:	(216) 566-1710
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	651 S Grand Ave. Suite 106
Affiliation City:	Glendora
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	The Sherwin-Williams Co.
Entity Title:	Not reported
Affiliation Address:	101 W Prospect Ave. 1000 Midland bldg
Affiliation City:	Cleveland
Affiliation State:	OH
Affiliation Country:	United States
Affiliation Zip:	44115
Affiliation Phone:	(216) 566-1710
Affiliation Type Desc:	Parent Corporation
Entity Name:	Sherwin-Williams Company
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Champion Glendora, LLC
Entity Title:	Not reported
Affiliation Address:	2233 N. Ontario St. Ste150
Affiliation City:	Burbank
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91504-4502
Affiliation Phone:	(818) 524-2255

C27 **MARSHALLS 1348** **RCRA NonGen / NLR** **1024860212**
SW **653 S GRANDE AVE** **CAL000428322**
1/8-1/4 **GLENDORA, CA 91740**
0.146 mi.
771 ft. **Site 5 of 6 in cluster C**

Relative:
Lower

Actual:
698 ft.

RCRA NonGen / NLR:

Date form received by agency:	06/08/2017
Facility name:	MARSHALLS 1348
Facility address:	653 S GRANDE AVE GLENDORA, CA 91740
EPA ID:	CAL000428322
Mailing address:	770 COCHITUATE RD FRAMINGHAM, MA 01701

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

MARSHALLS 1348 (Continued) **1024860212**

Contact: PAUL KANGAS
Contact address: 770 COCHITUATE RD 300.1AN
FRAMINGHAM, MA 01701
Contact country: Not reported
Contact telephone: 774-308-3651
Contact email: PAUL_KANGAS@TJX.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: MARSHALLS OF CA LLC
Owner/operator address: 770 COCHITUATE RD
FRAMINGHAM, MA 01701
Owner/operator country: Not reported
Owner/operator telephone: 774-308-3651
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: PAUL KANGAS
Owner/operator address: 770 COCHITUATE RD 300.1AN
FRAMINGHAM, MA 01701
Owner/operator country: Not reported
Owner/operator telephone: 774-308-3651
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
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: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

C28
SW
1/8-1/4
0.146 mi.
771 ft.

MARSHALLS 1348
653 S GRANDE AVE
GLENDORA, CA 91740

Site 6 of 6 in cluster C

CERS HAZ WASTE **S123078960**
HAZNET **N/A**

Relative:
Lower

Actual:
698 ft.

CERS HAZ WASTE:

Site ID:	423398
CERS ID:	10737928
CERS Description:	Hazardous Waste Generator

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-06-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Edith Salgado, Store Manager No violations at the time of inspection.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	Paul Kangas
Entity Title:	Not reported
Affiliation Address:	770 Cochituate Road - Attn Paul Kangas 300.1AN
Affiliation City:	Framingham
Affiliation State:	MA
Affiliation Country:	Not reported
Affiliation Zip:	01701
Affiliation Phone:	Not reported

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	770 Cochituate Road - Attn Paul Kangas 300.1AN
Affiliation City:	Framingham
Affiliation State:	MA
Affiliation Country:	Not reported
Affiliation Zip:	01701
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Marshalls of CA, LLC
Entity Title:	Not reported
Affiliation Address:	770 Cochituate Road - Attn Paul Kangas 300.1AN
Affiliation City:	Framingham
Affiliation State:	MA
Affiliation Country:	United States
Affiliation Zip:	01701
Affiliation Phone:	(774) 308-3651

Affiliation Type Desc:	Operator
Entity Name:	Marshalls
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

MARSHALLS 1348 (Continued) **S123078960**

Affiliation Zip: Not reported
Affiliation Phone: (774) 308-3651

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Identification Signer
Entity Name: Paul Kangas
Entity Title: SVP, Chief Risk & Compliance Officer
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Document Preparer
Entity Name: Susan Allen
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: The TJX Companies, Inc.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: Champion Real Estate Co
Entity Title: Not reported
Affiliation Address: 11620 Wilshire Blvd, Suite 1150
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90024
Affiliation Phone: (310) 312-8020

HAZNET:
Name: MARSHALLS 1348
Address: 653 S GRANDE AVE

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

MARSHALLS 1348 (Continued) **S123078960**

City,State,Zip:	GLENDORA, CA 91740
Year:	2017
GEPAID:	CAL000428322
Contact:	PAUL KANGAS
Telephone:	7743083651
Mailing Name:	Not reported
Mailing Address:	770 COCHITUATE RD
Mailing City,St,Zip:	FRAMINGHAM, MA 01701
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Tons:	0.078
CA Waste Code:	331-Off-specification, aged or surplus organics
Method:	H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles

29
West
1/8-1/4
0.156 mi.
825 ft.

MARILYN HUMPHREY **RCRA NonGen / NLR** **1024770386**
630 WEST ORANGEPATH STREET **CAC002990291**
GLENDORA, CA 91741

Relative:
Lower

Actual:
701 ft.

RCRA NonGen / NLR:

Date form received by agency:	11/21/2018
Facility name:	MARILYN HUMPHREY
Facility address:	630 WEST ORANGEPATH STREET GLENDORA, CA 91741
EPA ID:	CAC002990291
Contact:	MARILYN HUMPHREY
Contact address:	630 WEST ORANGEPATH STREET GLENDORA, CA 91741
Contact country:	Not reported
Contact telephone:	626-945-7719
Contact email:	VIANCATARANGO@ALLIANCE-ENVIRO.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	MARILYN HUMPHREY
Owner/operator address:	630 WEST ORANGEPATH STREET GLENDORA, CA 91741
Owner/operator country:	Not reported
Owner/operator telephone:	626-945-7719
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	MARILYN HUMPHREY
Owner/operator address:	630 WEST ORANGEPATH STREET GLENDORA, CA 91741
Owner/operator country:	Not reported

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
	MAP FINDINGS		

MARILYN HUMPHREY (Continued) **1024770386**

Owner/operator telephone: 626-945-7719
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

F30 **DECCOFELT CORPORATION** **RCRA NonGen / NLR** **1024788366**
East **555 S VERMONT AVE** **CAL000045313**
1/8-1/4 **GLENDORA, CA 91741**
0.161 mi.
848 ft. **Site 1 of 7 in cluster F**

Relative: **Higher**
Actual: **730 ft.**

RCRA NonGen / NLR:
Date form received by agency: 04/02/1991
Facility name: DECCOFELT CORPORATION
Facility address: 555 S VERMONT AVE
GLENDORA, CA 91741-6206
EPA ID: CAL000045313
Mailing address: PO BOX 156
GLENDORA, CA 91740-0156
Contact: VINCE BONILLA
Contact address: 555 S VERMONT AVE
GLENDORA, CA 91741
Contact country: Not reported
Contact telephone: 626-963-8511
Contact email: VBONILLA@DECCOFELT.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: VINCE BONILLA
Owner/operator address: 555 S VERMONT AVE
GLENDORA, CA 91741
Owner/operator country: Not reported
Owner/operator telephone: 626-963-8511

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **1024788366**

Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: DECCOFELT CORPORATION
Owner/operator address: 555 S VERMONT AVE
GLENDORA, CA 91741
Owner/operator country: Not reported
Owner/operator telephone: 626-963-8511
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
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: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

F31 **DECCOFELT CORPORATION** **AST** **S113039860**
East **555 S VERMONT AVE** **CERS HAZ WASTE** **N/A**
1/8-1/4 **GLENDORA, CA 91741** **CERS**
0.161 mi.
848 ft. **Site 2 of 7 in cluster F**

Relative:
Higher

Actual:
730 ft.

AST:
Name: DECCOFELT CORPORATION
Address: 555 S VERMONT AVE
City/Zip: GLENDORA,91741
Certified Unified Program Agencies: Not reported
Owner: Gerald Heinrich
Total Gallons: Not reported
CERSID: 10286857
Facility ID: LACoFA0028090
Business Name: DECCOFELT CORPORATION
Phone: 6269638511
Fax: 6269142734

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Mailing Address:	po box 156
Mailing Address City:	Glendora
Mailing Address State:	CA
Mailing Address Zip Code:	91740
Operator Name:	Gerald Heinrich
Operator Phone:	6269638511
Owner Phone:	6269638511
Owner Mail Address:	po box 156
Owner State:	CA
Owner Zip Code:	91740
Owner Country:	United States
Property Owner Name:	Gerald Heinrich
Property Owner Phone:	6269756031
Property Owner Mailing Address:	po box 156
Property Owner City:	glendora
Property Owner Stat :	CA
Property Owner Zip Code:	91740
Property Owner Country:	United States
EPAID:	CAL000045313

CERS HAZ WASTE:

Site ID:	391202
CERS ID:	10286857
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	391202
Site Name:	DECCOFELT CORPORATION
Violation Date:	06-22-2015
Citation:	HSC 6.11 25404.1 - California Health and Safety Code, Chapter 6.11, Section(s) 25404.1
Violation Description:	Failure to maintain a valid permit.
Violation Notes:	Returned to compliance on 01/09/2017. OBSERVATION: Failure to maintain a valid AST permit for handling/storing up to 1,805 gallons (seven 250-gal totes plus one 55-gal drum) of process oil. CORRECTIVE ACTION: Obtain and maintain valid permit.
Violation Division:	Los Angeles County Fire Department
Violation Program:	APSA
Violation Source:	CERS

Site ID:	391202
Site Name:	DECCOFELT CORPORATION
Violation Date:	06-11-2015
Citation:	HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description:	Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 01/09/2017. OBSERVATION: A business plan has not been received electronically by the CUPA. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID: 391202

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Site Name: DECCOFELT CORPORATION
Violation Date: 11-04-2015
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 01/09/2017.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 06-11-2015
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Notes: Returned to compliance on 07/21/2015. OBSERVATION: Waste lubricating oil and waste wash thinner were stored >180 days. Facilities who generate less than 1000 kg of hazardous waste per month and do not exceed 6000 kg of waste stored on site at any time may store waste on site up to 180 days. CORRECTIVE ACTION: Immediately contact a licensed hazardous waste hauler to dispose of this waste under manifest and submit a copy of the manifest to the CUPA by 07/11/2015.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 11-04-2015
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes: Returned to compliance on 01/09/2017.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 11-04-2015
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 01/09/2017.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 06-11-2015
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 01/09/2017. OBSERVATION: At least eight 55-gallon drums and four 250-gallon totes were stored in the back area of the facility with no "EMPTY" labels. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value ? or managed on site in such a manner ? within one year of being emptied. 22CCR 11 66261.7
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 06-11-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 01/09/2017. OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page for waste lubricating oil, process oil, new thinner, used thinner, waste oil/rubber mxture, propane, and polyurethane to the CUPA. CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 11-04-2015
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 01/09/2017. OBSERVATION: At least eight 55-gallon drums and four 250-gallon totes were stored in the back area of the facility with no "EMPTY" labels. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value ? or managed on site in such a manner ? within one year of being emptied. 22CCR 11 66261.7
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Site ID:	391202
Site Name:	DECCOFELT CORPORATION
Violation Date:	06-11-2015
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 07/21/2015. OBSERVATION: Waste oil and waste wash thinner drums and waste oil/rubber mixture in 5-gal buckets did not have proper labeling. All hazardous waste containers shall be marked with the following information: 1) the words ?Hazardous Waste?; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS

Site ID:	391202
Site Name:	DECCOFELT CORPORATION
Violation Date:	11-04-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Returned to compliance on 01/09/2017.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	391202
Site Name:	DECCOFELT CORPORATION
Violation Date:	06-11-2015
Citation:	HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description:	Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes:	Returned to compliance on 01/09/2017. OBSERVATION: The business plan has not been updated and submitted to the CUPA within 30 days of change of chemical inventory. CORRECTIVE ACTION: Review, revise, and certify the business plan electronically in the California Environmental Reporting System (CERS).
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	391202
Site Name:	DECCOFELT CORPORATION

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Violation Date:	06-22-2015
Citation:	HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description:	Failure to discuss conformance with SPCC requirements within the SPCC plan.
Violation Notes:	Returned to compliance on 01/09/2017. OBSERVATION: Failure to prepare and implement SPCC for storing up to 1,805 gallons (seven 250-gal totes plus one 55-gal drum) of process oil. CORRECTIVE ACTION: Prepare and implement Spill Prevention Control & Countermeasure (SPCC) Plan.
Violation Division:	Los Angeles County Fire Department
Violation Program:	APSA
Violation Source:	CERS
Site ID:	391202
Site Name:	DECCOFELT CORPORATION
Violation Date:	06-11-2015
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 01/09/2017. OBSERVATION: The facility has not annually reviewed and certified that the business plan is complete, accurate, and up-to-date. CORRECTIVE ACTION: Review, revise, and certify the business plan electronically in the California Environmental Reporting System (CERS).
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	391202
Site Name:	DECCOFELT CORPORATION
Violation Date:	06-11-2015
Citation:	40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
Violation Description:	Failure to properly close hazardous waste containers when not in active use.
Violation Notes:	Returned to compliance on 08/05/2015. OBSERVATION: Two 5-gallon buckets of waste oil/rubber mixture were found open in the hazardous waste storage area. All hazardous waste containers shall be closed at all times except when adding or removing waste. CORRECTIVE ACTION: Immediately close these containers and ensure all hazardous waste containers are closed when not adding or removing waste.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	01-09-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Met with Werner Hoermann, Technology Mgr and Kathy Smith, HR Mgr; both stated that the amount of petroleum product (Calsol) observed during routine inspection was a miscalculation of a typical order of less than 1,300 gallons. The excess amount was immediately processed to make adhesive for the company's products and the facility no longer exceeded the threshold as of 8/8/15; internal memo sent to employees

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

	to be warn against excess Calsol in stock; AST-3701 P/E was applied to the facility at the time of inspection. NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	APSA
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-09-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Met with Werner Hoermann, Technology Mgr and Kathy Smith, HR Mgr; stated drums/totes were labeled and returned to supplier; observed new empty containers with proper labels awaiting disposal. NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	08-05-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Art Jones Followup inspection: properly filled HW labels applied to waste drums; copy of manifest provided fordisposal of waste oil/rubber mixture.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	08-05-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	No submittals in CERS.
Eval Division:	Los Angeles County Fire Department
Eval Program:	APSA
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-11-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Gerald Heinrich, President
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-11-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Gerald Heinrich, President Inspected production areas, warehouse, R&D lab, silkscreen printing room, hazardous materials and waste storage, and maintenance shop with Art Jones, Estimator and Werner Hoermann, Technology Manager.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Eval General Type:	Other/Unknown
Eval Date:	08-05-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Incomplete CERS submittals: missing Plans, Site Map legend, and new process oil quantity.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	11-04-2015
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed CERS, no new submittals. Followup in one week.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-09-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Met with Werner Hoermann, Technology Mgr and Kathy Smith, HR Mgr; CERS and HMBP discussed and completed during revisit. NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	11-04-2015
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Documentation of disposal of empty containers not available. Followup required in one week.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	03-21-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	No SPCC prepared; per Kathy Smith, amount of oil to report in CERS was not accurately calculated and may not even be hazardous. I explained that the amount (six totes) at the time of inspection met the threshold. Followup in 4 days.
Eval Division:	Los Angeles County Fire Department
Eval Program:	APSA
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-22-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Werner Hoermann, Technology Manager
Eval Division:	Los Angeles County Fire Department

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Eval Program: APSA
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 07-13-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: spoke to Kathy Smith, requested CERS registration info
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: KATHY SMITH
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: DECCOFELT CORPORATION
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: Deccofelt Corporation
Entity Title: Not reported
Affiliation Address: po box 156
Affiliation City: glendora
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740
Affiliation Phone: (626) 975-6031

Affiliation Type Desc: Environmental Contact
Entity Name: KATHY SMITH
Entity Title: Not reported
Affiliation Address: PO Box 156
Affiliation City: Glendora
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Kathy Smith
Entity Title: Human Resource Manager
Affiliation Address: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	po box 156
Affiliation City:	Glendora
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	DECCOFELT CORPORATION
Entity Title:	Not reported
Affiliation Address:	po box 156
Affiliation City:	glendora
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 963-8511
Affiliation Type Desc:	Operator
Entity Name:	DECCOFELT CORPORATION
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 963-8511

CERS:

Name:	DECCOFELT CORPORATION
Address:	555 S VERMONT AVE
City,State,Zip:	GLENDORA, CA 91741
Site ID:	391202
CERS ID:	10286857
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	391202

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Site Name:	DECCOFELT CORPORATION
Violation Date:	06-22-2015
Citation:	HSC 6.11 25404.1 - California Health and Safety Code, Chapter 6.11, Section(s) 25404.1
Violation Description:	Failure to maintain a valid permit.
Violation Notes:	Returned to compliance on 01/09/2017. OBSERVATION: Failure to maintain a valid AST permit for handling/storing up to 1,805 gallons (seven 250-gal totes plus one 55-gal drum) of process oil. CORRECTIVE ACTION: Obtain and maintain valid permit.
Violation Division:	Los Angeles County Fire Department
Violation Program:	APSA
Violation Source:	CERS
Site ID:	391202
Site Name:	DECCOFELT CORPORATION
Violation Date:	06-11-2015
Citation:	HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description:	Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 01/09/2017. OBSERVATION: A business plan has not been received electronically by the CUPA. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	391202
Site Name:	DECCOFELT CORPORATION
Violation Date:	11-04-2015
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 01/09/2017.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	391202
Site Name:	DECCOFELT CORPORATION
Violation Date:	06-11-2015
Citation:	22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description:	Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Notes:	Returned to compliance on 07/21/2015. OBSERVATION: Waste lubricating oil and waste wash thinner were stored >180 days. Facilities who generate less than 1000 kg of hazardous waste per month and do not exceed 6000 kg of waste stored on site at any time may store waste on site up to 180 days. CORRECTIVE ACTION: Immediately contact a licensed hazardous waste hauler to dispose of this waste under manifest and submit a copy of the manifest to the CUPA by 07/11/2015.
Violation Division:	Los Angeles County Fire Department

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Violation Program: HW
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 11-04-2015
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes: Returned to compliance on 01/09/2017.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 11-04-2015
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 01/09/2017.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 06-11-2015
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 01/09/2017. OBSERVATION: At least eight 55-gallon drums and four 250-gallon totes were stored in the back area of the facility with no "EMPTY" labels. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value ? or managed on site in such a manner ? within one year of being emptied. 22CCR 11 66261.7
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 06-11-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

at or above reportable quantities.
Violation Notes: Returned to compliance on 01/09/2017. OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page for waste lubricating oil, process oil, new thinner, used thinner, waste oil/rubber mxture, propane, and polyurethane to the CUPA. CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 11-04-2015
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 01/09/2017. OBSERVATION: At least eight 55-gallon drums and four 250-gallon totes were stored in the back area of the facility with no "EMPTY" labels. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value ? or managed on site in such a manner ? within one year of being emptied. 22CCR 11 66261.7
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 06-11-2015
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 07/21/2015. OBSERVATION: Waste oil and waste wash thinner drums and waste oil/rubber mixture in 5-gal buckets did not have proper labeling. All hazardous waste containers shall be marked with the following information: 1) the words ?Hazardous Waste?; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 11-04-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 01/09/2017.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 06-11-2015
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes: Returned to compliance on 01/09/2017. OBSERVATION: The business plan has not been updated and submitted to the CUPA within 30 days of change of chemical inventory. CORRECTIVE ACTION: Review, revise, and certify the business plan electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 06-22-2015
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to discuss conformance with SPCC requirements within the SPCC plan.
Violation Notes: Returned to compliance on 01/09/2017. OBSERVATION: Failure to prepare and implement SPCC for storing up to 1,805 gallons (seven 250-gal totes plus one 55-gal drum) of process oil. CORRECTIVE ACTION: Prepare and implement Spill Prevention Control & Countermeasure (SPCC) Plan.
Violation Division: Los Angeles County Fire Department
Violation Program: APSA
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 06-11-2015
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 01/09/2017. OBSERVATION: The facility has not annually reviewed and certified that the business plan is complete, accurate, and up-to-date. CORRECTIVE ACTION: Review, revise, and certify the business plan electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Violation Program: HMRRP
Violation Source: CERS

Site ID: 391202
Site Name: DECCOFELT CORPORATION
Violation Date: 06-11-2015
Citation: 40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
Violation Description: Failure to properly close hazardous waste containers when not in active use.
Violation Notes: Returned to compliance on 08/05/2015. OBSERVATION: Two 5-gallon buckets of waste oil/rubber mixture were found open in the hazardous waste storage area. All hazardous waste containers shall be closed at all times except when adding or removing waste. CORRECTIVE ACTION: Immediately close these containers and ensure all hazardous waste containers are closed when not adding or removing waste.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 01-09-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Met with Werner Hoermann, Technology Mgr and Kathy Smith, HR Mgr; both stated that the amount of petroleum product (Calsol) observed during routine inspection was a miscalculation of a typical order of less than 1,300 gallons. The excess amount was immediately processed to make adhesive for the company's products and the facility no longer exceeded the threshold as of 8/8/15; internal memo sent to employees to be warn against excess Calsol in stock; AST-3701 P/E was applied to the facility at the time of inspection. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: APSA
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 01-09-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Met with Werner Hoermann, Technology Mgr and Kathy Smith, HR Mgr; stated drums/totes were labeled and returned to supplier; observed new empty containers with proper labels awaiting disposal. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-05-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Art Jones Followup inspection: properly filled HW labels applied to waste drums; copy of manifest provided fordisposal of waste oil/rubber mixture.
Eval Division: Los Angeles County Fire Department
Eval Program: HW

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	08-05-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	No submittals in CERS.
Eval Division:	Los Angeles County Fire Department
Eval Program:	APSA
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-11-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Gerald Heinrich, President
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-11-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Gerald Heinrich, President Inspected production areas, warehouse, R&D lab, silkscreen printing room, hazardous materials and waste storage, and maintenance shop with Art Jones, Estimator and Werner Hoermann, Technology Manager.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	08-05-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Incomplete CERS submittals: missing Plans, Site Map legend, and new process oil quantity.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	11-04-2015
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed CERS, no new submittals. Followup in one week.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-09-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Met with Werner Hoermann, Technology Mgr and Kathy Smith, HR Mgr; CERS and HMBP discussed and completed during revisit. NOV abated.

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 11-04-2015
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Documentation of disposal of empty containers not available. Followup required in one week.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-21-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: No SPCC prepared; per Kathy Smith, amount of oil to report in CERS was not accurately calculated and may not even be hazardous. I explained that the amount (six totes) at the time of inspection met the threshold. Followup in 4 days.
Eval Division: Los Angeles County Fire Department
Eval Program: APSA
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-22-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Werner Hoermann, Technology Manager
Eval Division: Los Angeles County Fire Department
Eval Program: APSA
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 07-13-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: spoke to Kathy Smith, requested CERS registration info
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: KATHY SMITH
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: DECCOFELT CORPORATION

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Deccofelt Corporation
Entity Title:	Not reported
Affiliation Address:	po box 156
Affiliation City:	glendora
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 975-6031
Affiliation Type Desc:	Environmental Contact
Entity Name:	KATHY SMITH
Entity Title:	Not reported
Affiliation Address:	PO Box 156
Affiliation City:	Glendora
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Kathy Smith
Entity Title:	Human Resource Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	po box 156
Affiliation City:	Glendora
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DECCOFELT CORPORATION (Continued) **S113039860**

Affiliation Type Desc:	Legal Owner
Entity Name:	DECCOFELT CORPORATION
Entity Title:	Not reported
Affiliation Address:	po box 156
Affiliation City:	glendora
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 963-8511

Affiliation Type Desc:	Operator
Entity Name:	DECCOFELT CORPORATION
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 963-8511

F32 **ATV INC DBA AMERICAN TIRE DEPOT** **RCRA NonGen / NLR** **1024843152**
East **305 W ROUTE 66** **CAL000394302**
1/8-1/4 **GLENDORA, CA 91740**
0.161 mi.
850 ft. **Site 3 of 7 in cluster F**

Relative:
Higher

Actual:
727 ft.

RCRA NonGen / NLR:

Date form received by agency:	02/25/2014
Facility name:	ATV INC DBA AMERICAN TIRE DEPOT
Facility address:	305 W ROUTE 66 GLENDORA, CA 91740
EPA ID:	CAL000394302
Mailing address:	14407 ALONDRA BLVD LA MIRADA, CA 90638-0000
Contact:	JOHN BEERWERT
Contact address:	14407 ALONDRA BLVD LA MIRADA, CA 90638
Contact country:	Not reported
Contact telephone:	562-977-8565
Contact email:	JOHNB@ATVTIREINC.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	JOHN BEERWERT
Owner/operator address:	14407 ALONDRA BLVD LA MIRADA, CA 90638
Owner/operator country:	Not reported
Owner/operator telephone:	562-977-8565
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ATV INC DBA AMERICAN TIRE DEPOT (Continued) **1024843152**

Owner/Op end date: Not reported

Owner/operator name: ATV INC
Owner/operator address: 14407 ALONDRA BLVD
LA MIRADA, CA 90638
Owner/operator country: Not reported
Owner/operator telephone: 562-977-8565
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
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: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

F33 **ALOSTA AUTOTUNE AND SMOG** **RCRA-SQG** **1000978248**
East **305 W ALOSTA** **FINDS** **CA0000991273**
1/8-1/4 **GLENDORA, CA 91740** **ECHO**
0.161 mi.
850 ft. **Site 4 of 7 in cluster F**

Relative:
Higher

Actual:
727 ft.

RCRA-SQG:
Date form received by agency: 12/20/1994
Facility name: ALOSTA AUTOTUNE AND SMOG
Facility address: 305 W ALOSTA
GLENDORA, CA 91740
EPA ID: CA0000991273
Contact: BRETT EBY
Contact address: PO BOX 2220
WRIGHTWOOD, CA 92397
Contact country: US
Contact telephone: 818-335-6499
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

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ALOSTA AUTOTUNE AND SMOG (Continued) **1000978248**

hazardous waste at any time

Owner/Operator Summary:
- Owner/operator name: BRETT M EBY
- Owner/operator address: PO BOX 2220
  WRIGHTWOOD, CA 92397
- Owner/operator country: Not reported
- Owner/operator telephone: 818-335-6499
- 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
- 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: 110002622127

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: 1000978248
- Registry ID: 110002622127
- DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002622127

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

F34
East
1/8-1/4
0.161 mi.
850 ft.

AMERICAN TIE DEPOT
305 W ROUTE 66 # A
GLENDORA, CA 91740

Site 5 of 7 in cluster F

CERS HAZ WASTE
CERS

S123532850
N/A

Relative:
Higher

Actual:
727 ft.

CERS HAZ WASTE:

Site ID:	5252
CERS ID:	10291675
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	5252
Site Name:	American Tire Depot
Violation Date:	03-18-2014
Citation:	HSC 6.95 25505(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)
Violation Description:	Owner/Operator failed to complete and/or submit a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Notes:	Returned to compliance on 04/03/2017.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	5252
Site Name:	American Tire Depot
Violation Date:	03-18-2014
Citation:	HSC 6.67 Multiple Sections - California Health and Safety Code, Chapter 6.67, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Training - General
Violation Notes:	Returned to compliance on 04/03/2017.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-19-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	NO VIOLATIONS
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-19-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-19-2014
Violations Found:	No
Eval Type:	Routine done by local agency

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMERICAN TIRE DEPOT (Continued) **S123532850**

Eval Notes: NO VIOLATIONS
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-18-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-03-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Albert Hernandez, manager
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-19-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: INSPECTED BY JEFF ROONEY CONSENT GIVEN BY TAREQ NASRALLAH
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-18-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-03-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Albert Hernandez, manager
Eval Division: Los Angeles County Fire Department
Eval Program: HW

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMERICAN TIRE DEPOT (Continued) **S123532850**

Eval Source: CERS

Enforcement Action:
Site ID: 5252
Site Name: American Tire Depot
Site Address: 305 W ROUTE 66 # A
Site City: GLENDORA
Site Zip: 91740
Enf Action Date: 03-18-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Los Angeles County Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 5252
Site Name: American Tire Depot
Site Address: 305 W ROUTE 66 # A
Site City: GLENDORA
Site Zip: 91740
Enf Action Date: 03-18-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Los Angeles County Fire Department
Enf Action Program: HW
Enf Action Source: CERS

Affiliation:
Affiliation Type Desc: Legal Owner
Entity Name: ATV INC
Entity Title: Not reported
Affiliation Address: 14407 Alondra Blvd
Affiliation City: La Mirada
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90638
Affiliation Phone: (562) 977-8565

Affiliation Type Desc: Parent Corporation
Entity Name: ATV Inc DBA American Tire Depot
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Document Preparer
Entity Name: John Beerwert
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMERICAN TIRE DEPOT (Continued) **S123532850**

Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Ara Tchaghlassian
Entity Title: President
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Environmental Contact
Entity Name: John Beerwert
Entity Title: Not reported
Affiliation Address: 14407 Alondra Blvd
Affiliation City: La Mirada
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90638
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 14407 Alondra Blvd
Affiliation City: La Mirada
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90638
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: ATV INC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (562) 977-8565

CERS:
Name: AMERICAN TIRE DEPOT

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMERICAN TIRE DEPOT (Continued) **S123532850**

Address: 305 W ROUTE 66 # A
City,State,Zip: GLENDORA, CA 91740
Site ID: 5252
CERS ID: 10291675
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 5252
Site Name: American Tire Depot
Violation Date: 03-18-2014
Citation: HSC 6.95 25505(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)
Violation Description: Owner/Operator failed to complete and/or submit a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Notes: Returned to compliance on 04/03/2017.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 5252
Site Name: American Tire Depot
Violation Date: 03-18-2014
Citation: HSC 6.67 Multiple Sections - California Health and Safety Code, Chapter 6.67, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Training - General
Violation Notes: Returned to compliance on 04/03/2017.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: NO VIOLATIONS
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: NO VIOLATIONS
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMERICAN TIRE DEPOT (Continued) **S123532850**

Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-18-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-03-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Albert Hernandez, manager
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-19-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: INSPECTED BY JEFF ROONEY CONSENT GIVEN BY TAREQ NASRALLAH
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-18-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-03-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Albert Hernandez, manager
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMERICAN TIRE DEPOT (Continued) **S123532850**

Enforcement Action:

Site ID:	5252
Site Name:	American Tire Depot
Site Address:	305 W ROUTE 66 # A
Site City:	GLENDORA
Site Zip:	91740
Enf Action Date:	03-18-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Los Angeles County Fire Department
Enf Action Program:	HMRRP
Enf Action Source:	CERS

Site ID:	5252
Site Name:	American Tire Depot
Site Address:	305 W ROUTE 66 # A
Site City:	GLENDORA
Site Zip:	91740
Enf Action Date:	03-18-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Los Angeles County Fire Department
Enf Action Program:	HW
Enf Action Source:	CERS

Affiliation:

Affiliation Type Desc:	Legal Owner
Entity Name:	ATV INC
Entity Title:	Not reported
Affiliation Address:	14407 Alondra Blvd
Affiliation City:	La Mirada
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90638
Affiliation Phone:	(562) 977-8565

Affiliation Type Desc:	Parent Corporation
Entity Name:	ATV Inc DBA American Tire Depot
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Document Preparer
Entity Name:	John Beerwert
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMERICAN TIRE DEPOT (Continued) **S123532850**

Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Ara Tchaghlassian
Entity Title:	President
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Environmental Contact
Entity Name:	John Beerwert
Entity Title:	Not reported
Affiliation Address:	14407 Alondra Blvd
Affiliation City:	La Mirada
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90638
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	14407 Alondra Blvd
Affiliation City:	La Mirada
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90638
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	ATV INC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(562) 977-8565

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
F35	**JOHNNY'S AUTO TECH**	**CERS HAZ WASTE**	**S123500290**
East	**305 W ROUTE 66 # B**	**CERS**	**N/A**
1/8-1/4	**GLENDORA, CA 91740**		
0.161 mi.			
850 ft.	**Site 6 of 7 in cluster F**		

Relative:
Higher

Actual:
727 ft.

CERS HAZ WASTE:

Site ID:	126599
CERS ID:	10297792
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	126599
Site Name:	JOHNNY'S AUTO TECH
Violation Date:	02-19-2014
Citation:	HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Description:	Haz Waste Generator Program - Administration/Documentation - General
Violation Notes:	FAILED TO UPDATE CERS ACCOUNT ON-LINE COMPLETE HM INVENTORY, SITE MAP AND CONTINGENCY PLAN
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS

Site ID:	126599
Site Name:	JOHNNY'S AUTO TECH
Violation Date:	03-22-2018
Citation:	HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description:	Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes:	Returned to compliance on 04/10/2018. OBSERVATION: The business failed to update business plan within 30 days when one of the following occurs: a 100 percent or more increase in the quantity of a previously disclosed material; any handling of a previously undisclosed hazardous material; a change of business address, business ownership, or business name; or a substantial change in the handler's operations that requires modification to any portion of the business plan. CORRECTIVE ACTION: Update all submittal elements effected by the change(s) and electronically submit the update within 30 days.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	126599
Site Name:	JOHNNY'S AUTO TECH
Violation Date:	12-14-2016
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Hazardous Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 12/14/2016. OBSERVATION: Empty drums and one ATF tank did not have a label. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value ? or managed on site

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

JOHNNY'S AUTO TECH (Continued) **S123500290**

in such a manner ? within one year of being emptied. 22CCR 11 66261.7
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 126599
Site Name: JOHNNY'S AUTO TECH
Violation Date: 12-14-2016
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 12/30/2016. OBSERVATION: This facility?s EPA ID number is inactive. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an EPA ID number. CORRECTIVE ACTION: Immediately contact DTSC and reactivate your EPA ID number and submit evidence to the CUPA 30 days from now.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 126599
Site Name: JOHNNY'S AUTO TECH
Violation Date: 03-22-2018
Citation: HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
Violation Description: Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes: Returned to compliance on 04/10/2018. OBSERVATION: One 55-gal drum of used coolant located in the service garage was observed without an accumulation start date and a manifest/receipt demonstrating disposal within the past 180 days was not available. CORRECTIVE ACTION: Dispose of the waste coolant and submit a copy of the manifest/receipt to the CUPA.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: INSPECTED BY J. ROONEY CONSENT GIVEN BY SAM JANINI
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

JOHNNY'S AUTO TECH (Continued) **S123500290**

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-22-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Gaston L. Guerra, Owner
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-22-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Gaston L. Guerra, Owner
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Other/Unknown
Eval Date:	04-10-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Revisit conducted; copy of consolidated manifest for waste oil & water and waste antifreeze dated 3/26/18 reviewed; NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	12-14-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Sam Janini, Owner
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	12-14-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Sam Janini, Owner
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-19-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Other/Unknown
Eval Date:	04-10-2018

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

JOHNNY'S AUTO TECH (Continued) **S123500290**

Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Revisit upon request from Sandra Menendez; HMBP completed with inspector's help during revisit; HMBP accepted; NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-19-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	CERS
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-19-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	INSPECTED BY J. ROONEY CONSENT GIVEN BY SAM JANINI
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Enforcement Action:

Site ID:	126599
Site Name:	JOHNNY'S AUTO TECH
Site Address:	305 W ROUTE 66 # B
Site City:	GLENDORA
Site Zip:	91740
Enf Action Date:	02-19-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Los Angeles County Fire Department
Enf Action Program:	HW
Enf Action Source:	CERS

Affiliation:

Affiliation Type Desc:	Parent Corporation
Entity Name:	JOHNNY'S AUTO TECH
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Document Preparer
Entity Name:	SAMIR JANINI
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

JOHNNY'S AUTO TECH (Continued) **S123500290**

Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 305 W ROUTE 66 #B
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: GASTON GUERRA
Entity Title: Not reported
Affiliation Address: 305 W ROUTE 66 # B
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740
Affiliation Phone: (626) 335-3124

Affiliation Type Desc: Environmental Contact
Entity Name: GASTON GUERRA
Entity Title: Not reported
Affiliation Address: 4439 OCEAN VIEW BLV
Affiliation City: MONTROSE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91020
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Identification Signer
Entity Name: GASTON GUERRA
Entity Title: OWNER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: GASTON GUERRA

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

JOHNNY'S AUTO TECH (Continued) **S123500290**

Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (626) 335-3122

Affiliation Type Desc: Property Owner
Entity Name: sunstate glendora
Entity Title: Not reported
Affiliation Address: 1234 e tujunga ave
Affiliation City: burbank
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91501
Affiliation Phone: (818) 848-7859

CERS:
Name: JOHNNY'S AUTO TECH
Address: 305 W ROUTE 66 # B
City,State,Zip: GLENDORA, CA 91740
Site ID: 126599
CERS ID: 10297792
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 126599
Site Name: JOHNNY'S AUTO TECH
Violation Date: 02-19-2014
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Description: Haz Waste Generator Program - Administration/Documentation - General
Violation Notes: FAILED TO UPDATE CERS ACCOUNT ON-LINE COMPLETE HM INVENTORY, SITE MAP AND CONTINGENCY PLAN
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 126599
Site Name: JOHNNY'S AUTO TECH
Violation Date: 03-22-2018
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes: Returned to compliance on 04/10/2018. OBSERVATION: The business failed to update business plan within 30 days when one of the following occurs: a 100 percent or more increase in the quantity of a previously disclosed material; any handling of a previously undisclosed hazardous material; a change of business address, business ownership, or

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

JOHNNY'S AUTO TECH (Continued) **S123500290**

business name; or a substantial change in the handler's operations that requires modification to any portion of the business plan. CORRECTIVE ACTION: Update all submittal elements effected by the change(s) and electronically submit the update within 30 days.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 126599
Site Name: JOHNNY'S AUTO TECH
Violation Date: 12-14-2016
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description: Hazardous Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 12/14/2016. OBSERVATION: Empty drums and one ATF tank did not have a label. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value ? or managed on site in such a manner ? within one year of being emptied. 22CCR 11 66261.7
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 126599
Site Name: JOHNNY'S AUTO TECH
Violation Date: 12-14-2016
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 12/30/2016. OBSERVATION: This facility?s EPA ID number is inactive. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an EPA ID number. CORRECTIVE ACTION: Immediately contact DTSC and reactivate your EPA ID number and submit evidence to the CUPA 30 days from now.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 126599
Site Name: JOHNNY'S AUTO TECH
Violation Date: 03-22-2018
Citation: HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
Violation Description: Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes: Returned to compliance on 04/10/2018. OBSERVATION: One 55-gal drum of

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

JOHNNY'S AUTO TECH (Continued) **S123500290**

used coolant located in the service garage was observed without an accumulation start date and a manifest/receipt demonstrating disposal within the past 180 days was not available. CORRECTIVE ACTION: Dispose of the waste coolant and submit a copy of the manifest/receipt to the CUPA.

Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: INSPECTED BY J. ROONEY CONSENT GIVEN BY SAM JANINI
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-22-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Gaston L. Guerra, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-22-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Gaston L. Guerra, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-10-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Revisit conducted; copy of consolidated manifest for waste oil & water and waste antifreeze dated 3/26/18 reviewed; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-14-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Sam Janini, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

JOHNNY'S AUTO TECH (Continued) **S123500290**

Eval Date: 12-14-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Sam Janini, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-10-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Revisit upon request from Sandra Menendez; HMBP completed with inspector's help during revisit; HMBP accepted; NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: CERS
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: INSPECTED BY J. ROONEY CONSENT GIVEN BY SAM JANINI
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Enforcement Action:
Site ID: 126599
Site Name: JOHNNY'S AUTO TECH
Site Address: 305 W ROUTE 66 # B
Site City: GLENDORA
Site Zip: 91740
Enf Action Date: 02-19-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Los Angeles County Fire Department
Enf Action Program: HW

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number
EPA ID Number

JOHNNY'S AUTO TECH (Continued) **S123500290**

Enf Action Source: CERS

Affiliation:

Affiliation Type Desc: Parent Corporation
Entity Name: JOHNNY'S AUTO TECH
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Document Preparer
Entity Name: SAMIR JANINI
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 305 W ROUTE 66 #B
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: GASTON GUERRA
Entity Title: Not reported
Affiliation Address: 305 W ROUTE 66 # B
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740
Affiliation Phone: (626) 335-3124

Affiliation Type Desc: Environmental Contact
Entity Name: GASTON GUERRA
Entity Title: Not reported
Affiliation Address: 4439 OCEAN VIEW BLV
Affiliation City: MONTROSE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91020
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road

Map ID Direction Distance Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number

JOHNNY'S AUTO TECH (Continued) **S123500290**

Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Identification Signer
Entity Name:	GASTON GUERRA
Entity Title:	OWNER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	GASTON GUERRA
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 335-3122
Affiliation Type Desc:	Property Owner
Entity Name:	sunstate glendora
Entity Title:	Not reported
Affiliation Address:	1234 e tujunga ave
Affiliation City:	burbank
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91501
Affiliation Phone:	(818) 848-7859

F36
East
1/8-1/4
0.161 mi.
850 ft.

CONDOR IMPORTS LLC DBA JOHNNYS AUTO TECH **RCRA NonGen / NLR** **1024864806**
305 W ROUTE 66 UNIT B **CAL000433372**
GLENDORA, CA 91740

Site 7 of 7 in cluster F

Relative:
Higher

Actual:
727 ft.

RCRA NonGen / NLR:

Date form received by agency:	01/25/2018
Facility name:	CONDOR IMPORTS LLC DBA JOHNNYS AUTO TECH
Facility address:	305 W ROUTE 66 UNIT B GLENDORA, CA 91740
EPA ID:	CAL000433372
Contact:	GASTON L GUERRA
Contact address:	305 W ROUTE 66 UNIT B GLENDORA, CA 91740
Contact country:	Not reported
Contact telephone:	626-335-3124
Contact email:	GAST.GUERRA@GMAIL.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
	MAP FINDINGS		

CONDOR IMPORTS LLC DBA JOHNNYS AUTO TECH (Continued) **1024864806**

Owner/Operator Summary:

Owner/operator name:	CONDOR IMPORTS LLC
Owner/operator address:	4439 OCEAN VIEW BLVD APT 11 MONTROSE, CA 91020
Owner/operator country:	Not reported
Owner/operator telephone:	747-215-7667
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	GASTON L GUERRA
Owner/operator address:	305 W ROUTE 66 UNIT B GLENDORA, CA 91740
Owner/operator country:	Not reported
Owner/operator telephone:	626-335-3124
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
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:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

E37 **W R MACHINE** **RCRA-SQG** **1000123228**
ENE **515 S VERMONT** **FINDS** **CAD981998099**
1/8-1/4 **GLENDORA, CA 91740** **ECHO**
0.165 mi.
872 ft. **Site 2 of 4 in cluster E**

Relative:
Higher

Actual:
734 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	W R MACHINE
Facility address:	515 S VERMONT GLENDORA, CA 91740
EPA ID:	CAD981998099

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

W R MACHINE (Continued) **1000123228**

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:	BILL RAYBOULD
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
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

W R MACHINE (Continued) **1000123228**

Used oil transporter: No

Historical Generators:
Date form received by agency: 06/10/1987
Site name: W R MACHINE
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002771527

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: 1000123228
Registry ID: 110002771527
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002771527

E38 **METREX VALVE CORP.** **RCRA NonGen / NLR** **1024793710**
ENE **505 S VERMONT AVE** **CAL000141829**
1/8-1/4 **GLENDORA, CA 91740**
0.174 mi.
921 ft. **Site 3 of 4 in cluster E**

Relative: Higher
Actual: 736 ft.

RCRA NonGen / NLR:
Date form received by agency: 11/21/1994
Facility name: METREX VALVE CORP.
Facility address: 505 S VERMONT AVE
GLENDORA, CA 91740-0000
EPA ID: CAL000141829
Contact: JOHN MCCADDEN
Contact address: 505 S VERMONT AVE
GLENDORA, CA 91741
Contact country: Not reported
Contact telephone: 626-335-4027
Contact email: JOHN@METREXVALVE.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: A. DOUGLAS JORGENSEN, CEO
Owner/operator address: 505 S VERMONT AVE
GLENDORA, CA 91741
Owner/operator country: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP. (Continued) **1024793710**

Owner/operator telephone: 626-335-4027
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: JOHN MCCADDEN
Owner/operator address: 505 S VERMONT AVE
GLENDORA, CA 91741
Owner/operator country: Not reported
Owner/operator telephone: 626-335-4027
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
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: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

E39 **METREX VALVE CORP** **CERS HAZ WASTE** **S113015430**
ENE **505 S VERMONT AVE** **HAZNET** **N/A**
1/8-1/4 **GLENDORA, CA 91741** **CIWQS**
0.174 mi. **CERS**
921 ft. **Site 4 of 4 in cluster E**

Relative: Higher
Actual: 736 ft.

CERS HAZ WASTE:
Site ID: 134426
CERS ID: 10285843
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 11-13-2001
Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Deficient BMP Implementation
Violation Notes: Inadequate BMPs.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 03-15-2016
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: There were 12 empty drums inside a waste storage cage that did not have the proper labeling. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value ? or managed on site in such a manner ? within one year of being emptied. 22CCR 11 66261.7
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 03-15-2016
Citation: HSC 6.5 25201.16(f) - California Health and Safety Code, Chapter 6.5, Section(s) 25201.16(f)
Violation Description: Failure to meet the following accumulation standards for universal waste aerosol cans: 1) A) Except when waste is added or removed or as provided in B), the container shall be closed, structurally sound, and compatible with the contents of the universal waste aerosol can, and shall show no evidence of leakage, spillage, or damage that could cause leakage under reasonably foreseeable conditions. B) The closed container requirement in subparagraph (A) does not apply to a container used to accumulate universal waste aerosol cans prior to processing the cans or prior to shipping the cans offsite, except that the container shall be covered at the end of each workday. 2) The container shall be placed in a location that has sufficient ventilation to avoid formation of an explosive atmosphere, and shall be designed, built, and maintained to withstand pressures reasonably expected during storage and transportation. 3) A) The container shall be placed on or above a floor or other surface that is free of cracks or gaps and is sufficiently impervious and bermed to contain leaks and spills. B) Subparagraph (A) does not apply to a container used to accumulate universal waste aerosol cans prior to processing the cans or prior to shipping the cans offsite. 4) Incompatible materials shall be kept segregated and managed appropriately in separate containers. 5) A container holding flammable wastes shall be kept at a safe distance from heat and open flames. 6) A container used to hold universal waste aerosol cans shall be labeled or marked clearly with one of the following phrases: "Universal Waste-Aerosol Cans", "Waste Aerosol Cans", or "Used Aerosol Cans".
Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: One 55-gal drum of waste aerosol cans was found not labeled with the type of waste stored. Containers used to store aerosol cans shall be labeled or marked with one of the following phrases: ?Universal Waste ? Aerosol Cans?, ?Waste Aerosol Cans?, or ?Used Aerosol Cans?. CORRECTIVE ACTION: Immediately mark these containers and ensure that all

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

containers of aerosol cans are marked in this manner. Submit documentation to the CUPA demonstrating what corrective actions were taken. Include a Notification of Aerosol Cans Processing with your documentation.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 07-02-2014
Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Late Report
Violation Notes: Failure to submit annual report 2013-14
Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 03-15-2016
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: Oily water from floor mopping was stored in a tub with no label. All hazardous waste containers shall be marked with the following information: 1) the words ?Hazardous Waste?; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 09-27-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 12/28/2016. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan by 4/1/16. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 07-02-2009
Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Deficient Report
Violation Notes: The permittee failed in collecting storm water samples for the 2008/09 rainy season although the records from the closest rain gauge show that there were enough precipitations for sampling for the season.
Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 07-02-2013
Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Late Report
Violation Notes: Failure to submit annual report 2013-14
Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 03-15-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 12/28/2016. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately. Reportable Hazardous Materials: Foam Part B - 2x55gal drums Foam Part A - 1x55-gal drum Oxygen - 6 cylinders Coolant - 2x55gal drums Way lube - 1x55gal drum Hydraulic oil - 2x55gal drum Aerosol cans - 1x55gal drum (report in pounds) Waste paint drum - 1x55-gal drum Velocite oil - 1x55-gal drum Oily water (mop water)
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-15-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: John McCadden,
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-27-2016
Violations Found: Yes

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Eval Type: Other, not routine, done by local agency
Eval Notes: Missing Plans, Inventory accepted. Followup required.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-13-2001
Violations Found: No
Eval Type: Industrial Storm Water Compliance Evaluation
Eval Notes: See inspection report.
Eval Division: Water Boards
Eval Program: INDSTW
Eval Source: SMARTS

Eval General Type: Other/Unknown
Eval Date: 12-28-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS reviewed; HMBP accepted. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-15-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: John McCadden, Controller
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-28-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: All labels applied as required, NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-28-2017
Violations Found: No
Eval Type: Industrial Storm Water Compliance Evaluation
Eval Notes: see inspection report.
Eval Division: Water Boards
Eval Program: INDSTW
Eval Source: SMARTS

Enforcement Action:
Site ID: 134426
Site Name: METREX VALVE CORP
Site Address: 505 S VERMONT AVE
Site City: GLENDORA
Site Zip: 91741

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Enf Action Date:	01-13-2011
Enf Action Type:	Industrial Storm Water Enforcement
Enf Action Description:	Industrial Storm Water Enforcement
Enf Action Notes:	Ordered to provide an explanation for the failure to collect samples, analyze and report the data.
Enf Action Division:	Water Boards
Enf Action Program:	INDSTW
Enf Action Source:	SMARTS

Site ID:	134426
Site Name:	METREX VALVE CORP
Site Address:	505 S VERMONT AVE
Site City:	GLENDORA
Site Zip:	91741
Enf Action Date:	03-24-2002
Enf Action Type:	Notice to Comply
Enf Action Description:	Notice to Comply
Enf Action Notes:	Notice to Comply sent 3/14/02 for noncompliance with industrial stormwater permit.
Enf Action Division:	Water Boards
Enf Action Program:	INDSTW
Enf Action Source:	SMARTS

Site ID:	134426
Site Name:	METREX VALVE CORP
Site Address:	505 S VERMONT AVE
Site City:	GLENDORA
Site Zip:	91741
Enf Action Date:	04-01-2015
Enf Action Type:	Industrial Storm Water Enforcement
Enf Action Description:	Industrial Storm Water Enforcement
Enf Action Notes:	NNC for failure to submit annual reports 2012-13, 2013-14
Enf Action Division:	Water Boards
Enf Action Program:	INDSTW
Enf Action Source:	SMARTS

Coordinates:

Site ID:	134426
Facility Name:	METREX VALVE CORP
Env Int Type Code:	HWG
Program ID:	10285843
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.130560
Longitude:	-117.867810

Affiliation:

Affiliation Type Desc:	Legal Owner
Entity Name:	METREX VALVE CORP
Entity Title:	Not reported
Affiliation Address:	505 S VERMONT AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 335-4027

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Affiliation Type Desc:	Owner/Operator
Entity Name:	Metrex Valve Corp
Entity Title:	Operator
Affiliation Address:	505 S Vermont Ave
Affiliation City:	Glendora
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91741
Affiliation Phone:	Not reported

Affiliation Type Desc:	Parent Corporation
Entity Name:	METREX VALVE CORP
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	505 S VERMONT AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91741
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	A. Douglas Jorgensen
Entity Title:	A. Douglas Jorgensen
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Operator
Entity Name:	DOUGLAS JORGENSEN
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 335-4027

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Document Preparer
Entity Name: John McCadden/Bill Carter
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: BILL R. CARTER
Entity Title: Not reported
Affiliation Address: 505 S VERMONT AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91741
Affiliation Phone: Not reported

HAZNET:
Name: METREX VALVE CORP
Address: 505 S VERMONT AVE
City,State,Zip: GLENDORA, CA 917400000
Year: 1996
GEPAID: CAD982355349
Contact: INACTIVATE USE CAL000141829
Telephone: 8183354027
Mailing Name: Not reported
Mailing Address: 505 S VERMONT AVE
Mailing City,St,Zip: GLENDORA, CA 917400000
Gen County: Los Angeles
TSD EPA ID: CAD000088252
TSD County: Los Angeles
Tons: 0.125
CA Waste Code: 352-Other organic solids
Method: H01-Transfer Station
Facility County: Los Angeles

Name: METREX VALVE CORP
Address: 505 S VERMONT AVE
City,State,Zip: GLENDORA, CA 917400000
Year: 1994
GEPAID: CAD982355349
Contact: INACTIVATE USE CAL000141829
Telephone: 8183354027
Mailing Name: Not reported
Mailing Address: 505 S VERMONT AVE
Mailing City,St,Zip: GLENDORA, CA 917400000
Gen County: Los Angeles
TSD EPA ID: CAD099452708
TSD County: Los Angeles
Tons: 0.418

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

CA Waste Code: 221-Waste oil and mixed oil
Method: -
Facility County: Los Angeles

Name: METREX VALVE CORP
Address: 505 S VERMONT AVE
City,State,Zip: GLENDORA, CA 917400000
Year: 1994
GEPAID: CAD982355349
Contact: INACTIVATE USE CAL000141829
Telephone: 8183354027
Mailing Name: Not reported
Mailing Address: 505 S VERMONT AVE
Mailing City,St,Zip: GLENDORA, CA 917400000
Gen County: Los Angeles
TSD EPA ID: CAD099452708
TSD County: Los Angeles
Tons: 0.38
CA Waste Code: 221-Waste oil and mixed oil
Method: R01-Recycler
Facility County: Los Angeles

Name: METREX VALVE CORP
Address: 505 S VERMONT AVE
City,State,Zip: GLENDORA, CA 917400000
Year: 1994
GEPAID: CAD982355349
Contact: INACTIVATE USE CAL000141829
Telephone: 8183354027
Mailing Name: Not reported
Mailing Address: 505 S VERMONT AVE
Mailing City,St,Zip: GLENDORA, CA 917400000
Gen County: Los Angeles
TSD EPA ID: CAD000088252
TSD County: Los Angeles
Tons: 0.3306
CA Waste Code: 222-Oil/water separation sludge
Method: -
Facility County: Los Angeles

Name: METREX VALVE CORP
Address: 505 S VERMONT AVE
City,State,Zip: GLENDORA, CA 917400000
Year: 1994
GEPAID: CAD982355349
Contact: INACTIVATE USE CAL000141829
Telephone: 8183354027
Mailing Name: Not reported
Mailing Address: 505 S VERMONT AVE
Mailing City,St,Zip: GLENDORA, CA 917400000
Gen County: Los Angeles
TSD EPA ID: CAD099452708
TSD County: Los Angeles
Tons: 1.0842
CA Waste Code: 222-Oil/water separation sludge
Method: R01-Recycler
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Click this hyperlink while viewing on your computer to access
9 additional CA_HAZNET: record(s) in the EDR Site Report.

CIWQS:

Name:	METREX VALVE CORP
Address:	505 S VERMONT AVE
City,State,Zip:	GLENDORA, CA 91741
Agency:	Metrex Valve Corp
Agency Address:	505 S Vermont Ave, Glendora, CA 91741
Place/Project Type:	Industrial - Valves and Pipe Fittings, NEC
SIC/NAICS:	3494
Region:	4
Program:	INDSTW
Regulatory Measure Status:	Active
Regulatory Measure Type:	Storm water industrial
Order Number:	2014-0057-DWQ
WDID:	4 19NEC001905
NPDES Number:	CAS000001
Adoption Date:	Not reported
Effective Date:	03/15/2016
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	1
Violations within 5 years:	1
Latitude:	34.12993
Longitude:	-117.86736

CERS:

Name:	METREX VALVE CORP
Address:	505 S VERMONT AVE
City,State,Zip:	GLENDORA, CA 91741
Site ID:	134426
CERS ID:	10285843
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	134426
Site Name:	METREX VALVE CORP
Violation Date:	11-13-2001
Citation:	2014-0057-DWQ - Industrial General Permit
Violation Description:	SW - Deficient BMP Implementation
Violation Notes:	Inadequate BMPs.
Violation Division:	Water Boards
Violation Program:	INDSTW
Violation Source:	SMARTS

Site ID:	134426
Site Name:	METREX VALVE CORP
Violation Date:	03-15-2016
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 09/28/2016. OBSERVATION: There were 12 empty

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

drums inside a waste storage cage that did not have the proper labeling. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value ? or managed on site in such a manner ? within one year of being emptied. 22CCR 11 66261.7

Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 03-15-2016
Citation: HSC 6.5 25201.16(f) - California Health and Safety Code, Chapter 6.5, Section(s) 25201.16(f)
Violation Description: Failure to meet the following accumulation standards for universal waste aerosol cans: 1) A) Except when waste is added or removed or as provided in B), the container shall be closed, structurally sound, and compatible with the contents of the universal waste aerosol can, and shall show no evidence of leakage, spillage, or damage that could cause leakage under reasonably foreseeable conditions. B) The closed container requirement in subparagraph (A) does not apply to a container used to accumulate universal waste aerosol cans prior to processing the cans or prior to shipping the cans offsite, except that the container shall be covered at the end of each workday. 2) The container shall be placed in a location that has sufficient ventilation to avoid formation of an explosive atmosphere, and shall be designed, built, and maintained to withstand pressures reasonably expected during storage and transportation. 3) A) The container shall be placed on or above a floor or other surface that is free of cracks or gaps and is sufficiently impervious and bermed to contain leaks and spills. B) Subparagraph (A) does not apply to a container used to accumulate universal waste aerosol cans prior to processing the cans or prior to shipping the cans offsite. 4) Incompatible materials shall be kept segregated and managed appropriately in separate containers. 5) A container holding flammable wastes shall be kept at a safe distance from heat and open flames. 6) A container used to hold universal waste aerosol cans shall be labeled or marked clearly with one of the following phrases: "Universal Waste-Aerosol Cans", "Waste Aerosol Cans", or "Used Aerosol Cans".
Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: One 55-gal drum of waste aerosol cans was found not labeled with the type of waste stored. Containers used to store aerosol cans shall be labeled or marked with one of the following phrases: ?Universal Waste ? Aerosol Cans?, ?Waste Aerosol Cans?, or ?Used Aerosol Cans?. CORRECTIVE ACTION: Immediately mark these containers and ensure that all containers of aerosol cans are marked in this manner. Submit documentation to the CUPA demonstrating what corrective actions were taken. Include a Notification of Aerosol Cans Processing with your documentation.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 07-02-2014

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Late Report
Violation Notes: Failure to submit annual report 2013-14
Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 03-15-2016
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: Oily water from floor mopping was stored in a tub with no label. All hazardous waste containers shall be marked with the following information: 1) the words ?Hazardous Waste?; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 09-27-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 12/28/2016. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan by 4/1/16. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 07-02-2009
Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Deficient Report
Violation Notes: The permittee failed in collecting storm water samples for the 2008/09 rainy season although the records from the closest rain gauge show that there were enough precipitations for sampling for the season.
Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 07-02-2013
Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Late Report
Violation Notes: Failure to submit annual report 2013-14
Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 03-15-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 12/28/2016. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately. Reportable Hazardous Materials: Foam Part B - 2x55gal drums Foam Part A - 1x55-gal drum Oxygen - 6 cylinders Coolant - 2x55gal drums Way lube - 1x55gal drum Hydraulic oil - 2x55gal drum Aerosol cans - 1x55gal drum (report in pounds) Waste paint drum - 1x55-gal drum Velocite oil - 1x55-gal drum Oily water (mop water)
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-15-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: John McCadden,
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-27-2016
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Missing Plans, Inventory accepted. Followup required.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-13-2001
Violations Found: No
Eval Type: Industrial Storm Water Compliance Evaluation
Eval Notes: See inspection report.
Eval Division: Water Boards

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Eval Program: INDSTW
Eval Source: SMARTS

Eval General Type: Other/Unknown
Eval Date: 12-28-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS reviewed; HMBP accepted. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-15-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: John McCadden, Controller
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-28-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: All labels applied as required, NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-28-2017
Violations Found: No
Eval Type: Industrial Storm Water Compliance Evaluation
Eval Notes: see inspection report.
Eval Division: Water Boards
Eval Program: INDSTW
Eval Source: SMARTS

Enforcement Action:
Site ID: 134426
Site Name: METREX VALVE CORP
Site Address: 505 S VERMONT AVE
Site City: GLENDORA
Site Zip: 91741
Enf Action Date: 01-13-2011
Enf Action Type: Industrial Storm Water Enforcement
Enf Action Description: Industrial Storm Water Enforcement
Enf Action Notes: Ordered to provide an explanation for the failure to collect samples, analyze and report the data.
Enf Action Division: Water Boards
Enf Action Program: INDSTW
Enf Action Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Site Address: 505 S VERMONT AVE

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Site City: GLENDORA
Site Zip: 91741
Enf Action Date: 03-24-2002
Enf Action Type: Notice to Comply
Enf Action Description: Notice to Comply
Enf Action Notes: Notice to Comply sent 3/14/02 for noncompliance with industrial stormwater permit.
Enf Action Division: Water Boards
Enf Action Program: INDSTW
Enf Action Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Site Address: 505 S VERMONT AVE
Site City: GLENDORA
Site Zip: 91741
Enf Action Date: 04-01-2015
Enf Action Type: Industrial Storm Water Enforcement
Enf Action Description: Industrial Storm Water Enforcement
Enf Action Notes: NNC for failure to submit annual reports 2012-13, 2013-14
Enf Action Division: Water Boards
Enf Action Program: INDSTW
Enf Action Source: SMARTS

Coordinates:
Site ID: 134426
Facility Name: METREX VALVE CORP
Env Int Type Code: HWG
Program ID: 10285843
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.130560
Longitude: -117.867810

Affiliation:
Affiliation Type Desc: Legal Owner
Entity Name: METREX VALVE CORP
Entity Title: Not reported
Affiliation Address: 505 S VERMONT AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 335-4027

Affiliation Type Desc: Owner/Operator
Entity Name: Metrex Valve Corp
Entity Title: Operator
Affiliation Address: 505 S Vermont Ave
Affiliation City: Glendora
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91741
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Entity Name:	METREX VALVE CORP
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	505 S VERMONT AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91741
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	A. Douglas Jorgensen
Entity Title:	A. Douglas Jorgensen
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	DOUGLAS JORGENSEN
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 335-4027
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Document Preparer
Entity Name:	John McCadden/Bill Carter
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: BILL R. CARTER
Entity Title: Not reported
Affiliation Address: 505 S VERMONT AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91741
Affiliation Phone: Not reported

Name: METREX VALVE CORP
Address: 505 S VERMONT AVE
City,State,Zip: GLENDORA, CA 91741
Site ID: 134426
CERS ID: 242798
CERS Description: Industrial Facility Storm Water

Violations:

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 11-13-2001
Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Deficient BMP Implementation
Violation Notes: Inadequate BMPs.
Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 03-15-2016
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: There were 12 empty drums inside a waste storage cage that did not have the proper labeling. CORRECTIVE ACTION: Each empty container larger than 5 gallons that previously held a hazardous material must be marked with the date it was emptied and be shipped for recycling, reconditioning, or reclamation of its scrap value ? or managed on site in such a manner ? within one year of being emptied. 22CCR 11 66261.7
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 03-15-2016
Citation: HSC 6.5 25201.16(f) - California Health and Safety Code, Chapter 6.5, Section(s) 25201.16(f)
Violation Description: Failure to meet the following accumulation standards for universal waste aerosol cans: 1) A) Except when waste is added or removed or as provided in B), the container shall be closed, structurally sound, and compatible with the contents of the universal waste aerosol can, and shall show no evidence of leakage, spillage, or damage that could

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

cause leakage under reasonably foreseeable conditions. B) The closed container requirement in subparagraph (A) does not apply to a container used to accumulate universal waste aerosol cans prior to processing the cans or prior to shipping the cans offsite, except that the container shall be covered at the end of each workday. 2) The container shall be placed in a location that has sufficient ventilation to avoid formation of an explosive atmosphere, and shall be designed, built, and maintained to withstand pressures reasonably expected during storage and transportation. 3) A) The container shall be placed on or above a floor or other surface that is free of cracks or gaps and is sufficiently impervious and bermed to contain leaks and spills. B) Subparagraph (A) does not apply to a container used to accumulate universal waste aerosol cans prior to processing the cans or prior to shipping the cans offsite. 4) Incompatible materials shall be kept segregated and managed appropriately in separate containers. 5) A container holding flammable wastes shall be kept at a safe distance from heat and open flames. 6) A container used to hold universal waste aerosol cans shall be labeled or marked clearly with one of the following phrases: "Universal Waste-Aerosol Cans", "Waste Aerosol Cans", or "Used Aerosol Cans".

Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: One 55-gal drum of waste aerosol cans was found not labeled with the type of waste stored. Containers used to store aerosol cans shall be labeled or marked with one of the following phrases: ?Universal Waste ? Aerosol Cans?, ?Waste Aerosol Cans?, or ?Used Aerosol Cans?. CORRECTIVE ACTION: Immediately mark these containers and ensure that all containers of aerosol cans are marked in this manner. Submit documentation to the CUPA demonstrating what corrective actions were taken. Include a Notification of Aerosol Cans Processing with your documentation.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 07-02-2014
Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Late Report
Violation Notes: Failure to submit annual report 2013-14
Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 03-15-2016
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: Oily water from floor mopping was stored in a tub with no label. All hazardous waste containers shall be marked with the following information: 1) the words ?Hazardous Waste?; 2) name and address of generator; 3)

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information.

Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 09-27-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 12/28/2016. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan by 4/1/16. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 07-02-2009
Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Deficient Report
Violation Notes: The permittee failed in collecting storm water samples for the 2008/09 rainy season although the records from the closest rain gauge show that there were enough precipitations for sampling for the season.
Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 07-02-2013
Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Late Report
Violation Notes: Failure to submit annual report 2013-14
Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Violation Date: 03-15-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 12/28/2016. OBSERVATION: A business plan has

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately. Reportable Hazardous Materials: Foam Part B - 2x55gal drums Foam Part A - 1x55-gal drum Oxygen - 6 cylinders Coolant - 2x55gal drums Way lube - 1x55gal drum Hydraulic oil - 2x55gal drum Aerosol cans - 1x55gal drum (report in pounds) Waste paint drum - 1x55-gal drum Velocite oil - 1x55-gal drum Oily water (mop water)

Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-15-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: John McCadden,
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-27-2016
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Missing Plans, Inventory accepted. Followup required.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-13-2001
Violations Found: No
Eval Type: Industrial Storm Water Compliance Evaluation
Eval Notes: See inspection report.
Eval Division: Water Boards
Eval Program: INDSTW
Eval Source: SMARTS

Eval General Type: Other/Unknown
Eval Date: 12-28-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS reviewed; HMBP accepted. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-15-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: John McCadden, Controller
Eval Division: Los Angeles County Fire Department
Eval Program: HW

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-28-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: All labels applied as required, NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-28-2017
Violations Found: No
Eval Type: Industrial Storm Water Compliance Evaluation
Eval Notes: see inspection report.
Eval Division: Water Boards
Eval Program: INDSTW
Eval Source: SMARTS

Enforcement Action:
Site ID: 134426
Site Name: METREX VALVE CORP
Site Address: 505 S VERMONT AVE
Site City: GLENDORA
Site Zip: 91741
Enf Action Date: 01-13-2011
Enf Action Type: Industrial Storm Water Enforcement
Enf Action Description: Industrial Storm Water Enforcement
Enf Action Notes: Ordered to provide an explanation for the failure to collect samples, analyze and report the data.
Enf Action Division: Water Boards
Enf Action Program: INDSTW
Enf Action Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Site Address: 505 S VERMONT AVE
Site City: GLENDORA
Site Zip: 91741
Enf Action Date: 03-24-2002
Enf Action Type: Notice to Comply
Enf Action Description: Notice to Comply
Enf Action Notes: Notice to Comply sent 3/14/02 for noncompliance with industrial stormwater permit.
Enf Action Division: Water Boards
Enf Action Program: INDSTW
Enf Action Source: SMARTS

Site ID: 134426
Site Name: METREX VALVE CORP
Site Address: 505 S VERMONT AVE
Site City: GLENDORA
Site Zip: 91741
Enf Action Date: 04-01-2015
Enf Action Type: Industrial Storm Water Enforcement
Enf Action Description: Industrial Storm Water Enforcement

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Enf Action Notes: NNC for failure to submit annual reports 2012-13, 2013-14
Enf Action Division: Water Boards
Enf Action Program: INDSTW
Enf Action Source: SMARTS

Coordinates:
Site ID: 134426
Facility Name: METREX VALVE CORP
Env Int Type Code: HWG
Program ID: 10285843
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.130560
Longitude: -117.867810

Affiliation:
Affiliation Type Desc: Legal Owner
Entity Name: METREX VALVE CORP
Entity Title: Not reported
Affiliation Address: 505 S VERMONT AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 335-4027

Affiliation Type Desc: Owner/Operator
Entity Name: Metrex Valve Corp
Entity Title: Operator
Affiliation Address: 505 S Vermont Ave
Affiliation City: Glendora
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91741
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: METREX VALVE CORP
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 505 S VERMONT AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91741
Affiliation Phone: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number
EPA ID Number

METREX VALVE CORP (Continued) **S113015430**

Affiliation Type Desc:	Identification Signer
Entity Name:	A. Douglas Jorgensen
Entity Title:	A. Douglas Jorgensen
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Operator
Entity Name:	DOUGLAS JORGENSEN
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 335-4027

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045

Affiliation Type Desc:	Document Preparer
Entity Name:	John McCadden/Bill Carter
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	BILL R. CARTER
Entity Title:	Not reported
Affiliation Address:	505 S VERMONT AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91741
Affiliation Phone:	Not reported

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
G40	**TESORO GASOLINE DIGAS GLENDORA**	**RCRA-SQG**	**1000341675**
SW	**701 S GRAND AVE**	**FINDS**	**CAD000627901**
1/8-1/4	**GLENDORA, CA 91740**	**ECHO**	
0.192 mi.			
1013 ft.	**Site 1 of 4 in cluster G**		

Relative:
Lower

Actual:
694 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	TESORO GASOLINE DIGAS GLENDORA
Facility address:	701 S GRAND AVE GLENDORA, CA 91740
EPA ID:	CAD000627901
Mailing address:	9201 W OLYMPIC BLVD BEVERLY HILLS, CA 90212
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:	TESORO GASOLINE MARKETING CO
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

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

TESORO GASOLINE DIGAS GLENDORA (Continued) **1000341675**

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:	08/18/1980
Site name:	TESORO GASOLINE DIGAS GLENDORA
Classification:	Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002627621

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:	1000341675
Registry ID:	110002627621
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002627621

G41 **ALAMEDA MANAGEMENT CO #521** **LUST** **S101585626**
SW **701 GRAND AVE S** **SWEEPS UST** **N/A**
1/8-1/4 **GLENDORA, CA 91740** **CA FID UST**
0.192 mi. **LOS ANGELES CO. HMS**
1013 ft. **Site 2 of 4 in cluster G** **CERS**

Relative: **Lower**
Actual: **694 ft.**

LUST:

Name:	ALAMEDA MANAGEMENT CO #521
Address:	701 GRAND AVE S
City,State,Zip:	GLENDORA, CA 91740
Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703750
Global Id:	T0603703750
Latitude:	34.1266758

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ALAMEDA MANAGEMENT CO #521 (Continued) **S101585626**

Longitude: -117.872707
Status: Completed - Case Closed
Status Date: 02/11/1999
Case Worker: JOA
RB Case Number: I-11135
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: T0603703750
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: T0603703750
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: T0603703750
Action Type: Other
Date: 07/11/1987
Action: Leak Reported

Global Id: T0603703750
Action Type: Other
Date: 07/10/1987
Action: Leak Discovery

LUST:
Global Id: T0603703750
Status: Completed - Case Closed
Status Date: 02/11/1999

Global Id: T0603703750
Status: Open - Case Begin Date
Status Date: 07/10/1987

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ALAMEDA MANAGEMENT CO #521 (Continued) **S101585626**

Facility Id:	I-11135	
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:	T0603703750	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	ALOSTA	
Enforcement Type:	Not reported	
Date Leak Discovered:	7/10/1987	
Date Leak First Reported:		7/11/1987
Date Leak Record Entered:	5/31/1988	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		2/11/1999
Date the Case was Closed:		2/11/1999
How Leak Discovered:	Tank Test	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	UNK	
Operator:	ALAMEDA MANAGEMENT CO., INC.	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		3048.846143906504580555189231 4
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:	ALAMEDA MANAGMENTCO., INC.	
RP Address:	12739 LAKEWOOD BLVD, DOWNEY, CA 90242	
Program:	LUST	
Lat/Long:	34.1267419 / -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:	TANKS TESTED TIGHT 07/11/87; REFER TO LA CO DPW COMPLETE RECORD	

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ALAMEDA MANAGEMENT CO #521 (Continued) **S101585626**

SWEEPS UST:

Name:	ALAMEDA MANAGEMENT CO #521
Address:	701 S GRAND AVE
City:	GLENDORA
Status:	Active
Comp Number:	11135
Number:	9
Board Of Equalization:	44-009132
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-011135-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	3

Name:	ALAMEDA MANAGEMENT CO #521
Address:	701 S GRAND AVE
City:	GLENDORA
Status:	Active
Comp Number:	11135
Number:	9
Board Of Equalization:	44-009132
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-011135-000002
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

Name:	ALAMEDA MANAGEMENT CO #521
Address:	701 S GRAND AVE
City:	GLENDORA
Status:	Active
Comp Number:	11135
Number:	9
Board Of Equalization:	44-009132
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-011135-000003
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ALAMEDA MANAGEMENT CO #521 (Continued) **S101585626**

STG: W
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 19026423
Regulated By: UTNKA
Regulated ID: 00029627
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: 12739 S LAKEWOOD BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: GLENDORA
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

LOS ANGELES CO. HMS:
Name: ALAMEDA MANAGEMENT CO #521
Address: 701 S GRAND AVE
City,State,Zip: GLENDORA, CA 91740
Region: LA
Permit Category: T
Facility Id: 011134-011135
Facility Type: 0
Facility Status: Removed
Area: 6D
Permit Number: 00002618T
Permit Status: Removed

CERS:
Name: ALAMEDA MANAGEMENT CO #521
Address: 701 GRAND AVE S
City,State,Zip: GLENDORA, CA 91740
Site ID: 219347
CERS ID: T0603703750
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: JOHN AWUJO - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S FREMONT AVE
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6264583507

Affiliation Type Desc: Regional Board Caseworker

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ALAMEDA MANAGEMENT CO #521 (Continued) **S101585626**

Entity Name:	YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title:	Not reported
Affiliation Address:	320 W. 4TH ST., SUITE 200
Affiliation City:	Los Angeles
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

G42 **ARCO** **HIST UST** **U001569551**
SW **701 S GRAND AVE** **N/A**
1/8-1/4 **GLENDORA, CA 91740**
0.192 mi.
1013 ft. **Site 3 of 4 in cluster G**

Relative: **Lower**

Actual: **694 ft.**

HIST UST:

Name:	ARCO
Address:	701 S GRAND AVE
City,State,Zip:	GLENDORA, CA 91740
File Number:	00028A00
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028A00.pdf
Region:	STATE
Facility ID:	00000029627
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	HENSLEY BARBOUR
Telephone:	2132782160
Owner Name:	TESORO GASOLINE MARKETING CO.
Owner Address:	9201 W. OLYMPIC BLVD.
Owner City,St,Zip:	BEVERLY HILLS, CA 90212
Total Tanks:	0003
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	1/4

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	ARCO (Continued)		**U001569551**
	Leak Detection: Stock Inventor		
	Click here for Geo Tracker PDF:		
H43 **ENE** **1/8-1/4** **0.195 mi.** **1029 ft.**	**CERTIFIED AUTOMOTIVE SPECIALISTS INC.** **476 S VERMONT AVE** **GLENDORA, CA 91741** **Site 1 of 5 in cluster H**	**RCRA-CESQG** **FINDS** **ECHO**	**1000598103** **CAD983621459**

Relative:
Higher

Actual:
738 ft.

RCRA-CESQG:

Date form received by agency:	05/14/2018
Facility name:	CERTIFIED AUTOMOTIVE SPECIALISTS INC.
Facility address:	476 S VERMONT AVE GLENDORA, CA 91741
EPA ID:	CAD983621459
Contact:	EUGENE MORRILL
Contact address:	476 S VERMONT AVE GLENDORA, CA 91741
Contact country:	US
Contact telephone:	626-963-0814
Contact email:	GENE@CERTAUTOSPEC.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:	GENE MORRILL
Owner/operator address:	476 S VERMONT AVE GLENDORA, CA 91740
Owner/operator country:	US
Owner/operator telephone:	626-963-0814
Owner/operator email:	GENE@CERTAUTOSPEC.COM
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:	EUGENE MORRILL
Owner/operator address:	476 S VERMONT AVE GLENDORA, CA 91740
Owner/operator country:	US

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CERTIFIED AUTOMOTIVE SPECIALISTS INC. (Continued) **1000598103**

Owner/operator telephone: 626-963-0814
Owner/operator email: GENE@CERTAUTOSPEC.COM
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
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: 03/11/1992
Site name: CERTIFIED AUTOMOTIVE SPECIALIST
Classification: Small Quantity Generator

Hazardous Waste Summary:

. Waste code: 221
. Waste name: Waste oil and mixed oil

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING 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 F002, 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: 110002870698

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

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CERTIFIED AUTOMOTIVE SPECIALISTS INC. (Continued) **1000598103**

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: 1000598103
Registry ID: 110002870698
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002870698

H44 **CERTIFIED AUTOMOTIVE SPECIALISTS** **CERS HAZ WASTE** **S113018341**
ENE **476 S VERMONT AVE** **HAZNET** **N/A**
1/8-1/4 **GLENDORA, CA 91741** **CERS**
0.195 mi.
1029 ft. **Site 2 of 5 in cluster H**

Relative:
Higher

Actual:
738 ft.

CERS HAZ WASTE:
Site ID: 17826
CERS ID: 10283518
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 17826
Site Name: CERTIFIED AUTOMOTIVE SPECIALISTS
Violation Date: 07-31-2015
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 08/31/2015. OBSERVATION: [Used oil labels and waste antifreeze labels did not have accumulation start dates or were not legible]. All hazardous waste containers shall be marked with the following information: 1) the words ?Hazardous Waste?; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 17826
Site Name: CERTIFIED AUTOMOTIVE SPECIALISTS
Violation Date: 07-31-2015
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)

CERTIFIED AUTOMOTIVE SPECIALISTS (Continued) **S113018341**

Violation Description: Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Notes: Returned to compliance on 04/26/2016. OBSERVATION: [One 55-gallon drum labeled as HW gas and dated 6/25/14 was stored >180 days]. Facilities who generate less than 1000 kg of hazardous waste per month and do not exceed 6000 kg of waste stored on site at any time may store waste on site up to 180 days. CORRECTIVE ACTION: Immediately contact a licensed hazardous waste hauler to dispose of this waste under manifest and submit a copy of the manifest to the CUPA by 30 days from now.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 17826
Site Name: CERTIFIED AUTOMOTIVE SPECIALISTS
Violation Date: 07-31-2015
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 11/04/2015. OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page for the actual amount of motor oil and transmissioin fluid at the facility. The waste gas and new diesel oil drums were not included in the inventory submittal to the CUPA. CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 11-04-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Complete inventory submitted in CERS. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-31-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed photos of HW labels affixed to all waste fluid drums sent via email. NOV partially abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-29-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CERTIFIED AUTOMOTIVE SPECIALISTS (Continued) **S113018341**

Eval Notes:	Waste gas/oil picked up by Lightning Oil on 4/26/16, manifest # 002396331GBF reviewed. NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-31-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Jeff Christy, Service Writer Inspection of service bays and HM/HW storage.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-31-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Jeff Christy, Service Writer Inspection of service bays and HM/HW storage.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Coordinates:

Site ID:	17826
Facility Name:	CERTIFIED AUTOMOTIVE SPECIALISTS
Env Int Type Code:	HWG
Program ID:	10283518
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.130540
Longitude:	-117.867330

Affiliation:

Affiliation Type Desc:	Document Preparer
Entity Name:	JANET L FISCHER
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	476 S VERMONT AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91741-6203
Affiliation Phone:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CERTIFIED AUTOMOTIVE SPECIALISTS (Continued) **S113018341**

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045

Affiliation Type Desc:	Environmental Contact
Entity Name:	EUGENE MORRILL
Entity Title:	Not reported
Affiliation Address:	476 VERMONT AVENUE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	CERTIFIED AUTOMOTIVE SPECIALISTS, INC.
Entity Title:	Not reported
Affiliation Address:	476 S VERMONT AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741-6203
Affiliation Phone:	(626) 963-0814

Affiliation Type Desc:	Operator
Entity Name:	EUGENE MORRILL
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 338-4763

Affiliation Type Desc:	Parent Corporation
Entity Name:	CERTIFIED AUTOMOTIVE SPECIALISTS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	JANET L FISCHER
Entity Title:	REPRESENTATIVE
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CERTIFIED AUTOMOTIVE SPECIALISTS (Continued) **S113018341**

Affiliation Zip: Not reported
Affiliation Phone: Not reported

HAZNET:

Name:	CERTIFIED AUTOMOTIVE SPECIALISTS INC
Address:	476 S VERMONT AVE
City,State,Zip:	GLENDORA, CA 917416203
Year:	2017
GEPAID:	CAD983621459
Contact:	EUGENE MORRILL
Telephone:	6269630814
Mailing Name:	Not reported
Mailing Address:	476 S VERMONT AVE
Mailing City,St,Zip:	GLENDORA, CA 917416203
Gen County:	Los Angeles
TSD EPA ID:	CAD008302903
TSD County:	Los Angeles
Tons:	0.126
CA Waste Code:	214-Unspecified solvent mixture
Method:	H061-Fuel Blending Prior To Energy Recovery At Another Site
Facility County:	Los Angeles

Name:	CERTIFIED AUTOMOTIVE SPECIALISTS INC
Address:	476 S VERMONT AVE
City,State,Zip:	GLENDORA, CA 917416203
Year:	2016
GEPAID:	CAD983621459
Contact:	EUGENE MORRILL
Telephone:	6269630814
Mailing Name:	Not reported
Mailing Address:	476 S VERMONT AVE
Mailing City,St,Zip:	GLENDORA, CA 917416203
Gen County:	Los Angeles
TSD EPA ID:	CAD008302903
TSD County:	Los Angeles
Tons:	0.198
CA Waste Code:	214-Unspecified solvent mixture
Method:	H061-Fuel Blending Prior To Energy Recovery At Another Site
Facility County:	Los Angeles

Name:	CERTIFIED AUTOMOTIVE SPECIALISTS INC
Address:	476 S VERMONT AVE
City,State,Zip:	GLENDORA, CA 917416203
Year:	2013
GEPAID:	CAD983621459
Contact:	EUGENE MORRILL/PRES
Telephone:	6269630814
Mailing Name:	Not reported
Mailing Address:	476 S VERMONT AVE
Mailing City,St,Zip:	GLENDORA, CA 917416203
Gen County:	Los Angeles
TSD EPA ID:	CAD008302903
TSD County:	Los Angeles
Tons:	0.198
CA Waste Code:	214-Unspecified solvent mixture
Method:	H061-Fuel Blending Prior To Energy Recovery At Another Site

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CERTIFIED AUTOMOTIVE SPECIALISTS (Continued) **S113018341**

Facility County: Los Angeles

Name: CERTIFIED AUTOMOTIVE SPECIALISTS INC
Address: 476 S VERMONT AVE
City,State,Zip: GLENDORA, CA 917416203
Year: 2011
GEPAID: CAD983621459
Contact: EUGENE MORRILL/PRES
Telephone: 6269630814
Mailing Name: Not reported
Mailing Address: 476 S VERMONT AVE
Mailing City,St,Zip: GLENDORA, CA 917416203
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Tons: 0.108
CA Waste Code: 214-Unspecified solvent mixture
Method: H061-Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

Name: CERTIFIED AUTOMOTIVE SPECIALISTS INC
Address: 476 S VERMONT AVE
City,State,Zip: GLENDORA, CA 917416203
Year: 2010
GEPAID: CAD983621459
Contact: EUGENE MORRILL/PRES
Telephone: 6269630814
Mailing Name: Not reported
Mailing Address: 476 S VERMONT AVE
Mailing City,St,Zip: GLENDORA, CA 917416203
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Tons: 0.198
CA Waste Code: 214-Unspecified solvent mixture
Method: H061-Fuel Blending Prior To Energy Recovery At Another Site
Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

CERS:
Name: CERTIFIED AUTOMOTIVE SPECIALISTS
Address: 476 S VERMONT AVE
City,State,Zip: GLENDORA, CA 91741
Site ID: 17826
CERS ID: 10283518
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 17826
Site Name: CERTIFIED AUTOMOTIVE SPECIALISTS
Violation Date: 07-31-2015
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CERTIFIED AUTOMOTIVE SPECIALISTS (Continued) **S113018341**

	generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 08/31/2015. OBSERVATION: [Used oil labels and waste antifreeze labels did not have accumulation start dates or were not legible]. All hazardous waste containers shall be marked with the following information: 1) the words ?Hazardous Waste?; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	17826
Site Name:	CERTIFIED AUTOMOTIVE SPECIALISTS
Violation Date:	07-31-2015
Citation:	22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description:	Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Notes:	Returned to compliance on 04/26/2016. OBSERVATION: [One 55-gallon drum labeled as HW gas and dated 6/25/14 was stored >180 days]. Facilities who generate less than 1000 kg of hazardous waste per month and do not exceed 6000 kg of waste stored on site at any time may store waste on site up to 180 days. CORRECTIVE ACTION: Immediately contact a licensed hazardous waste hauler to dispose of this waste under manifest and submit a copy of the manifest to the CUPA by 30 days from now.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	17826
Site Name:	CERTIFIED AUTOMOTIVE SPECIALISTS
Violation Date:	07-31-2015
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 11/04/2015. OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page for the actual amount of motor oil and transmissioin fluid at the facility. The waste gas and new diesel oil drums were not included in the inventory submittal to the CUPA. CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	11-04-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CERTIFIED AUTOMOTIVE SPECIALISTS (Continued) **S113018341**

Eval Notes: Complete inventory submitted in CERS. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-31-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed photos of HW labels affixed to all waste fluid drums sent via email. NOV partially abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-29-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Waste gas/oil picked up by Lightning Oil on 4/26/16, manifest # 002396331GBF reviewed. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-31-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Jeff Christy, Service Writer Inspection of service bays and HM/HW storage.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-31-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Jeff Christy, Service Writer Inspection of service bays and HM/HW storage.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 17826
Facility Name: CERTIFIED AUTOMOTIVE SPECIALISTS
Env Int Type Code: HWG
Program ID: 10283518
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.130540
Longitude: -117.867330

Affiliation:

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CERTIFIED AUTOMOTIVE SPECIALISTS (Continued) **S113018341**

Affiliation Type Desc:	Document Preparer
Entity Name:	JANET L FISCHER
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	476 S VERMONT AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91741-6203
Affiliation Phone:	Not reported

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045

Affiliation Type Desc:	Environmental Contact
Entity Name:	EUGENE MORRILL
Entity Title:	Not reported
Affiliation Address:	476 VERMONT AVENUE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	CERTIFIED AUTOMOTIVE SPECIALISTS, INC.
Entity Title:	Not reported
Affiliation Address:	476 S VERMONT AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741-6203
Affiliation Phone:	(626) 963-0814

Affiliation Type Desc:	Operator
Entity Name:	EUGENE MORRILL
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CERTIFIED AUTOMOTIVE SPECIALISTS (Continued) **S113018341**

Affiliation Zip: Not reported
Affiliation Phone: (626) 338-4763

Affiliation Type Desc: Parent Corporation
Entity Name: CERTIFIED AUTOMOTIVE SPECIALISTS
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: JANET L FISCHER
Entity Title: REPRESENTATIVE
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

H45 **DIESEL DOCTOR X THE** **RCRA-SQG** **1000379507**
ENE **464 S VERMOUNT AVE** **FINDS** **CAD982321051**
1/8-1/4 **GLENDORA, CA 91740** **ECHO**
0.196 mi.
1034 ft. **Site 3 of 5 in cluster H**

Relative: **Higher**
Actual: **738 ft.**

RCRA-SQG:
Date form received by agency: 03/10/1988
Facility name: DIESEL DOCTOR X THE
Facility address: 464 S VERMOUNT AVE
GLENDORA, CA 91740
EPA ID: CAD982321051
Mailing address: S VERMOUNT AVE
GLENDORA, CA 91740
Contact: ENVIRONMENTAL MANAGER
Contact address: 464 S VERMOUNT AVE
GLENDORA, CA 91740
Contact country: US
Contact telephone: 818-914-2623
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: CHARLES NANTROUP
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

DIESEL DOCTOR X THE (Continued) **1000379507**

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
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: 110002793656

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.

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
	DIESEL DOCTOR X THE (Continued)		**1000379507**

ECHO:
Envid: 1000379507
Registry ID: 110002793656
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002793656

H46	**BRIAN WOOD AUTOMOTIVE INC**	**CERS HAZ WASTE**	**S112862555**
ENE	**500 S VERMONT AVE**	**HAZNET**	**N/A**
1/8-1/4	**GLENDORA, CA 91741**	**CERS**	
0.196 mi.			
1034 ft.	**Site 4 of 5 in cluster H**		

Relative: Higher
Actual: 738 ft.

CERS HAZ WASTE:
Site ID: 99989
CERS ID: 10266565
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 99989
Site Name: BRIAN WOOD AUTOMOTIVE INC
Violation Date: 03-18-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 07/14/2016. OBSERVATION: The annotated site map submitted to the CUPA does not include the location of the new motor oil cubes. CORRECTIVE ACTION: Revise the annotated Site Map to include all required content and submit electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 99989
Site Name: BRIAN WOOD AUTOMOTIVE INC
Violation Date: 03-18-2016
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/28/2016. OBSERVATION: The HW labels on the used oil and coolant drums were either missing or faded. All hazardous waste containers shall be marked with the following information: 1) the words ?Hazardous Waste?; 2) name and address of generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 99989
Site Name: BRIAN WOOD AUTOMOTIVE INC
Violation Date: 03-18-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BRIAN WOOD AUTOMOTIVE INC (Continued) **S112862555**

6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 07/14/2016. OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page for the following to the CUPA: used oil (2x55-gal drums); waste coolant (2x55-gal drums); motor oil ? 1x120-gal + 1x200-gal + 1x55-gal cubes CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 99989
Site Name: BRIAN WOOD AUTOMOTIVE INC
Violation Date: 03-18-2016
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 07/14/2016. OBSERVATION: The Owner/Operator page submitted to this department did not include an email address under Environmental Contact. CORRECTIVE ACTION: Complete the Owner/Operator page and submit electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 09-28-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: HW labels applied on all waste containers. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-18-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Brian Wood, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-18-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Brian Wood, Owner
Eval Division: Los Angeles County Fire Department

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BRIAN WOOD AUTOMOTIVE INC (Continued) **S112862555**

Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 07-14-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS Inventory, Site Map, and Owner/Operator page completed. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 99989
Facility Name: BRIAN WOOD AUTOMOTIVE INC
Env Int Type Code: HWG
Program ID: 10266565
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.130480
Longitude: -117.866940

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: BRIAN WOOD
Entity Title: Not reported
Affiliation Address: 500 S VERMONT ST
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91741
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: BRIAN WOOD
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (626) 914-0839

Affiliation Type Desc: Property Owner
Entity Name: Hal Reynolds
Entity Title: Not reported
Affiliation Address: 500 S VERMONT AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 914-7466

Affiliation Type Desc: Document Preparer
Entity Name: BRIAN WOOD

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BRIAN WOOD AUTOMOTIVE INC (Continued) **S112862555**

Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	BRIAN WOOD
Entity Title:	PRESIDENT
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	BRIAN WOOD AUTOMOTIVE INC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	500 S VERMONT AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91741
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	BRIAN WOOD
Entity Title:	Not reported
Affiliation Address:	500 S VERMONT AV
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 852-3700

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BRIAN WOOD AUTOMOTIVE INC (Continued) **S112862555**

HAZNET:

Name:	PERFORMANCE STOP
Address:	500 S VERMONT AVE
City,State,Zip:	GLENDORA, CA 917400000
Year:	1995
GEPAID:	CAC001041984
Contact:	NICK MARINO/OWNER
Telephone:	8183356499
Mailing Name:	Not reported
Mailing Address:	500 S VERMONT AVE
Mailing City,St,Zip:	GLENDORA, CA 917400000
Gen County:	Los Angeles
TSD EPA ID:	CAD000088252
TSD County:	Los Angeles
Tons:	0.0417
CA Waste Code:	211-Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method:	H01-Transfer Station
Facility County:	Los Angeles

CERS:

Name:	BRIAN WOOD AUTOMOTIVE INC
Address:	500 S VERMONT AVE
City,State,Zip:	GLENDORA, CA 91741
Site ID:	99989
CERS ID:	10266565
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	99989
Site Name:	BRIAN WOOD AUTOMOTIVE INC
Violation Date:	03-18-2016
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 07/14/2016. OBSERVATION: The annotated site map submitted to the CUPA does not include the location of the new motor oil cubes. CORRECTIVE ACTION: Revise the annotated Site Map to include all required content and submit electronically in the California Environmental Reporting System (CERS).
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	99989
Site Name:	BRIAN WOOD AUTOMOTIVE INC
Violation Date:	03-18-2016
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 09/28/2016. OBSERVATION: The HW labels on the used oil and coolant drums were either missing or faded. All hazardous waste containers shall be marked with the following information: 1) the words ?Hazardous Waste?; 2) name and address of

BRIAN WOOD AUTOMOTIVE INC (Continued) **S112862555**

generator; 3) hazardous properties; 4) physical state; 5) composition (contents); 6) accumulation start date. CORRECTIVE ACTION: Immediately label these containers and ensure that all hazardous waste containers are marked with all the required information.

Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 99989
Site Name: BRIAN WOOD AUTOMOTIVE INC
Violation Date: 03-18-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 07/14/2016. OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page for the following to the CUPA: used oil (2x55-gal drums); waste coolant (2x55-gal drums); motor oil ? 1x120-gal + 1x200-gal + 1x55-gal cubes CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 99989
Site Name: BRIAN WOOD AUTOMOTIVE INC
Violation Date: 03-18-2016
Citation: 19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes: Returned to compliance on 07/14/2016. OBSERVATION: The Owner/Operator page submitted to this department did not include an email address under Environmental Contact. CORRECTIVE ACTION: Complete the Owner/Operator page and submit electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 09-28-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: HW labels applied on all waste containers. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-18-2016
Violations Found: Yes

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BRIAN WOOD AUTOMOTIVE INC (Continued) **S112862555**

Eval Type:	Routine done by local agency
Eval Notes:	Brian Wood, Owner
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-18-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Brian Wood, Owner
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	07-14-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	CERS Inventory, Site Map, and Owner/Operator page completed. NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Coordinates:

Site ID:	99989
Facility Name:	BRIAN WOOD AUTOMOTIVE INC
Env Int Type Code:	HWG
Program ID:	10266565
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.130480
Longitude:	-117.866940

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	BRIAN WOOD
Entity Title:	Not reported
Affiliation Address:	500 S VERMONT ST
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91741
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	BRIAN WOOD
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 914-0839

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BRIAN WOOD AUTOMOTIVE INC (Continued) **S112862555**

Affiliation Type Desc:	Property Owner
Entity Name:	Hal Reynolds
Entity Title:	Not reported
Affiliation Address:	500 S VERMONT AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 914-7466

Affiliation Type Desc:	Document Preparer
Entity Name:	BRIAN WOOD
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	BRIAN WOOD
Entity Title:	PRESIDENT
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Parent Corporation
Entity Name:	BRIAN WOOD AUTOMOTIVE INC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	500 S VERMONT AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported

Map ID
Direction
Distance
Elevation | Site

MAP FINDINGS

Database(s) | EDR ID Number
EPA ID Number

BRIAN WOOD AUTOMOTIVE INC (Continued) **S112862555**

Affiliation Zip: 91741
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: BRIAN WOOD
Entity Title: Not reported
Affiliation Address: 500 S VERMONT AV
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 852-3700

H47 **BRAIN WOOD AUTOMOTIVE** **RCRA NonGen / NLR** **1024792773**
ENE **500 S VERMONT** **CAL000126109**
1/8-1/4 **GLENDORA, CA 91741**
0.196 mi.
1034 ft. **Site 5 of 5 in cluster H**

Relative:
Higher

Actual:
738 ft.

RCRA NonGen / NLR:
Date form received by agency: 10/07/1996
Facility name: BRAIN WOOD AUTOMOTIVE
Facility address: 500 S VERMONT
GLENDORA, CA 91741-0000
EPA ID: CAL000126109
Mailing address: 200 W FOOTHILL BLVD
GLENDORA, CA 91741-0000
Contact: BRIAN WOOD
Contact address: 200 W FOOTHILL BLVD
GLENDORA, CA 91741
Contact country: Not reported
Contact telephone: 626-852-3700
Contact email: BRIANWOODAUTO@GMAIL.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: BRIAN WOOD
Owner/operator address: 200 W FOOTHILL BLVD
GLENDORA, CA 91741
Owner/operator country: Not reported
Owner/operator telephone: 626-852-3700
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: BRIAN WOOD
Owner/operator address: 200 W FOOTHILL BLVD
GLENDORA, CA 91741
Owner/operator country: Not reported
Owner/operator telephone: 626-852-3700

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

BRAIN WOOD AUTOMOTIVE (Continued) **1024792773**

Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
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: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

48
SW
1/8-1/4
0.202 mi.
1067 ft.

Relative:
Lower

Actual:
692 ft.

BACK IN A FLASH
655 S GRAND
GLENDORA, CA 91740

RCRA-SQG **1000283266**
CERS HAZ WASTE **CAD147335905**
SWEEPS UST
HIST UST
CA FID UST
FINDS
ECHO
EMI
LOS ANGELES CO. HMS
CERS

RCRA-SQG:
Date form received by agency: 03/19/1996
Facility name: BACK IN A FLASH
Facility address: 655 S GRAND
GLENDORA, CA 91740
EPA ID: CAD147335905
Contact: RAY TUMEY
Contact address: 1135 W 6TH ST STE 140
AUSTIN, TX 78703
Contact country: US
Contact telephone: 512-477-4316
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

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BACK IN A FLASH (Continued) **1000283266**

Owner/Operator Summary:
- Owner/operator name: BACK IN A FLASH
- Owner/operator address: 1135 W 6TH ST STE 140
  AUSTIN, TX 78703
- Owner/operator country: Not reported
- Owner/operator telephone: 512-477-4316
- 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
- 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

CERS HAZ WASTE:
- Site ID: 424356
- CERS ID: 10739434
- CERS Description: Hazardous Waste Generator

Violations:
- Site ID: 424356
- Site Name: Sprouts Farmers Market #410
- Violation Date: 01-12-2019
- Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BACK IN A FLASH (Continued) **1000283266**

Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 02/13/2019. OBSERVATION: The business failed to complete and electronically submit a site map with all required content including: north orientation, loading area, internal roads, adjacent streets, storm and sewer drains, access and exit points, emergency shut offs, evacuation staging area, hazardous materials/waste storage areas and emergency response equipment. CORRECTIVE ACTION: Complete and electronically submit a site map with all required content.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-12-2019
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Jesse Ngo, Asst Store Manager
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Other/Unknown
Eval Date:	02-13-2019
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed CERS; accepted Site Map and HMBP; NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-12-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Jesse Ngo, Asst Store Manager
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Coordinates:

Site ID:	424356
Facility Name:	Sprouts Farmers Market #410
Env Int Type Code:	HMBP
Program ID:	10739434
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.127500
Longitude:	-117.873830

Affiliation:

Affiliation Type Desc:	Document Preparer
Entity Name:	Anterre Beebe
Entity Title:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BACK IN A FLASH (Continued) **1000283266**

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Anterre Beebe for Kevin Chavez
Entity Title:	Environmental Consultant for Store Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Environmental Contact
Entity Name:	Luis A. Torres
Entity Title:	Not reported
Affiliation Address:	5455 East High Street, Suite 111
Affiliation City:	Phoenix
Affiliation State:	AZ
Affiliation Country:	Not reported
Affiliation Zip:	85054
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	SF Markets, LLC.
Entity Title:	Not reported
Affiliation Address:	5455 East High Street, Suite 111
Affiliation City:	Phoenix
Affiliation State:	AZ
Affiliation Country:	United States
Affiliation Zip:	85054
Affiliation Phone:	(480) 814-8016
Affiliation Type Desc:	Operator
Entity Name:	Sprouts Farmers Market #410
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 250-6625

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BACK IN A FLASH (Continued) **1000283266**

Affiliation Type Desc:	Parent Corporation
Entity Name:	Sprouts Farmers Market
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Property Owner
Entity Name:	SF Markets, LLC.
Entity Title:	Not reported
Affiliation Address:	5455 East High Street, Suite 111
Affiliation City:	Phoenix
Affiliation State:	AZ
Affiliation Country:	United States
Affiliation Zip:	85054
Affiliation Phone:	(480) 814-8016

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	5455 East High Street, Suite 111
Affiliation City:	Phoenix
Affiliation State:	AZ
Affiliation Country:	Not reported
Affiliation Zip:	85054
Affiliation Phone:	Not reported

SWEEPS UST:

Name:	COLLEY AUTO CAR INC
Address:	655 S GRAND AVE
City:	GLENDORA
Status:	Active
Comp Number:	6336
Number:	9
Board Of Equalization:	44-008060
Referral Date:	06-30-89
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	Not reported
SWRCB Tank Id:	19-000-006336-000001
Tank Status:	A
Capacity:	Not reported
Active Date:	06-30-89
Tank Use:	UNKNOWN
STG:	W
Content:	Not reported
Number Of Tanks:	2

Name:	COLLEY AUTO CAR INC
Address:	655 S GRAND AVE
City:	GLENDORA
Status:	Active
Comp Number:	6336

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BACK IN A FLASH (Continued) **1000283266**

Number: 9
Board Of Equalization: 44-008060
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-006336-000002
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: Not reported

HIST UST:
Name: COLLEY AUTO CARS INC
Address: 655 S GRAND
City,State,Zip: GLENDORA, CA 91740
File Number: 00027316
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027316.pdf
Region: STATE
Facility ID: 00000003237
Facility Type: Other
Other Type: AUTO DEALERSHIP
Contact Name: DEALER
Telephone: 8189634131
Owner Name: COLLEY AUTO CARS, INC.
Owner Address: 655 S. GRAND
Owner City,St,Zip: GLENDORA, CA 91740
Total Tanks: 0004

Tank Num: 001
Container Num: CFGA1
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Visual

Tank Num: 002
Container Num: CFGA2
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Visual

Tank Num: 003
Container Num: CFW01
Year Installed: Not reported
Tank Capacity: 00000500
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

BACK IN A FLASH (Continued) **1000283266**

Leak Detection: Visual

Tank Num: 004
Container Num: CFW02
Year Installed: Not reported
Tank Capacity: 00000500
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Container Construction Thickness: Not reported
Leak Detection: Visual

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 19000647
Regulated By: UTNKA
Regulated ID: 00003237
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: BOX
Mailing Address 2: Not reported
Mailing City,St,Zip: GLENDORA
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

FINDS:

Registry ID: 110002668907

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.

Registry ID: 110055913604

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: 1000283266
Registry ID: 110002668907

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BACK IN A FLASH (Continued) **1000283266**

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002668907

EMI:

Name:	GLENDORA AUTO CRAFT, PAT PATTO
Address:	655 S GRAND
City,State,Zip:	GLENDORA, CA
Year:	1987
County Code:	19
Air Basin:	SC
Facility ID:	40679
Air District Name:	SC
SIC Code:	5511
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:	4
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

Name:	GLENDORA AUTO CRAFT,P.PATTON &
Address:	655 S GRAND
City,State,Zip:	GLENDORA, CA
Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	40679
Air District Name:	SC
SIC Code:	7532
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:	2
Reactive Organic Gases Tons/Yr:	2
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

LOS ANGELES CO. HMS:

Name:	COLLEY AUTO CAR INC
Address:	655 S GRAND AVE
City,State,Zip:	GLENDORA, CA 91740
Region:	LA
Permit Category:	T
Facility Id:	006120-006336
Facility Type:	0
Facility Status:	Removed
Area:	6D
Permit Number:	00002351T
Permit Status:	Removed

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BACK IN A FLASH (Continued) **1000283266**

CERS:
- Name: SPROUTS FARMERS MARKET #410
- Address: 655 S GRAND AVE
- City,State,Zip: GLENDORA, CA 91740
- Site ID: 424356
- CERS ID: 10739434
- CERS Description: Chemical Storage Facilities

Violations:
- Site ID: 424356
- Site Name: Sprouts Farmers Market #410
- Violation Date: 01-12-2019
- Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
- Violation Description: Failure to complete and electronically submit a site map with all required content.
- Violation Notes: Returned to compliance on 02/13/2019. OBSERVATION: The business failed to complete and electronically submit a site map with all required content including: north orientation, loading area, internal roads, adjacent streets, storm and sewer drains, access and exit points, emergency shut offs, evacuation staging area, hazardous materials/waste storage areas and emergency response equipment. CORRECTIVE ACTION: Complete and electronically submit a site map with all required content.
- Violation Division: Los Angeles County Fire Department
- Violation Program: HMRRP
- Violation Source: CERS

Evaluation:
- Eval General Type: Compliance Evaluation Inspection
- Eval Date: 01-12-2019
- Violations Found: No
- Eval Type: Routine done by local agency
- Eval Notes: Jesse Ngo, Asst Store Manager
- Eval Division: Los Angeles County Fire Department
- Eval Program: HW
- Eval Source: CERS

- Eval General Type: Other/Unknown
- Eval Date: 02-13-2019
- Violations Found: No
- Eval Type: Other, not routine, done by local agency
- Eval Notes: Reviewed CERS; accepted Site Map and HMBP; NOV abated.
- Eval Division: Los Angeles County Fire Department
- Eval Program: HMRRP
- Eval Source: CERS

- Eval General Type: Compliance Evaluation Inspection
- Eval Date: 01-12-2019
- Violations Found: Yes
- Eval Type: Routine done by local agency
- Eval Notes: Jesse Ngo, Asst Store Manager
- Eval Division: Los Angeles County Fire Department
- Eval Program: HMRRP
- Eval Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BACK IN A FLASH (Continued) **1000283266**

Coordinates:

Site ID:	424356
Facility Name:	Sprouts Farmers Market #410
Env Int Type Code:	HMBP
Program ID:	10739434
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.127500
Longitude:	-117.873830

Affiliation:

Affiliation Type Desc:	Document Preparer
Entity Name:	Anterre Beebe
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Anterre Beebe for Kevin Chavez
Entity Title:	Environmental Consultant for Store Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Environmental Contact
Entity Name:	Luis A. Torres
Entity Title:	Not reported
Affiliation Address:	5455 East High Street, Suite 111
Affiliation City:	Phoenix
Affiliation State:	AZ
Affiliation Country:	Not reported
Affiliation Zip:	85054
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	SF Markets, LLC.
Entity Title:	Not reported
Affiliation Address:	5455 East High Street, Suite 111
Affiliation City:	Phoenix

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

BACK IN A FLASH (Continued) **1000283266**

Affiliation State:	AZ
Affiliation Country:	United States
Affiliation Zip:	85054
Affiliation Phone:	(480) 814-8016
Affiliation Type Desc:	Operator
Entity Name:	Sprouts Farmers Market #410
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 250-6625
Affiliation Type Desc:	Parent Corporation
Entity Name:	Sprouts Farmers Market
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	SF Markets, LLC.
Entity Title:	Not reported
Affiliation Address:	5455 East High Street, Suite 111
Affiliation City:	Phoenix
Affiliation State:	AZ
Affiliation Country:	United States
Affiliation Zip:	85054
Affiliation Phone:	(480) 814-8016
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	5455 East High Street, Suite 111
Affiliation City:	Phoenix
Affiliation State:	AZ
Affiliation Country:	Not reported
Affiliation Zip:	85054
Affiliation Phone:	Not reported

I49 **GLENDORA CAR WASH** **LUST S109349220**
East **225 ROUTE 66 W.** **CERS N/A**
1/8-1/4 **GLENDORA, CA 91740**
0.203 mi.
1073 ft. **Site 1 of 8 in cluster I**

Relative: LUST:
Higher

Name:	GLENDORA CAR WASH
Address:	225 ROUTE 66 W.
City,State,Zip:	GLENDORA, CA 91740
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site

Actual:
730 ft.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA CAR WASH (Continued) **S109349220**

Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603777355
Global Id:	T0603777355
Latitude:	34.1288074
Longitude:	-117.8668693
Status:	Completed - Case Closed
Status Date:	10/21/2016
Case Worker:	NC
RB Case Number:	R-27073
Local Agency:	LOS ANGELES COUNTY
File Location:	Regional Board
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603777355
Contact Type:	Regional Board Caseworker
Contact Name:	NOMAN CHOWDHURY
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 WEST 4TH STREET, SUITE 200
City:	LOS ANGELES
Email:	nchowdhury@waterboards.ca.gov
Phone Number:	2135766704

Global Id:	T0603777355
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

LUST:

Global Id:	T0603777355
Action Type:	Other
Date:	05/26/1999
Action:	Leak Discovery

Global Id:	T0603777355
Action Type:	Other
Date:	05/26/1999
Action:	Leak Stopped

Global Id:	T0603777355
Action Type:	ENFORCEMENT
Date:	08/09/2016
Action:	Notification - Preclosure

Global Id:	T0603777355
Action Type:	ENFORCEMENT
Date:	01/15/2016
Action:	Health and Safety Code Section 25296.10(c)

Global Id:	T0603777355
Action Type:	ENFORCEMENT

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA CAR WASH (Continued) **S109349220**

Date: 10/21/2016
Action: Closure/No Further Action Letter

Global Id: T0603777355
Action Type: Other
Date: 05/26/1999
Action: Leak Reported

Global Id: T0603777355
Action Type: ENFORCEMENT
Date: 05/26/2009
Action: Referral to Regional Board

Global Id: T0603777355
Action Type: RESPONSE
Date: 03/15/2016
Action: Other Report / Document - Regulator Responded

Global Id: T0603777355
Action Type: ENFORCEMENT
Date: 08/17/2009
Action: Staff Letter

Global Id: T0603777355
Action Type: RESPONSE
Date: 10/15/2009
Action: Other Report / Document

LUST:
Global Id: T0603777355
Status: Completed - Case Closed
Status Date: 10/21/2016

Global Id: T0603777355
Status: Open - Case Begin Date
Status Date: 05/26/1999

Global Id: T0603777355
Status: Open - Eligible for Closure
Status Date: 04/18/2016

Global Id: T0603777355
Status: Open - Referred
Status Date: 05/26/2009

Global Id: T0603777355
Status: Open - Site Assessment
Status Date: 05/26/1999

Global Id: T0603777355
Status: Open - Site Assessment
Status Date: 08/17/2009

CERS:
Name: GLENDORA CAR WASH

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

GLENDORA CAR WASH (Continued) **S109349220**

Address: 225 ROUTE 66 W.
City,State,Zip: GLENDORA, CA 91740
Site ID: 236136
CERS ID: T0603777355
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: NOMAN CHOWDHURY - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 WEST 4TH STREET, SUITE 200
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2135766704

Affiliation Type Desc: Local Agency Caseworker
Entity Name: TIM SMITH - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S. FREMONT AVE.
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

I50 **GLENDORA CAR WASH** **UST** **U003778151**
East **225 W ALOSTA AVE** **N/A**
1/8-1/4 **GLENDORA, CA 91740**
0.204 mi.
1077 ft. **Site 2 of 8 in cluster I**

Relative: Higher
Actual: 731 ft.

UST:
Name: GLENDORA CAR WASH
Address: 225 W ALOSTA AVE
City,State,Zip: GLENDORA, CA 91740
Facility ID: 27073
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.1305694
Longitude: -117.8658608

I51 **A & A AUTO SERVICE** **CERS HAZ WASTE** **S123531603**
East **225 W ROUTE 66 STE A** **CERS** **N/A**
1/8-1/4 **GLENDORA, CA 91740**
0.204 mi.
1077 ft. **Site 3 of 8 in cluster I**

Relative: Higher
Actual: 731 ft.

CERS HAZ WASTE:
Site ID: 517580
CERS ID: 10783363
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 517580
Site Name: A & A Auto Service

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

A & A AUTO SERVICE (Continued) **S123531603**

Violation Date:	01-24-2019
Citation:	HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description:	Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	OBSERVATION: The business failed to establish and implement a business plan when handling hazardous materials at or above the reportable threshold quantities. Reportable Hazardous Materials: motor oil - 4x55-gal steel drums; used oil - 1x260-gal tote bin; used coolant - 1x55-gal steel drum; drained used oil filters - 1x55-gal steel drum CORRECTIVE ACTION: Establish and implement a business plan for the facility. Submit documentation of correction to the unified program agency.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	517580
Site Name:	A & A Auto Service
Violation Date:	01-24-2019
Citation:	Un-Specified
Violation Description:	Business Plan Program - Administration/Documentation - General Local Ordinance
Violation Notes:	Returned to compliance on 01/24/2019. OBSERVATION: Owner/Operator failed to obtain or maintain an active permit. CORRECTIVE ACTION: Every business or business concern within the jurisdiction of the LACoCUPA and subject to one or more of the program elements shall be required to apply for, pay the permit fees, and obtain from the LACoCUPA a unified program facility permit for the program elements applicable to such facility prior to the commencement of any business or activity related to any of the program elements. The permit required under this section shall be posted and conspicuously displayed at the location falling under the requirements of this chapter. Every person, business, or business concern within the jurisdiction of the LACoCUPA and subject to the requirements of one or more of the program elements shall be required to pay the applicable annual fees and any applicable late payment penalty and apply for and obtain from the LACoCUPA a unified program facility permit for the program elements [Truncated]
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	517580
Site Name:	A & A Auto Service
Violation Date:	01-24-2019
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes:	OBSERVATION: Owner/Operator failed to submit the hazardous waste notification electronically to CERS. CORRECTIVE ACTION: Owner/Operator shall submit a notification of hazardous waste generated by the facility in accordance with HSC 25158 electronically to CERS. HSC 25404(e)(4) No later than three years after the statewide information management system is established, each CUPA, PA, and regulated

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

A & A AUTO SERVICE (Continued) **S123531603**

business shall report program data electronically. The secretary shall work with the CUPAs to develop a phased in schedule for the electronic collection and submittal of information to be included in the statewide information management system, giving first priority to information relating to those chemicals determined by the secretary to be of greatest concern. The secretary, in making this determination shall consult with the CUPAs, the California Emergency Management Agency, the State Fire Marshal, and the boards, departments, and offices within the California [Truncated]

Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 517580
Site Name: A & A Auto Service
Violation Date: 01-24-2019
Citation: Un-Specified
Violation Description: Hazardous Waste Generator Program - Administration/Documentation - General Local Ordinance
Violation Notes: Returned to compliance on 01/24/2019. OBSERVATION: Owner/Operator failed to obtain or maintain an active permit. CORRECTIVE ACTION: Every business or business concern within the jurisdiction of the LACoCUPA and subject to one or more of the program elements shall be required to apply for, pay the permit fees, and obtain from the LACoCUPA a unified program facility permit for the program elements applicable to such facility prior to the commencement of any business or activity related to any of the program elements. The permit required under this section shall be posted and conspicuously displayed at the location falling under the requirements of this chapter. Every person, business, or business concern within the jurisdiction of the LACoCUPA and subject to the requirements of one or more of the program elements shall be required to pay the applicable annual fees and any applicable late payment penalty and apply for and obtain from the LACoCUPA a unified program facility permit for the program elements [Truncated]
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 517580
Site Name: A & A Auto Service
Violation Date: 01-24-2019
Citation: HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
Violation Description: Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes: OBSERVATION: Owner/Operator is a small quantity generator and failed to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles), or has failed to comply with the conditions of CCR 66262.34(d) and has

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

A & A AUTO SERVICE (Continued) **S123531603**

stored hazardous waste over 90 days. CORRECTIVE ACTION: Dispose of hazardous waste (waste coolant) that has been stored over the applicable time limit and provide documentation that the violation has been corrected.

Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-24-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Artoosh Babakhanlou, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-24-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Artoosh Babakhanlou, Owner
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Affiliation:
Affiliation Type Desc: Identification Signer
Entity Name: ardvaz babakhanlou
Entity Title: owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 225 w. route 66 unit a
Affiliation City: glendora
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

A & A AUTO SERVICE (Continued) **S123531603**

Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: mahmood hassan
Entity Title: Not reported
Affiliation Address: 225 w. route 66
Affiliation City: glendora
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740
Affiliation Phone: (626) 335-1718

Affiliation Type Desc: Document Preparer
Entity Name: ardvaz babakhanlou
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: ardvaz babakhanlou
Entity Title: Not reported
Affiliation Address: 225 w. route 66 unit a
Affiliation City: glendale
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91740
Affiliation Phone: (626) 914-2057

Affiliation Type Desc: Operator
Entity Name: ardvaz babakhanlou
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (626) 914-2057

Affiliation Type Desc: Environmental Contact
Entity Name: Arin Babakhanlou
Entity Title: Not reported
Affiliation Address: 3756 5th ave.
Affiliation City: Glendale
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91214
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: A & A Auto Service
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

A & A AUTO SERVICE (Continued) **S123531603**

Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

CERS:
Name: A & A AUTO SERVICE
Address: 225 W ROUTE 66 STE A
City,State,Zip: GLENDORA, CA 91740
Site ID: 517580
CERS ID: 10783363
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 517580
Site Name: A & A Auto Service
Violation Date: 01-24-2019
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description: Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: OBSERVATION: The business failed to establish and implement a business plan when handling hazardous materials at or above the reportable threshold quantities. Reportable Hazardous Materials: motor oil - 4x55-gal steel drums; used oil - 1x260-gal tote bin; used coolant - 1x55-gal steel drum; drained used oil filters - 1x55-gal steel drum CORRECTIVE ACTION: Establish and implement a business plan for the facility. Submit documentation of correction to the unified program agency.
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 517580
Site Name: A & A Auto Service
Violation Date: 01-24-2019
Citation: Un-Specified
Violation Description: Business Plan Program - Administration/Documentation - General Local Ordinance
Violation Notes: Returned to compliance on 01/24/2019. OBSERVATION: Owner/Operator failed to obtain or maintain an active permit. CORRECTIVE ACTION: Every business or business concern within the jurisdiction of the LACoCUPA and subject to one or more of the program elements shall be required to apply for, pay the permit fees, and obtain from the LACoCUPA a unified program facility permit for the program elements applicable to such facility prior to the commencement of any business or activity related to any of the program elements. The permit required under this section shall be posted and conspicuously displayed at the location falling under the requirements of this chapter. Every person, business, or business concern within the jurisdiction of the LACoCUPA and subject to the requirements of one or more of the program elements shall be required to pay the applicable annual fees and any applicable late payment penalty and apply for and obtain from the LACoCUPA a unified program facility permit for the program elements [Truncated]

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

A & A AUTO SERVICE (Continued) **S123531603**

Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 517580
Site Name: A & A Auto Service
Violation Date: 01-24-2019
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description: Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes: OBSERVATION: Owner/Operator failed to submit the hazardous waste notification electronically to CERS. CORRECTIVE ACTION: Owner/Operator shall submit a notification of hazardous waste generated by the facility in accordance with HSC 25158 electronically to CERS. HSC 25404(e)(4) No later than three years after the statewide information management system is established, each CUPA, PA, and regulated business shall report program data electronically. The secretary shall work with the CUPAs to develop a phased in schedule for the electronic collection and submittal of information to be included in the statewide information management system, giving first priority to information relating to those chemicals determined by the secretary to be of greatest concern. The secretary, in making this determination shall consult with the CUPAs, the California Emergency Management Agency, the State Fire Marshal, and the boards, departments, and offices within the California [Truncated]
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 517580
Site Name: A & A Auto Service
Violation Date: 01-24-2019
Citation: Un-Specified
Violation Description: Hazardous Waste Generator Program - Administration/Documentation - General Local Ordinance
Violation Notes: Returned to compliance on 01/24/2019. OBSERVATION: Owner/Operator failed to obtain or maintain an active permit. CORRECTIVE ACTION: Every business or business concern within the jurisdiction of the LACoCUPA and subject to one or more of the program elements shall be required to apply for, pay the permit fees, and obtain from the LACoCUPA a unified program facility permit for the program elements applicable to such facility prior to the commencement of any business or activity related to any of the program elements. The permit required under this section shall be posted and conspicuously displayed at the location falling under the requirements of this chapter. Every person, business, or business concern within the jurisdiction of the LACoCUPA and subject to the requirements of one or more of the program elements shall be required to pay the applicable annual fees and any applicable late payment penalty and apply for and obtain from the LACoCUPA a unified program facility permit for the program elements [Truncated]
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Site ID: 517580

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

A & A AUTO SERVICE (Continued) **S123531603**

Site Name:	A & A Auto Service
Violation Date:	01-24-2019
Citation:	HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
Violation Description:	Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes:	OBSERVATION: Owner/Operator is a small quantity generator and failed to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles), or has failed to comply with the conditions of CCR 66262.34(d) and has stored hazardous waste over 90 days. CORRECTIVE ACTION: Dispose of hazardous waste (waste coolant) that has been stored over the applicable time limit and provide documentation that the violation has been corrected.
Violation Division:	Los Angeles County Fire Department
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-24-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Artoosh Babakhanlou, Owner
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-24-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Artoosh Babakhanlou, Owner
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Affiliation:

Affiliation Type Desc:	Identification Signer
Entity Name:	ardvaz babakhanlou
Entity Title:	owner
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	CUPA District

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

A & A AUTO SERVICE (Continued) **S123531603**

Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	225 w. route 66 unit a
Affiliation City:	glendora
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	mahmood hassan
Entity Title:	Not reported
Affiliation Address:	225 w. route 66
Affiliation City:	glendora
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 335-1718
Affiliation Type Desc:	Document Preparer
Entity Name:	ardvaz babakhanlou
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	ardvaz babakhanlou
Entity Title:	Not reported
Affiliation Address:	225 w. route 66 unit a
Affiliation City:	glendale
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 914-2057
Affiliation Type Desc:	Operator
Entity Name:	ardvaz babakhanlou
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

A & A AUTO SERVICE (Continued) **S123531603**

Affiliation Phone:	(626) 914-2057
Affiliation Type Desc:	Environmental Contact
Entity Name:	Arin Babakhanlou
Entity Title:	Not reported
Affiliation Address:	3756 5th ave.
Affiliation City:	Glendale
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91214
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	A & A Auto Service
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

I52 **MOSES AUTOCARE INC** **RCRA NonGen / NLR** **1024828202**
East **225 W ROUTE 66** **CAL000359548**
1/8-1/4 **GLENDORA, CA 91740**
0.204 mi.
1077 ft. **Site 4 of 8 in cluster I**

Relative: **Higher**

Actual: **731 ft.**

RCRA NonGen / NLR:

Date form received by agency:	12/20/2010
Facility name:	MOSES AUTOCARE INC
Facility address:	225 W ROUTE 66 GLENDORA, CA 91740
EPA ID:	CAL000359548
Contact:	MOSES GEORGE HAJRIAN
Contact address:	2510 FORMEN ST UPLAND, CA 91784
Contact country:	Not reported
Contact telephone:	626-786-0517
Contact email:	MOSES@MOSESAUTOCARE.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	MOSES GEORGE HAJRIAN
Owner/operator address:	2510 FORMEN ST UPLAND, CA 91784
Owner/operator country:	Not reported
Owner/operator telephone:	626-786-0517
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

MOSES AUTOCARE INC (Continued) **1024828202**

Owner/Op end date: Not reported

Owner/operator name: MOSES AUTOCARE INC
Owner/operator address: 2510 FORMEN ST
UPLAND, CA 91784
Owner/operator country: Not reported
Owner/operator telephone: 626-786-0517
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
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: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

I53 **A&A AUTO SERVICE** **RCRA NonGen / NLR** **1024824348**
East **225 W ROUTE 66 UNIT A** **CAL000347323**
1/8-1/4 **GLENDORA, CA 91740**
0.204 mi.
1077 ft. **Site 5 of 8 in cluster I**

Relative:
Higher

Actual:
731 ft.

RCRA NonGen / NLR:
Date form received by agency: 10/21/2009
Facility name: A&A AUTO SERVICE
Facility address: 225 W ROUTE 66 UNIT A
GLENDORA, CA 91740-6211
EPA ID: CAL000347323
Contact: ART BABAKHANLON
Contact address: 922 N ISABEL ST
GLENDALE, CA 91207
Contact country: Not reported
Contact telephone: 626-914-2057
Contact email: ARINB1982@GMAIL.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: ART BABAKHANLON

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

A&A AUTO SERVICE (Continued) **1024824348**

Owner/operator address: 225 W ROUTE 66 UNIT A
GLENDORA, CA 91740
Owner/operator country: Not reported
Owner/operator telephone: 626-914-2057
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: ART BABAKHANLON
Owner/operator address: 922 N ISABEL ST
GLENDALE, CA 91207
Owner/operator country: Not reported
Owner/operator telephone: 626-914-2057
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
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: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

G54 **PARNELLI JONES** **LUST** **S100941928**
SW **705 GRAND AVE S** **HIST CORTESE** **N/A**
1/8-1/4 **GLENDORA, CA 91740** **LOS ANGELES CO. HMS**
0.211 mi. **CERS**
1116 ft. **Site 4 of 4 in cluster G**

Relative: **Lower**
Actual: **692 ft.**

LUST:
Name: PARNELLI JONES
Address: 705 GRAND AVE S
City,State,Zip: GLENDORA, CA 91740
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704400
Global Id: T0603704400

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARNELLI JONES (Continued) **S100941928**

Latitude:	34.12664
Longitude:	-117.873288
Status:	Completed - Case Closed
Status Date:	07/30/1996
Case Worker:	YR
RB Case Number:	I-16277
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:	T0603704400
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:	T0603704400
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:	T0603704400
Action Type:	Other
Date:	08/20/1991
Action:	Leak Discovery

Global Id:	T0603704400
Action Type:	Other
Date:	08/12/1991
Action:	Leak Stopped

Global Id:	T0603704400
Action Type:	Other
Date:	02/12/1992
Action:	Leak Reported

LUST:

Global Id:	T0603704400
Status:	Completed - Case Closed
Status Date:	07/30/1996

Global Id:	T0603704400
Status:	Open - Case Begin Date
Status Date:	08/12/1991

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARNELLI JONES (Continued) **S100941928**

Global Id: T0603704400
Status: Open - Site Assessment
Status Date: 02/12/1992

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	I-16277	
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:	T0603704400	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	FOOTHILL BLVD.	
Enforcement Type:	Not reported	
Date Leak Discovered:	8/20/1991	
Date Leak First Reported:		2/12/1992
Date Leak Record Entered:	3/31/1992	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	8/12/1991	
Date Case Last Changed on Database:		3/11/1992
Date the Case was Closed:		7/30/1996
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	JACOBS, JOHN	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		3066.9724268982481933191997872
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		2/12/1992
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:	PARNELLI JONES INC.	
RP Address:	350 W. APRA ST., DOMINGUEZ HILLS, CA 90220	
Program:	LUST	
Lat/Long:	34.1266789 / -1	

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

PARNELLI JONES (Continued) **S100941928**

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:
edr_fname: PARNELLI JONES
edr_fadd1: 705 GRAND
City,State,Zip: GLENDORA, CA 91740
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-16277

LOS ANGELES CO. HMS:
Name: PARNELLI JONES INC
Address: 705 S GRAND AVE
City,State,Zip: GLENDORA, CA 91740
Region: LA
Permit Category: Not reported
Facility Id: 015205-016277
Facility Type: Not reported
Facility Status: Removed
Area: 6D
Permit Number: Not reported
Permit Status: Not reported

CERS:
Name: PARNELLI JONES
Address: 705 GRAND AVE S
City,State,Zip: GLENDORA, CA 91740
Site ID: 215152
CERS ID: T0603704400
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Local Agency Caseworker
Entity Name: JOHN AWUJO - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S FREMONT AVE
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported

Map ID / Direction / Distance / Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number / EPA ID Number

PARNELLI JONES (Continued) **S100941928**

Affiliation Zip: Not reported
Affiliation Phone: 6264583507

I55 East 1/8-1/4 0.227 mi. 1199 ft. **AUTOZONE #3674** **CERS HAZ WASTE** **S123519545**
220 W ROUTE 66 **CERS** **N/A**
GLENDORA, CA 91740

Site 6 of 8 in cluster I

Relative: Higher

Actual: 732 ft.

CERS HAZ WASTE:
Site ID: 425203
CERS ID: 10741822
CERS Description: Hazardous Waste Generator

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-12-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Gary Torres, Manager No violations at the time of inspection.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-12-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Gary Torres, Manager No violations at the time of inspection.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 425203
Facility Name: AutoZone #3674
Env Int Type Code: HMBP
Program ID: 10741822
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.128650
Longitude: -117.866950

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Parent Corporation
Entity Name: Auto Zone

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AUTOZONE #3674 (Continued) **S123519545**

Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Andrew Beaven
Entity Title:	Not reported
Affiliation Address:	123 South Front Street, Dept 8190
Affiliation City:	Memphis
Affiliation State:	TN
Affiliation Country:	Not reported
Affiliation Zip:	38103
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Deborah Williams
Entity Title:	Environmental Coordinator
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Bitney Springs
Entity Title:	Not reported
Affiliation Address:	1400 Washo Drive
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94539
Affiliation Phone:	(510) 656-2499
Affiliation Type Desc:	Document Preparer
Entity Name:	Deborah Williams
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	123 South Front Street, Dept 8190
Affiliation City:	Memphis
Affiliation State:	TN
Affiliation Country:	Not reported
Affiliation Zip:	38103
Affiliation Phone:	Not reported

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

AUTOZONE #3674 (Continued) **S123519545**

Affiliation Type Desc: Legal Owner
Entity Name: AutoZone Stores Inc.
Entity Title: Not reported
Affiliation Address: 123 South Front Street
Affiliation City: Memphis
Affiliation State: TN
Affiliation Country: United States
Affiliation Zip: 38103
Affiliation Phone: (901) 495-6500

Affiliation Type Desc: Operator
Entity Name: Autozone
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (901) 495-6500

CERS:
Name: AUTOZONE #3674
Address: 220 W ROUTE 66
City,State,Zip: GLENDORA, CA 91740
Site ID: 425203
CERS ID: 10741822
CERS Description: Chemical Storage Facilities

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-12-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Gary Torres, Manager No violations at the time of inspection.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-12-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Gary Torres, Manager No violations at the time of inspection.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 425203
Facility Name: AutoZone #3674
Env Int Type Code: HMBP
Program ID: 10741822
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.128650
Longitude: -117.866950

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number
EPA ID Number

AUTOZONE #3674 (Continued) **S123519545**

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045

Affiliation Type Desc:	Parent Corporation
Entity Name:	Auto Zone
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	Andrew Beaven
Entity Title:	Not reported
Affiliation Address:	123 South Front Street, Dept 8190
Affiliation City:	Memphis
Affiliation State:	TN
Affiliation Country:	Not reported
Affiliation Zip:	38103
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	Deborah Williams
Entity Title:	Environmental Coordinator
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Property Owner
Entity Name:	Bitney Springs
Entity Title:	Not reported
Affiliation Address:	1400 Washo Drive
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94539
Affiliation Phone:	(510) 656-2499

Affiliation Type Desc:	Document Preparer
Entity Name:	Deborah Williams
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

AUTOZONE #3674 (Continued) **S123519545**

Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	123 South Front Street, Dept 8190
Affiliation City:	Memphis
Affiliation State:	TN
Affiliation Country:	Not reported
Affiliation Zip:	38103
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	AutoZone Stores Inc.
Entity Title:	Not reported
Affiliation Address:	123 South Front Street
Affiliation City:	Memphis
Affiliation State:	TN
Affiliation Country:	United States
Affiliation Zip:	38103
Affiliation Phone:	(901) 495-6500
Affiliation Type Desc:	Operator
Entity Name:	Autozone
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(901) 495-6500

I56
East
1/8-1/4
0.227 mi.
1199 ft.

AUTOZONE STE 3674
220 WEST ROUTE 66
GLENDORA, CA 91740

RCRA NonGen / NLR **1024859393** **CAL000426424**

Site 7 of 8 in cluster I

Relative:
Higher

Actual:
732 ft.

RCRA NonGen / NLR:

Date form received by agency:	03/30/2017
Facility name:	AUTOZONE STE 3674
Facility address:	220 WEST ROUTE 66 GLENDORA, CA 91740
EPA ID:	CAL000426424
Mailing address:	123 S FRONT ST DEPT 8190 MEMPHIS, TN 38103-3607
Contact:	BRYAN BLAIR
Contact address:	123 S FRONT ST DEPT 8190 MEMPHIS, TN 38103
Contact country:	Not reported
Contact telephone:	901-495-7217
Contact email:	BRYAN.BLAIR@AUTOZONE.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AUTOZONE STE 3674 (Continued) **1024859393**

Owner/Operator Summary:
- Owner/operator name: AUTOZONE INC
- Owner/operator address: 123 S FRONT ST DEPT 8190 MEMPHIS, TN 38103
- Owner/operator country: Not reported
- Owner/operator telephone: 901-495-7217
- Owner/operator email: Not reported
- Owner/operator fax: Not reported
- Owner/operator extension: Not reported
- Legal status: Other
- Owner/Operator Type: Owner
- Owner/Op start date: Not reported
- Owner/Op end date: Not reported

- Owner/operator name: BRYAN BLAIR
- Owner/operator address: 123 S FRONT ST DEPT 8190 MEMPHIS, TN 38103
- Owner/operator country: Not reported
- Owner/operator telephone: 901-495-7217
- Owner/operator email: Not reported
- Owner/operator fax: Not reported
- Owner/operator extension: Not reported
- Legal status: Other
- 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: Yes
- Treater, storer or disposer of HW: No
- Underground injection activity: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
- User oil refiner: No
- Used oil fuel marketer to burner: No
- Used oil Specification marketer: No
- Used oil transfer facility: No
- Used oil transporter: No

Violation Status: No violations found

57
NE
1/8-1/4
0.228 mi.
1203 ft.

OFFSET MOTORWERKS
307 S VERMONT AVE STE E
GLENDORA, CA 91741

RCRA NonGen / NLR **1024842890** **CAL000393732**

Relative: Higher

Actual: 743 ft.

RCRA NonGen / NLR:
- Date form received by agency: 01/30/2014
- Facility name: OFFSET MOTORWERKS
- Facility address: 307 S VERMONT AVE STE E GLENDORA, CA 91741
- EPA ID: CAL000393732

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

OFFSET MOTORWERKS (Continued) **1024842890**

Contact: MITCHELL DYCHE
Contact address: 307 S VERMONT AVE STE E
GLENDORA, CA 91741
Contact country: Not reported
Contact telephone: 626-355-0652
Contact email: OFFSETMOTORWERKS@GMAIL.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: MITCHELL DYCHE
Owner/operator address: 307 S VERMONT AVE STE E
GLENDORA, CA 91741
Owner/operator country: Not reported
Owner/operator telephone: 626-355-0652
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MITCHELL DYCHE
Owner/operator address: 160 N MYRTLE AVE
MONROVIA, CA 91016
Owner/operator country: Not reported
Owner/operator telephone: 626-833-8640
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
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: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
J58 West 1/8-1/4 0.229 mi. 1207 ft.	**MINAL PATEL DDS INC DBA PAGES DENTAL CENTER** **641 W ROUTE 66 STE D** **GLENDORA, CA 91740** **Site 1 of 3 in cluster J**	**RCRA NonGen / NLR**	**1024845363** **CAL000398440**

Relative: Lower

Actual: 691 ft.

RCRA NonGen / NLR:

Date form received by agency:	07/03/2014
Facility name:	MINAL PATEL DDS INC DBA PAGES DENTAL CENTER
Facility address:	641 W ROUTE 66 STE D GLENDORA, CA 91740
EPA ID:	CAL000398440
Contact:	MINAL PATEL
Contact address:	641 W ROUTE 66 STE D GLENDORA, CA 91740
Contact country:	Not reported
Contact telephone:	626-914-3068
Contact email:	MINALPATELDDS@GMAIL.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	MINAL PATEL DDS INC
Owner/operator address:	641 W ROUTE 66 STE D GLENDORA, CA 91740
Owner/operator country:	Not reported
Owner/operator telephone:	626-914-3068
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	MINAL PATEL
Owner/operator address:	641 W ROUTE 66 STE D GLENDORA, CA 91740
Owner/operator country:	Not reported
Owner/operator telephone:	626-914-3068
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
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:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

MINAL PATEL DDS INC DBA PAGES DENTAL CENTER (Continued) **1024845363**

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

J59 **GARYS SERVICE STATION** **HIST UST** **U001569561**
West **641 W ALOSTA AVE** **N/A**
1/8-1/4 **GLENDORA, CA 91740**
0.229 mi.
1207 ft. **Site 2 of 3 in cluster J**

Relative: HIST UST:
Lower
Actual: Name: GARYS SERVICE STATION
691 ft. Address: 641 W ALOSTA AVE
City,State,Zip: GLENDORA, CA 91740
File Number: 000269F1
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000269F1.pdf
Region: STATE
Facility ID: 00000050556
Facility Type: Gas Station
Other Type: Not reported
Contact Name: Not reported
Telephone: 2136622951
Owner Name: GAREGIN TER-HAROUTUNIAN
Owner Address: 1617 N. KENMORE AVE. #6
Owner City,St,Zip: LOS ANGELES, CA 90027
Total Tanks: 0004

Tank Num: 001
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 003
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: None

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GARYS SERVICE STATION (Continued) **U001569561**

Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	None

Click here for Geo Tracker PDF:

I60 **SIERRA AUTO BODY** **RCRA-SQG** **1000368631**
East **213 1/2 ALOSTA** **FINDS** **CAD981459712**
1/8-1/4 **GLENDORA, CA 91740** **ECHO**
0.232 mi. **HAZNET**
1226 ft. **Site 8 of 8 in cluster I**

Relative:
Higher

Actual:
733 ft.

RCRA-SQG:

Date form received by agency:	04/09/1986
Facility name:	SIERRA AUTO BODY
Facility address:	213 1/2 ALOSTA GLENDORA, CA 91740
EPA ID:	CAD981459712
Mailing address:	484 S VERMONT GLENDORA, CA 91140
Contact:	ENVIRONMENTAL MANAGER
Contact address:	213 FIRST/2 ALOSTA GLENDORA, CA 91740
Contact country:	US
Contact telephone:	818-335-6404
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:	DAVID L TORRANCE
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SIERRA AUTO BODY (Continued) **1000368631**

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

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: 110008269649

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: 1000368631
Registry ID: 110008269649
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110008269649

HAZNET:
Name: SIERRA AUTO BODY
Address: 213 1/2 ALOSTA
City,State,Zip: GLENDORA, CA 917400000
Year: 2000
GEPAID: CAD981459712
Contact: DAVID TORRANCE

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SIERRA AUTO BODY (Continued) **1000368631**

Telephone: 8183356404
Mailing Name: Not reported
Mailing Address: 484 S VERMONT AVE
Mailing City,St,Zip: GLENDORA, CA 917416203
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Tons: 0.3336
CA Waste Code: 291-Latex waste
Method: H01-Transfer Station
Facility County: Los Angeles

Name: SIERRA AUTO BODY
Address: 213 1/2 ALOSTA
City,State,Zip: GLENDORA, CA 917400000
Year: 2000
GEPAID: CAD981459712
Contact: DAVID TORRANCE
Telephone: 8183356404
Mailing Name: Not reported
Mailing Address: 484 S VERMONT AVE
Mailing City,St,Zip: GLENDORA, CA 917416203
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Tons: 0.0825
CA Waste Code: 212-Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method: R01-Recycler
Facility County: Los Angeles

Name: SIERRA AUTO BODY
Address: 213 1/2 ALOSTA
City,State,Zip: GLENDORA, CA 917400000
Year: 1999
GEPAID: CAD981459712
Contact: DAVID TORRANCE
Telephone: 8183356404
Mailing Name: Not reported
Mailing Address: 484 S VERMONT AVE
Mailing City,St,Zip: GLENDORA, CA 917416203
Gen County: Los Angeles
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Tons: 0.1815
CA Waste Code: 212-Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method: R01-Recycler
Facility County: Los Angeles

Name: SIERRA AUTO BODY
Address: 213 1/2 ALOSTA
City,State,Zip: GLENDORA, CA 917400000
Year: 1996
GEPAID: CAD981459712
Contact: DAVID TORRANCE
Telephone: 8183356404
Mailing Name: Not reported
Mailing Address: 484 S VERMONT AVE

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

SIERRA AUTO BODY (Continued) **1000368631**

Mailing City,St,Zip: GLENDORA, CA 917416203
Gen County: Los Angeles
TSD EPA ID: CAD050806850
TSD County: Los Angeles
Tons: 0.2293
CA Waste Code: 461-Paint sludge
Method: R01-Recycler
Facility County: Los Angeles

Name: SIERRA AUTO BODY
Address: 213 1/2 ALOSTA
City,State,Zip: GLENDORA, CA 917400000
Year: 1995
GEPAID: CAD981459712
Contact: DAVID TORRANCE
Telephone: 8183356404
Mailing Name: Not reported
Mailing Address: 484 S VERMONT AVE
Mailing City,St,Zip: GLENDORA, CA 917416203
Gen County: Los Angeles
TSD EPA ID: CAD044429835
TSD County: Los Angeles
Tons: 0.187
CA Waste Code: 343-Unspecified organic liquid mixture
Method: R01-Recycler
Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
7 additional CA_HAZNET: record(s) in the EDR Site Report.

K61 **FOOTHILL PRESBYTERIAN HOSPITAL** **UST** **U001569559**
NNW **250 S GRAND AVE** **SWEEPS UST** **N/A**
1/8-1/4 **GLENDORA, CA 91741** **LOS ANGELES CO. HMS**
0.239 mi.
1260 ft. **Site 1 of 6 in cluster K**

Relative: Higher
Actual: 718 ft.

UST:
Name: FOOTHILL PRESBYTERIAN HOSPITAL
Address: 250 S GRAND AVE
City,State,Zip: GLENDORA, CA 91741
Facility ID: LACoFA0012923
Permitting Agency: Los Angeles County Fire Department
Latitude: 34.13288
Longitude: -117.87121

SWEEPS UST:
Name: FOOTHILL PRESBYTERIAN HOSPITAL
Address: 250 S GRAND AVE
City: GLENDORA
Status: Active
Comp Number: 11835
Number: 9
Board Of Equalization: 44-009512
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **U001569559**

SWRCB Tank Id: 19-000-011835-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 1

LOS ANGELES CO. HMS:
Name: FOOTHILL PRESBYTERIAN HOSPITAL
Address: 250 S GRAND AVE
City,State,Zip: GLENDORA, CA 917414218
Region: LA
Permit Category: T
Facility Id: 011772-011835
Facility Type: 0
Facility Status: Permit
Area: 6D
Permit Number: 00003398T
Permit Status: Permit

K62 **FOOTHILL HOSPITAL MORRIS L. JOHNSTON MEMORIAL** **RCRA NonGen / NLR** **1024757421**
NNW **250 SOUTH GRAND AVENUE** **CAC002977258**
1/8-1/4 **GLENDORA, CA 91741**
0.239 mi.
1260 ft. **Site 2 of 6 in cluster K**

Relative: Higher
Actual: 718 ft.

RCRA NonGen / NLR:
Date form received by agency: 08/23/2018
Facility name: FOOTHILL HOSPITAL MORRIS L. JOHNSTON MEMORIAL
Facility address: 250 SOUTH GRAND AVENUE
GLENDORA, CA 91741
EPA ID: CAC002977258
Mailing address: 210 WEST SAN BERNARDINO ROAD
COVINA, CA 91723
Contact: GERARD DERBONNE
Contact address: 210 WEST SAN BERNARDINO ROAD
COVINA, CA 91723
Contact country: Not reported
Contact telephone: 626-938-7598
Contact email: VIANCATARANGO@ALLIANCE-ENVIRO.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: FOOTHILL HOSPITAL MORRIS L. JOHNSTO
Owner/operator address: 210 WEST SAN BERNARDINO ROAD
COVINA, CA 91723
Owner/operator country: Not reported
Owner/operator telephone: 626-938-7598
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL HOSPITAL MORRIS L. JOHNSTON MEMORIAL (Continued) **1024757421**

Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: GERARD DERBONNE
Owner/operator address: 210 WEST SAN BERNARDINO ROAD
COVINA, CA 91723
Owner/operator country: Not reported
Owner/operator telephone: 626-938-7598
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
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

K63 **FOOTHILL PRESBYTERIAN HOSPITAL** **HIST UST** **S105796937**
NNW **250 S GRAND AVE** **N/A**
1/8-1/4 **GLENDORA, CA 91740**
0.239 mi.
1260 ft. **Site 3 of 6 in cluster K**

Relative:
Higher

Actual:
718 ft.

HIST UST:
Name: FOOTHILL PRESBYTERIAN HOSPITAL
Address: 250 S GRAND AVE
City,State,Zip: GLENDORA, CA 91740
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000050990
Facility Type: Other
Other Type: HOSPITAL
Contact Name: JERRY PITCHER
Telephone: 8189638411
Owner Name: FOOTHILL PRESBYTERIAN HOSPITAL
Owner Address: 250 SOUTH GRAND AVENUE
Owner City,St,Zip: GLENDORA, CA 91740
Total Tanks: 0001

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S105796937**

Tank Num:	001
Container Num:	1
Year Installed:	1973
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	3/16
Leak Detection:	Visual

K64 **FOOTHILL PRESBYTERIAN HOSPITAL** **CERS HAZ WASTE** **S101618899**
NNW **250 SOUTH GRAND AVENUE** **HIST UST** **N/A**
1/8-1/4 **GLENDORA, CA 91740** **CERS TANKS**
0.239 mi. **CA FID UST**
1260 ft. **Site 4 of 6 in cluster K** **EMI**
HAZNET
Relative: Higher **CERS**

Actual: 718 ft.

CERS HAZ WASTE:

Site ID:	117281
CERS ID:	10286722
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-21-2015
Citation:	HSC 6.7 25299 - California Health and Safety Code, Chapter 6.7, Section(s) 25299
Violation Description:	Failure to comply with one or more of the operating permit conditions.
Violation Notes:	Returned to compliance on 08/06/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	09-30-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 06/23/2016. OBSERVATION: An Emergency Response Plan and procedures has not been completed and submitted electronically to the CUPA. It must be uploaded and not stored at facility. CORRECTIVE ACTION: Complete the emergency response plan and procedures to include all required content and submit electronically in the California Environmental Reporting System (CERS).
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	09-30-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violation Notes: Returned to compliance on 06/23/2016. report accurate amounts of all chemicals and container sizes OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page to the CUPA for the following materials: 1x100-gal + 1x600-gal diesel fuel ASTs 3 cylinders compressed air 2 cylinders compressed gases CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2015
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Description: Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 09-30-2015
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes: Returned to compliance on 06/23/2016. OBSERVATION: The business plan has not been updated and submitted to this department within 30 days of change in chemical inventory. CORRECTIVE ACTION: Review, revise, and certify the business plan electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Response Plan.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2015
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Response Plan available on site.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have current UST Monitoring Plan available on site.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2016
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: HSC 6.7 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e)
Violation Description: Failure to maintain secondary containment (e.g. failure of secondary containment testing).
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: 23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

16, Section(s) 2637(e)
Violation Description: Failure to submit a copy of the secondary containment test results to the UPA within 30 days after the test.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2016
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description: Failure to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Response Plan available on site.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-21-2016
Citation:	23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description:	Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes:	Returned to compliance on 08/06/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-24-2017
Citation:	23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description:	Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes:	Returned to compliance on 08/06/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-21-2016
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to have a UST Monitoring Plan available on site.
Violation Notes:	Returned to compliance on 08/06/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	08-02-2018
Citation:	HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description:	Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	08-02-2018
Citation:	23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description:	Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the UPA, for the life of the UST.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Violation Source: CERS

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	06-23-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Complete submittal of HMBP including updated Chemical Inventory and ER Plan. NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-18-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	SENSORS IN PLACE; SUMPS/SPBK DRY AND CLEAN; TESTING DONE AS REQ'D ALL DOCUMENTS & CERTIFICATIONS WERE ONSITE, IN HMS CURRENT
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-30-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Kelly Garcia, Operations Assistant
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-02-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOVC:CERS(TANK#&INFO,MONIT PLN),LATE FOR MC,'18 RE-CERT&SB989 RESULT NOT SUBMTD<30DAYS, MISSING '17 SB989 RSLTS ONSITE.
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-21-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOTICE FOR ERRORS IN CERS SUBMITTAL V809411. RECORDS KEPT IN SEVERAL DIFFERENT BOOKS BUT COMPLEWTRE. TANK PASSED TESTING, SUMPS CLEAN.
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-24-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOTICE ISSUED TO MAKE CERS CORRECTIONS, MONITORING PLAN, TANK INFO

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

PAGE. TANK PASSING TESTING, V/R STATING ALL NORMAL, SUMPS CLEAN/DRY.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-30-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Kelly Garcia, Operations Assistant
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-21-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: CERS: TANK INFO, MONITORING PLAN INFO, RESPONSE PLAN MISSING SIGNATU RE/DATE.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Coordinates:
Site ID: 117281
Facility Name: FOOTHILL PRESBYTERIAN HOSPITAL
Env Int Type Code: HWG
Program ID: 10286722
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.132880
Longitude: -117.871210

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 250 S GRAND AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91741
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Entity Name:	GERARD DERBONNE
Entity Title:	DIRECTOR OF PLANT SERVICES
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported
Affiliation Address:	250 S GRAND
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 857-3234
Affiliation Type Desc:	Document Preparer
Entity Name:	JOHN GRAFFIUS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 938-7598
Affiliation Type Desc:	Parent Corporation
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	JOHN M GRAFFIUS
Entity Title:	REGULATORY COMPLIANCE
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Affiliation Phone: (626) 938-7598

Affiliation Type Desc: Environmental Contact
Entity Name: CHIP RIDDLE
Entity Title: Not reported
Affiliation Address: 250 S GRAND AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91741
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title: Not reported
Affiliation Address: 250 S GRAND AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 857-3108

Affiliation Type Desc: Property Owner
Entity Name: FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title: Not reported
Affiliation Address: 250 S GRAND AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 857-3108

Affiliation Type Desc: UST Tank Operator
Entity Name: FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title: Not reported
Affiliation Address: 250 S GRAND AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 857-3234

Affiliation Type Desc: UST Tank Owner
Entity Name: FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title: Not reported
Affiliation Address: 250 S GRAND
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 857-3234

HIST UST:
Name: FOOTHILL PRESBYTERIAN HOSPITAL
Address: 250 SOUTH GRAND AVENUE
City,State,Zip: GLENDORA, CA 91740

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

File Number:	00026817
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026817.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

Click here for Geo Tracker PDF:

CERS TANKS:

Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Address:	250 S GRAND AVE
City,State,Zip:	GLENDORA, CA 91741
Site ID:	117281
CERS ID:	10286722
CERS Description:	Underground Storage Tank

Violations:

Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-21-2015
Citation:	HSC 6.7 25299 - California Health and Safety Code, Chapter 6.7, Section(s) 25299
Violation Description:	Failure to comply with one or more of the operating permit conditions.
Violation Notes:	Returned to compliance on 08/06/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	09-30-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 06/23/2016. OBSERVATION: An Emergency Response Plan and procedures has not been completed and submitted electronically to the CUPA. It must be uploaded and not stored at facility. CORRECTIVE ACTION: Complete the emergency response plan and procedures to include all required content and submit electronically

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 09-30-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 06/23/2016. report accurate amounts of all chemicals and container sizes OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page to the CUPA for the following materials: 1x100-gal + 1x600-gal diesel fuel ASTs 3 cylinders compressed air 2 cylinders compressed gases CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2015
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Description: Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 09-30-2015
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes: Returned to compliance on 06/23/2016. OBSERVATION: The business plan has not been updated and submitted to this department within 30 days of change in chemical inventory. CORRECTIVE ACTION: Review, revise, and certify the business plan electronically in the California Environmental Reporting System (CERS).
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Response Plan.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2015
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Response Plan available on site.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have current UST Monitoring Plan available on site.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2016
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: HSC 6.7 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e)
Violation Description: Failure to maintain secondary containment (e.g. failure of secondary

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

containment testing).
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: 23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)
Violation Description: Failure to submit a copy of the secondary containment test results to the UPA within 30 days after the test.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2016
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description: Failure to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Response Plan available on site.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2016
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Monitoring Plan available on site.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: 23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description: Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the UPA, for the life of the UST.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 06-23-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Complete submittal of HMBP including updated Chemical Inventory and ER Plan. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-18-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: SENSORS IN PLACE; SUMPS/SPBK DRY AND CLEAN; TESTING DONE AS REQ'D ALL DOCUMENTS & CERTIFICATIONS WERE ONSITE, IN HMS CURRENT
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-30-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Kelly Garcia, Operations Assistant
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-02-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOVC:CERS(TANK#&INFO,MONIT PLN),LATE FOR MC,'18 RE-CERT&SB989 RESULT NOT SUBMTD<30DAYS, MISSING '17 SB989 RSLTS ONSITE.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-21-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOTICE FOR ERRORS IN CERS SUBMITTAL V809411. RECORDS KEPT IN SEVERAL

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

DIFFERENT BOOKS BUT COMPLEWTRE. TANK PASSED TESTING, SUMPS CLEAN.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-24-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOTICE ISSUED TO MAKE CERS CORRECTIONS, MONITORING PLAN, TANK INFO PAGE. TANK PASSING TESTING, V/R STATING ALL NORMAL, SUMPS CLEAN/DRY.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-30-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Kelly Garcia, Operations Assistant
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-21-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: CERS: TANK INFO, MONITORING PLAN INFO, RESPONSE PLAN MISSING SIGNATU RE/DATE.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Coordinates:
Site ID: 117281
Facility Name: FOOTHILL PRESBYTERIAN HOSPITAL
Env Int Type Code: HWG
Program ID: 10286722
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.132880
Longitude: -117.871210

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Facility Mailing Address

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	250 S GRAND AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91741
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	GERARD DERBONNE
Entity Title:	DIRECTOR OF PLANT SERVICES
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported
Affiliation Address:	250 S GRAND
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 857-3234
Affiliation Type Desc:	Document Preparer
Entity Name:	JOHN GRAFFIUS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 938-7598
Affiliation Type Desc:	Parent Corporation
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Affiliation Phone: Not reported

Affiliation Type Desc: UST Permit Applicant
Entity Name: JOHN M GRAFFIUS
Entity Title: REGULATORY COMPLIANCE
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (626) 938-7598

Affiliation Type Desc: Environmental Contact
Entity Name: CHIP RIDDLE
Entity Title: Not reported
Affiliation Address: 250 S GRAND AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91741
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title: Not reported
Affiliation Address: 250 S GRAND AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 857-3108

Affiliation Type Desc: Property Owner
Entity Name: FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title: Not reported
Affiliation Address: 250 S GRAND AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 857-3108

Affiliation Type Desc: UST Tank Operator
Entity Name: FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title: Not reported
Affiliation Address: 250 S GRAND AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 857-3234

Affiliation Type Desc: UST Tank Owner
Entity Name: FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title: Not reported
Affiliation Address: 250 S GRAND
Affiliation City: GLENDORA

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 857-3234

CA FID UST:
Facility ID: 19052303
Regulated By: UTNKA
Regulated ID: 00050990
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: 250 S GRAND AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: GLENDORA
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:
Name: FOOTHILL PRESBYTERIAN HOSP
Address: 250 S GRAND AV
City,State,Zip: GLENDORA, CA
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 7190
Air District Name: SC
SIC Code: 8062
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: 1
NOX - Oxides of Nitrogen Tons/Yr: 2
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

HAZNET:
Name: FOOTHILL HOSPITAL MORRIS L. JOHNSTON MEMORIAL
Address: 250 SOUTH GRAND AVENUE
City,State,Zip: GLENDORA, CA 91741
Year: 2017
GEPAID: CAC002905853
Contact: KELLY GARCIA
Telephone: 6269387598
Mailing Name: Not reported
Mailing Address: 250 SOUTH GRAND AVENUE

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Mailing City,St,Zip: GLENDORA, CA 91741
Gen County: Los Angeles
TSD EPA ID: AZC950823111
TSD County: 99
Tons: 1.38
CA Waste Code: 151-Asbestos containing waste
Method: H132-Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

Name: FOOTHILL HOSPITAL MORRIS L. JOHNSTON MEMORIAL
Address: 250 SOUTH GRAND AVENUE
City,State,Zip: GLENDORA, CA 91741
Year: 2017
GEPAID: CAC002905853
Contact: KELLY GARCIA
Telephone: 6269387598
Mailing Name: Not reported
Mailing Address: 250 SOUTH GRAND AVENUE
Mailing City,St,Zip: GLENDORA, CA 91741
Gen County: Los Angeles
TSD EPA ID: CAD009007626
TSD County: Los Angeles
Tons: 0.23
CA Waste Code: 151-Asbestos containing waste
Method: H132-Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

CERS:
Name: FOOTHILL PRESBYTERIAN HOSPITAL
Address: 250 S GRAND AVE
City,State,Zip: GLENDORA, CA 91741
Site ID: 117281
CERS ID: 10286722
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2015
Citation: HSC 6.7 25299 - California Health and Safety Code, Chapter 6.7, Section(s) 25299
Violation Description: Failure to comply with one or more of the operating permit conditions.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 09-30-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Violation Notes:	Returned to compliance on 06/23/2016. OBSERVATION: An Emergency Response Plan and procedures has not been completed and submitted electronically to the CUPA. It must be uploaded and not stored at facility. CORRECTIVE ACTION: Complete the emergency response plan and procedures to include all required content and submit electronically in the California Environmental Reporting System (CERS).
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	09-30-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Returned to compliance on 06/23/2016. report accurate amounts of all chemicals and container sizes OBSERVATION: The facility has not submitted the Hazardous Materials Inventory Chemical Description page to the CUPA for the following materials: 1x100-gal + 1x600-gal diesel fuel ASTs 3 cylinders compressed air 2 cylinders compressed gases CORRECTIVE ACTION: Complete and submit the Hazardous Materials Inventory Chemical Description page for all materials listed above electronically in the California Environmental Reporting System (CERS).
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-24-2017
Citation:	23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description:	Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes:	Returned to compliance on 08/06/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-21-2015
Citation:	HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Description:	Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.
Violation Notes:	Returned to compliance on 08/06/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Violation Date:	09-30-2015
Citation:	HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description:	Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes:	Returned to compliance on 06/23/2016. OBSERVATION: The business plan has not been updated and submitted to this department within 30 days of change in chemical inventory. CORRECTIVE ACTION: Review, revise, and certify the business plan electronically in the California Environmental Reporting System (CERS).
Violation Division:	Los Angeles County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-24-2017
Citation:	23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description:	Failure to have an approved UST Response Plan.
Violation Notes:	Returned to compliance on 08/06/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-21-2015
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes:	Returned to compliance on 08/06/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	08-02-2018
Citation:	23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description:	Failure to have an approved UST Monitoring Plan.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-21-2016
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Violation Description: Failure to have a UST Response Plan available on site.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: 23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description: Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have current UST Monitoring Plan available on site.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2016
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-24-2017
Citation:	HSC 6.7 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e)
Violation Description:	Failure to maintain secondary containment (e.g. failure of secondary containment testing).
Violation Notes:	Returned to compliance on 08/06/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	08-02-2018
Citation:	23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)
Violation Description:	Failure to submit a copy of the secondary containment test results to the UPA within 30 days after the test.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-21-2016
Citation:	23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description:	Failure to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes:	Returned to compliance on 08/06/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	07-24-2017
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to have a UST Response Plan available on site.
Violation Notes:	Returned to compliance on 08/06/2018.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	117281
Site Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date:	08-02-2018
Citation:	HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description:	Failure to test the spill bucket annually.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2016
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the CUPA or special inspector.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-24-2017
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 07-21-2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Monitoring Plan available on site.
Violation Notes: Returned to compliance on 08/06/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

operate a UST, or for renewal of the permit.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 117281
Site Name: FOOTHILL PRESBYTERIAN HOSPITAL
Violation Date: 08-02-2018
Citation: 23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description: Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the UPA, for the life of the UST.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 06-23-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Complete submittal of HMBP including updated Chemical Inventory and ER Plan. NOV abated.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-18-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: SENSORS IN PLACE; SUMPS/SPBK DRY AND CLEAN; TESTING DONE AS REQ'D ALL DOCUMENTS & CERTIFICATIONS WERE ONSITE, IN HMS CURRENT
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-30-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Kelly Garcia, Operations Assistant
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-02-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOVC:CERS(TANK#&INFO,MONIT PLN),LATE FOR MC,'18 RE-CERT&SB989 RESULT NOT SUBMTD<30DAYS, MISSING '17 SB989 RSLTS ONSITE.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-21-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOTICE FOR ERRORS IN CERS SUBMITTAL V809411. RECORDS KEPT IN SEVERAL DIFFERENT BOOKS BUT COMPLEWTRE. TANK PASSED TESTING, SUMPS CLEAN.
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-24-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOTICE ISSUED TO MAKE CERS CORRECTIONS, MONITORING PLAN, TANK INFO PAGE. TANK PASSING TESTING, V/R STATING ALL NORMAL, SUMPS CLEAN/DRY.
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-30-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Kelly Garcia, Operations Assistant
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-21-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	CERS: TANK INFO, MONITORING PLAN INFO, RESPONSE PLAN MISSING SIGNATU RE/DATE.
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS

Coordinates:

Site ID:	117281
Facility Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Env Int Type Code:	HWG
Program ID:	10286722
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.132880
Longitude:	-117.871210

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	250 S GRAND AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91741
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	GERARD DERBONNE
Entity Title:	DIRECTOR OF PLANT SERVICES
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported
Affiliation Address:	250 S GRAND
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 857-3234
Affiliation Type Desc:	Document Preparer
Entity Name:	JOHN GRAFFIUS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 938-7598
Affiliation Type Desc:	Parent Corporation
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	JOHN M GRAFFIUS
Entity Title:	REGULATORY COMPLIANCE
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 938-7598
Affiliation Type Desc:	Environmental Contact
Entity Name:	CHIP RIDDLE
Entity Title:	Not reported
Affiliation Address:	250 S GRAND AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91741
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported
Affiliation Address:	250 S GRAND AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 857-3108
Affiliation Type Desc:	Property Owner
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported
Affiliation Address:	250 S GRAND AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 857-3108
Affiliation Type Desc:	UST Tank Operator
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported
Affiliation Address:	250 S GRAND AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 857-3234

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **S101618899**

Affiliation Type Desc:	UST Tank Owner
Entity Name:	FOOTHILL PRESBYTERIAN HOSPITAL
Entity Title:	Not reported
Affiliation Address:	250 S GRAND
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 857-3234

K65 **FOOTHILL PRESBYTERIAN HOSPITAL** **RCRA NonGen / NLR** **1024875307**
NNW **250 SOUTH GRAND** **CAL912203418**
1/8-1/4 **GLENDORA, CA 91740**
0.239 mi.
1260 ft. **Site 5 of 6 in cluster K**

Relative:
Higher

Actual:
718 ft.

RCRA NonGen / NLR:

Date form received by agency:	08/08/1991
Facility name:	FOOTHILL PRESBYTERIAN HOSPITAL
Facility address:	250 SOUTH GRAND GLENDORA, CA 91740-0000
EPA ID:	CAL912203418
Mailing address:	250 S GRAND AVE. GLENDORA, CA 91741-4218
Contact:	JOHN M GRAFFIUS/ENGINEER REGULATORY
Contact address:	250 S GRAND AVE GLENDORA, CA 91741
Contact country:	Not reported
Contact telephone:	626-938-7598
Contact email:	JGRAFFIUS@MAIL.CVHP.ORG
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	FOOTHILL PRESBYTERIAN HOSPITAL
Owner/operator address:	250 S GRAND AVE GLENDORA, CA 91741
Owner/operator country:	Not reported
Owner/operator telephone:	818-963-8411
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	JOHN M GRAFFIUS/ENGINEER REGULATORY
Owner/operator address:	250 S GRAND AVE GLENDORA, CA 91741
Owner/operator country:	Not reported
Owner/operator telephone:	626-938-7598
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN HOSPITAL (Continued) **1024875307**

Legal status: Other
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: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

K66 **FOOTHILL PRESBYTERIAN** **RCRA NonGen / NLR** **1024748234**
NNW **250 SOUTH GRAND AVE** **CAC002968013**
1/8-1/4 **GLENDORA, CA 91741**
0.239 mi.
1260 ft. **Site 6 of 6 in cluster K**

Relative:
Higher

Actual:
718 ft.

RCRA NonGen / NLR:
Date form received by agency: 06/25/2018
Facility name: FOOTHILL PRESBYTERIAN
Facility address: 250 SOUTH GRAND AVE
GLENDORA, CA 91741-4218
EPA ID: CAC002968013
Mailing address: 210 WEST SAN BERNARDINO ROAD
COVINA, CA 91723-1515
Contact: GERARD DERBONNE
Contact address: 210 WEST SAN BERNARDINO ROAD
COVINA, CA 91723-1515
Contact country: Not reported
Contact telephone: 626-963-8411
Contact email: GENEVADEGUIRE@ALLIANCE-ENVIRO.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: MORRIS L JOHNSON MEMORIAL
Owner/operator address: 210 WEST SAN BERNARDINO ROAD
COVINA, CA 91723
Owner/operator country: Not reported
Owner/operator telephone: 626-963-8411
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

FOOTHILL PRESBYTERIAN (Continued) **1024748234**

Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: GERARD DERBONNE
Owner/operator address: 210 WEST SAN BERNARDINO ROAD
COVINA, CA 91723
Owner/operator country: Not reported
Owner/operator telephone: 626-963-8411
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
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: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

---

67 **AMERICAN MEDICAL INTERNATIONAL** **SWEEPS UST** **S102056672**
ESE **633 S SANTA FE** **N/A**
1/8-1/4 **GLENDORA, CA**
0.241 mi.
1275 ft.

Relative:
Higher

Actual:
727 ft.

SWEEPS UST:
Name: AMERICAN MEDICAL INTERNATIONAL
Address: 633 S SANTA FE
City: GLENDORA
Status: Active
Comp Number: 13648
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

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

AMERICAN MEDICAL INTERNATIONAL (Continued) **S102056672**

Tank Use: Not reported
STG: Not reported
Content: Not reported
Number Of Tanks: Not reported

68
SSW
1/8-1/4
0.244 mi.
1287 ft.

PARNELLI JONES INC
725 S GRAND AVE
GLENDORA, CA 91740

HIST UST **U001569573**
N/A

Relative:
Lower

Actual:
691 ft.

HIST UST:

Name:	PARNELLI JONES INC
Address:	725 S GRAND AVE
City,State,Zip:	GLENDORA, CA 91740
File Number:	00027942
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027942.pdf
Region:	STATE
Facility ID:	00000066562
Facility Type:	Other
Other Type:	TIRES BRAKES SERVICE
Contact Name:	Not reported
Telephone:	8189639494
Owner Name:	LUCKY STORES INC.
Owner Address:	6565 KNOTT AVE.
Owner City,St,Zip:	BUENA PARK, CA 90622
Total Tanks:	0001
Tank Num:	001
Container Num:	#1
Year Installed:	Not reported
Tank Capacity:	00000200
Tank Used for:	WASTE
Type of Fuel:	5
Container Construction Thickness:	X
Leak Detection:	Visual, Stock Inventor

Click here for Geo Tracker PDF:

J69
West
1/4-1/2
0.275 mi.
1454 ft.

HOVANNES SERVICE STATION
641 ALOSTA AVE W
GLENDORA, CA 91740

Site 3 of 3 in cluster J

LUST **S103282076**
HIST CORTESE **N/A**
CERS

Relative:
Lower

Actual:
687 ft.

LUST:

Name:	HOVANNES SERVICE STATION
Address:	641 ALOSTA AVE W
City,State,Zip:	GLENDORA, CA 91740
Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603705438
Global Id:	T0603705438
Latitude:	34.1289178
Longitude:	-117.8741008
Status:	Completed - Case Closed

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

HOVANNES SERVICE STATION (Continued) **S103282076**

Status Date: 09/28/1999
Case Worker: JOA
RB Case Number: R-24227
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: T0603705438
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: T0603705438
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: T0603705438
Action Type: Other
Date: 01/26/1997
Action: Leak Discovery

Global Id: T0603705438
Action Type: Other
Date: 12/29/1997
Action: Leak Stopped

Global Id: T0603705438
Action Type: Other
Date: 02/17/1998
Action: Leak Reported

LUST:
Global Id: T0603705438
Status: Completed - Case Closed
Status Date: 09/28/1999

Global Id: T0603705438
Status: Open - Case Begin Date
Status Date: 01/26/1997

LUST REG 4:

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

HOVANNES SERVICE STATION (Continued) **S103282076**

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	R-24227	
Status:	Case Closed	
Substance:	Hydrocarbons	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		OT
Global ID:	T0603705438	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	FORESTDALE AVE	
Enforcement Type:	Not reported	
Date Leak Discovered:	1/26/1997	
Date Leak First Reported:		2/17/1998
Date Leak Record Entered:	3/25/1998	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	12/29/1997	
Date Case Last Changed on Database:		9/28/1999
Date the Case was Closed:		9/28/1999
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	JOHN HAROUTUNRAN	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		2760.4943232226683955135604 09
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:	MRS. ALICE E. GELLINGER	
RP Address:	705 WILDROSE AVE., MONROVIA, CA 91016	
Program:	LUST	
Lat/Long:	34.1289178 / -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	

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

HOVANNES SERVICE STATION (Continued) **S103282076**

Summary: LA CO CLOSURE APPLICATION #206603, 257306

HIST CORTESE:
edr_fname: HOVANNES SERVICE STATION
edr_fadd1: 641 ALOSTA
City,State,Zip: CA
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: R-24227

CERS:
Name: HOVANNES SERVICE STATION
Address: 641 ALOSTA AVE W
City,State,Zip: GLENDORA, CA 91740
Site ID: 187030
CERS ID: T0603705438
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Local Agency Caseworker
Entity Name: JOHN AWUJO - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S FREMONT AVE
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6264583507

70
East
1/4-1/2
0.307 mi.
1621 ft.

REPLANET LLC
133 W ROUTE 66
GLENDORA, CA 91740

SWRCY **S109291953**
HAZNET **N/A**

Relative:
Higher

Actual:
744 ft.

SWRCY:
Name: REPLANET LLC
Address: 133 W ROUTE 66
City,State,Zip: GLENDORA, CA 91740
Reg Id: 157128
Cert Id: RC157128.001
Mailing Address: 800 N Haven Ave Suite 120
Mailing City: Ontario
Mailing State: CA
Mailing Zip Code: 91764

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

REPLANET LLC (Continued) **S109291953**

Website:	http://www.replanet.com
Email:	Not reported
Phone Number:	(877) 737-5263
Rural:	N
Operation Begin Date:	05/01/2012
Aluminium:	Y
Glass:	Y
Plastic:	Y
Bimetal:	Y
Hours of Operation:	Mon - Sun 10:00 am - 4:30 pm, Closed 12:30 pm - 1:30 pm
Organization ID:	151891
Organization Name:	rePlanet LLC

HAZNET:

Name:	ALBERTSON'S # 6601
Address:	133 W ROUTE 66
City,State,Zip:	GLENDORA, CA 917406208
Year:	2017
GEPAID:	CAL000384600
Contact:	JILL WASHBURN
Telephone:	2083953949
Mailing Name:	Not reported
Mailing Address:	250 E PARKCENTER BLVD DEPT 81014
Mailing City,St,Zip:	BOISE, ID 837063940
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Tons:	0.0045
CA Waste Code:	311-Pharmaceutical waste
Method:	H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles

Name:	ALBERTSON'S # 6601
Address:	133 W ROUTE 66
City,State,Zip:	GLENDORA, CA 917406208
Year:	2017
GEPAID:	CAL000384600
Contact:	JILL WASHBURN
Telephone:	2083953949
Mailing Name:	Not reported
Mailing Address:	250 E PARKCENTER BLVD DEPT 81014
Mailing City,St,Zip:	BOISE, ID 837063940
Gen County:	Los Angeles
TSD EPA ID:	CAD008364432
TSD County:	Los Angeles
Tons:	0.0075
CA Waste Code:	214-Unspecified solvent mixture
Method:	H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County:	Los Angeles

Name:	ALBERTSON'S # 6601
Address:	133 W ROUTE 66
City,State,Zip:	GLENDORA, CA 917406208
Year:	2017
GEPAID:	CAL000384600

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

REPLANET LLC (Continued) **S109291953**

Contact: JILL WASHBURN
Telephone: 2083953949
Mailing Name: Not reported
Mailing Address: 250 E PARKCENTER BLVD DEPT 81014
Mailing City,St,Zip: BOISE, ID 837063940
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Tons: 0.032
CA Waste Code: 331-Off-specification, aged or surplus organics
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Name: ALBERTSON'S # 6601
Address: 133 W ROUTE 66
City,State,Zip: GLENDORA, CA 917406208
Year: 2017
GEPAID: CAL000384600
Contact: JILL WASHBURN
Telephone: 2083953949
Mailing Name: Not reported
Mailing Address: 250 E PARKCENTER BLVD DEPT 81014
Mailing City,St,Zip: BOISE, ID 837063940
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Tons: 0.0005
CA Waste Code: 352-Other organic solids
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Name: ALBERTSON'S # 6601
Address: 133 W ROUTE 66
City,State,Zip: GLENDORA, CA 917406208
Year: 2016
GEPAID: CAL000384600
Contact: JILL WASHBURN
Telephone: 2083953949
Mailing Name: Not reported
Mailing Address: 250 E PARKCENTER BLVD DEPT 81014
Mailing City,St,Zip: BOISE, ID 837063940
Gen County: Los Angeles
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Tons: 0.005
CA Waste Code: 311-Pharmaceutical waste
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
25 additional CA_HAZNET: record(s) in the EDR Site Report.

Map ID
Direction
Distance
Elevation | Site

MAP FINDINGS

Database(s) | EDR ID Number | EPA ID Number

71
South
1/4-1/2
0.320 mi.
1688 ft.

FAMILY CHEVROLET
820 GRAND AVE S
GLENDORA, CA 91740

LUST
HIST CORTESE
CERS

S102429786
N/A

Relative:
Lower

Actual:
690 ft.

LUST:

Name:	FAMILY CHEVROLET
Address:	820 GRAND AVE S
City,State,Zip:	GLENDORA, CA 91740
Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703581
Global Id:	T0603703581
Latitude:	34.1245124
Longitude:	-117.8725544
Status:	Completed - Case Closed
Status Date:	07/29/1991
Case Worker:	JOA
RB Case Number:	I-10139
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:	T0603703581
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:	T0603703581
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:	T0603703581
Action Type:	Other
Date:	09/05/1990
Action:	Leak Discovery

Global Id:	T0603703581
Action Type:	Other
Date:	09/05/1990
Action:	Leak Stopped

Global Id:	T0603703581
Action Type:	Other

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

FAMILY CHEVROLET (Continued) **S102429786**

Date: 09/06/1990
Action: Leak Reported

LUST:
Global Id: T0603703581
Status: Completed - Case Closed
Status Date: 07/29/1991

Global Id: T0603703581
Status: Open - Case Begin Date
Status Date: 09/05/1990

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-10139
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: T0603703581
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: MAUNA LOA AVE.
Enforcement Type: Not reported
Date Leak Discovered: 9/5/1990
Date Leak First Reported: 9/6/1990
Date Leak Record Entered: 12/3/1990
Date Confirmation Began: Not reported
Date Leak Stopped: 9/5/1990
Date Case Last Changed on Database: 12/18/1991
Date the Case was Closed: 7/29/1991
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: MORALES, TIM
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 3561.458537468530240061325649 4
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

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

FAMILY CHEVROLET (Continued) **S102429786**

Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: DEUKMEJIAN ENTERPRISES
RP Address: 950 GRAND AVE., S., GLENDORA, 91740
Program: LUST
Lat/Long: 34.124757 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: OLD CASE #120490-19

HIST CORTESE:
edr_fname: FAMILY CHEVROLET
edr_fadd1: 820 GRAND
City,State,Zip: GLENDORA, CA 91740
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-10139

CERS:
Name: FAMILY CHEVROLET
Address: 820 GRAND AVE S
City,State,Zip: GLENDORA, CA 91740
Site ID: 201279
CERS ID: T0603703581
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: JOHN AWUJO - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S FREMONT AVE
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6264583507

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
L72	**UNITED STATES POSTAL SERVICE**	**LUST**	**S105917705**
NE	**255 GLENDORA AVE S**	**CERS**	**N/A**
1/4-1/2	**GLENDORA, CA 91740**		
0.376 mi.			
1983 ft.	**Site 1 of 2 in cluster L**		

Relative:
Higher

Actual:
761 ft.

LUST:

Name:	UNITED STATES POSTAL SERVICE
Address:	255 GLENDORA AVE S
City,State,Zip:	GLENDORA, CA 91740
Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704859
Global Id:	T0603704859
Latitude:	34.133025
Longitude:	-117.866188
Status:	Completed - Case Closed
Status Date:	03/08/2000
Case Worker:	JOA
RB Case Number:	R-09756
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:	T0603704859
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:	T0603704859
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:	T0603704859
Action Type:	Other
Date:	03/26/1987
Action:	Leak Stopped

Global Id:	T0603704859
Action Type:	Other
Date:	08/06/1987
Action:	Leak Reported

Global Id:	T0603704859
Action Type:	Other

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

UNITED STATES POSTAL SERVICE (Continued) **S105917705**

Date: 03/26/1987
Action: Leak Discovery

LUST:
Global Id: T0603704859
Status: Completed - Case Closed
Status Date: 03/08/2000

Global Id: T0603704859
Status: Open - Case Begin Date
Status Date: 03/26/1987

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	R-09756	
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:	T0603704859	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	19000	
Cross Street:	ADA	
Enforcement Type:	Not reported	
Date Leak Discovered:	3/26/1987	
Date Leak First Reported:		8/6/1987
Date Leak Record Entered:	8/13/1987	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	3/26/1987	
Date Case Last Changed on Database:		3/8/2000
Date the Case was Closed:		3/8/2000
How Leak Discovered:	Tank Test	
How Leak Stopped:	Not reported	
Cause of Leak:	Overfill	
Leak Source:	Other Source	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		296.389397768206835908273951 45
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:		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

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

UNITED STATES POSTAL SERVICE (Continued) **S105917705**

Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: US POSTAL SERVICE
RP Address: 14730 DON JULIAN RD, INDUSTRY, CA 91899
Program: LUST
Lat/Long: 34.1332567 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: OLD CASE #005010

CERS:
Name: UNITED STATES POSTAL SERVICE
Address: 255 GLENDORA AVE S
City,State,Zip: GLENDORA, CA 91740
Site ID: 234689
CERS ID: T0603704859
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Local Agency Caseworker
Entity Name: JOHN AWUJO - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S FREMONT AVE
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6264583507

L73 **UNITED STATES POSTAL SERV** **HIST CORTESE** **S102439644**
NE **255 GLENDORA** **N/A**
1/4-1/2 **GLENDORA, CA 91740**
0.377 mi.
1989 ft. **Site 2 of 2 in cluster L**

Relative: **Higher**
Actual: **761 ft.**

HIST CORTESE:
edr_fname: UNITED STATES POSTAL SERV
edr_fadd1: 255 GLENDORA
City,State,Zip: GLENDORA, CA 91740
Region: CORTESE

MAP FINDINGS

Map ID / Direction / Distance / Elevation | Site | Database(s) | EDR ID Number / EPA ID Number

UNITED STATES POSTAL SERV (Continued) **S102439644**

Facility County Code: 19
Reg By: LTNKA
Reg Id: R-09756

M74 **TEXACO (FORMER)** **HIST CORTESE** **S104581393**
East **103 ALOSTA** **N/A**
1/4-1/2 **GLENDORA, CA 91740**
0.380 mi.
2005 ft. **Site 1 of 5 in cluster M**

Relative: **Higher**
Actual: **745 ft.**

HIST CORTESE:
edr_fname: TEXACO (FORMER)
edr_fadd1: 103 ALOSTA
City,State,Zip: GLENDORA, CA 91740
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-16357

M75 **THRIFTY SERVICE STATIONE #093/ARCO #9558** **LUST** **S106875022**
East **103 ALOSTA AVE. E.** **CERS** **N/A**
1/4-1/2 **GLENDORA, CA 91740**
0.384 mi.
2026 ft. **Site 2 of 5 in cluster M**

Relative: **Higher**
Actual: **745 ft.**

LUST:
Name: THRIFTY SERVICE STATIONE #093/ARCO #9558
Address: 103 ALOSTA AVE. E.
City,State,Zip: GLENDORA, CA 91740
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603778811
Global Id: T0603778811
Latitude: 34.128804
Longitude: -117.863718
Status: Completed - Case Closed
Status Date: 03/01/2010
Case Worker: HDN
RB Case Number: I-16357A
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: T0603778811
Contact Type: Regional Board Caseworker
Contact Name: HA D. NGUYEN
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
City: LOS ANGELES
Email: hnguyen@waterboards.ca.gov
Phone Number: 2135766658

Global Id: T0603778811

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

THRIFTY SERVICE STATIONE #093/ARCO #9558 (Continued) **S106875022**

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

LUST:

Global Id: T0603778811
Action Type: ENFORCEMENT
Date: 09/13/2007
Action: Staff Letter

Global Id: T0603778811
Action Type: Other
Date: 12/29/1997
Action: Leak Discovery

Global Id: T0603778811
Action Type: RESPONSE
Date: 04/15/2005
Action: Other Report / Document

Global Id: T0603778811
Action Type: RESPONSE
Date: 07/15/2006
Action: Soil and Water Investigation Report

Global Id: T0603778811
Action Type: Other
Date: 02/18/1998
Action: Leak Reported

Global Id: T0603778811
Action Type: ENFORCEMENT
Date: 03/04/2009
Action: Staff Letter

Global Id: T0603778811
Action Type: RESPONSE
Date: 01/15/2007
Action: CAP/RAP - Final Remediation / Design Plan

Global Id: T0603778811
Action Type: RESPONSE
Date: 12/26/2008
Action: Interim Remedial Action Report

Global Id: T0603778811
Action Type: RESPONSE
Date: 01/15/2008
Action: Remedial Progress Report

Global Id: T0603778811
Action Type: ENFORCEMENT
Date: 02/09/2005

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

THRIFTY SERVICE STATIONE #093/ARCO #9558 (Continued) **S106875022**

Action: Staff Letter

Global Id: T0603778811
Action Type: REMEDIATION
Date: 01/02/2007
Action: Soil Vapor Extraction (SVE)

Global Id: T0603778811
Action Type: ENFORCEMENT
Date: 03/01/2010
Action: Closure/No Further Action Letter

Global Id: T0603778811
Action Type: RESPONSE
Date: 04/15/2006
Action: Soil and Water Investigation Workplan

Global Id: T0603778811
Action Type: RESPONSE
Date: 07/15/2009
Action: Interim Remedial Action Report

Global Id: T0603778811
Action Type: ENFORCEMENT
Date: 12/01/2005
Action: Staff Letter

Global Id: T0603778811
Action Type: RESPONSE
Date: 06/11/2009
Action: Request for Closure

Global Id: T0603778811
Action Type: REMEDIATION
Date: 03/31/2001
Action: Excavation

Global Id: T0603778811
Action Type: ENFORCEMENT
Date: 03/02/2006
Action: Staff Letter

Global Id: T0603778811
Action Type: ENFORCEMENT
Date: 08/17/2006
Action: Staff Letter

LUST:
Global Id: T0603778811
Status: Completed - Case Closed
Status Date: 03/01/2010

Global Id: T0603778811
Status: Open - Case Begin Date
Status Date: 12/29/1997

Global Id: T0603778811

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

THRIFTY SERVICE STATIONE #093/ARCO #9558 (Continued) **S106875022**

Status: Open - Remediation
Status Date: 02/16/2007

Global Id: T0603778811
Status: Open - Remediation
Status Date: 01/02/2008

Global Id: T0603778811
Status: Open - Site Assessment
Status Date: 02/09/2005

Global Id: T0603778811
Status: Open - Site Assessment
Status Date: 03/02/2006

Global Id: T0603778811
Status: Open - Site Assessment
Status Date: 08/17/2006

CERS:
Name: THRIFTY SERVICE STATIONE #093/ARCO #9558
Address: 103 ALOSTA AVE. E.
City,State,Zip: GLENDORA, CA 91740
Site ID: 254878
CERS ID: T0603778811
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: TIM SMITH - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S. FREMONT AVE.
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: HA D. NGUYEN - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4th Street, Suite 200
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2135766658

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
M76	**TEXACO (FORMER)**	**LUST**	**S100722344**
East	**103 ALOSTA AVE W**	**CERS**	**N/A**
1/4-1/2	**GLENDORA, CA 91740**		
0.385 mi.			
2032 ft.	**Site 3 of 5 in cluster M**		

Relative: **Higher**

Actual: **746 ft.**

LUST:

Name:	TEXACO (FORMER)
Address:	103 ALOSTA AVE W
City,State,Zip:	GLENDORA, CA 91740
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704408
Global Id:	T0603704408
Latitude:	34.1289179
Longitude:	-117.8636965
Status:	Completed - Case Closed
Status Date:	02/26/1997
Case Worker:	YR
RB Case Number:	I-16357
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:	T0603704408
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:	T0603704408
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:	T0603704408
Action Type:	Other
Date:	10/17/1991
Action:	Leak Discovery

Global Id:	T0603704408
Action Type:	Other
Date:	10/17/1991
Action:	Leak Stopped

Global Id:	T0603704408
Action Type:	Other

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

TEXACO (FORMER) (Continued) **S100722344**

Date: 04/06/1992
Action: Leak Reported

LUST:
Global Id: T0603704408
Status: Completed - Case Closed
Status Date: 02/26/1997

Global Id: T0603704408
Status: Open - Case Begin Date
Status Date: 10/17/1991

Global Id: T0603704408
Status: Open - Site Assessment
Status Date: 10/17/1991

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-16357
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: T0603704408
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: GLENDORA AVE.
Enforcement Type: Not reported
Date Leak Discovered: 10/17/1991
Date Leak First Reported: 4/6/1992
Date Leak Record Entered: 4/28/1992
Date Confirmation Began: Not reported
Date Leak Stopped: 10/17/1991
Date Case Last Changed on Database: 2/18/1998
Date the Case was Closed: 2/26/1997
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: LA MANCHA DEVELOPMENT
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 1841.9670296423948040223752393
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 10/17/1991
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

TEXACO (FORMER) (Continued) **S100722344**

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: LA MANCHA DEVELOPMENT
RP Address: 11440 SAN VICENTE BLVD., LOS ANGELES, 90049
Program: LUST
Lat/Long: 34.1289179 / -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: 2/18/98 - NEW LEAK REPORT (R-25075)

CERS:
Name: TEXACO (FORMER)
Address: 103 ALOSTA AVE W
City,State,Zip: GLENDORA, CA 91740
Site ID: 195979
CERS ID: T0603704408
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: JOHN AWUJO - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S FREMONT AVE
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6264583507

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Map ID
Direction
Distance
Elevation | Site

MAP FINDINGS

Database(s) | EDR ID Number | EPA ID Number

M77
East
1/4-1/2
0.399 mi.
2105 ft.

GLENDORA SHELL
106 E ROUTE 66
GLENDORA, CA 91740

Site 4 of 5 in cluster M

LUST
LOS ANGELES CO. HMS
CERS

S105696358
N/A

Relative:
Higher

Actual:
744 ft.

LUST:

Name:	GLENDORA SHELL
Address:	106 E ROUTE 66
City,State,Zip:	GLENDORA, CA 91740
Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603789117
Global Id:	T0603789117
Latitude:	34.1285996
Longitude:	-117.8634298
Status:	Completed - Case Closed
Status Date:	01/18/2007
Case Worker:	TS
RB Case Number:	Not reported
Local Agency:	LOS ANGELES COUNTY
File Location:	Not reported
Local Case Number:	6076-26384
Potential Media Affect:	Under Investigation
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0603789117
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:	T0603789117
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:	T0603789117
Action Type:	ENFORCEMENT
Date:	01/18/2007
Action:	Closure/No Further Action Letter

Global Id:	T0603789117
Action Type:	Other
Date:	09/27/2001
Action:	Leak Discovery

Global Id:	T0603789117
Action Type:	Other

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA SHELL (Continued) **S105696358**

Date: 09/27/2001
Action: Leak Reported

LUST:
Global Id: T0603789117
Status: Completed - Case Closed
Status Date: 01/18/2007

Global Id: T0603789117
Status: Open - Case Begin Date
Status Date: 09/27/2001

Global Id: T0603789117
Status: Open - Site Assessment
Status Date: 09/27/2001

LOS ANGELES CO. HMS:
Name: SHELL OIL CO
Address: 106 E ROUTE 66
City,State,Zip: GLENDORA, CA 917406239
Region: LA
Permit Category: Not reported
Facility Id: 006076-I06291
Facility Type: Not reported
Facility Status: OPEN
Area: 6D
Permit Number: Not reported
Permit Status: Not reported

CERS:
Name: GLENDORA SHELL
Address: 106 E ROUTE 66
City,State,Zip: GLENDORA, CA 91740
Site ID: 237275
CERS ID: T0603789117
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Local Agency Caseworker
Entity Name: TIM SMITH - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S. FREMONT AVE.
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

GLENDORA SHELL (Continued) **S105696358**

Affiliation Zip: Not reported
Affiliation Phone: Not reported

M78 **GLENDORA DODGE** **RCRA-SQG** **1000310954**
East **121 E ALOSTA** **ENVIROSTOR** **CAD981673346**
1/4-1/2 **GLENDORA, CA 91740** **UST**
0.419 mi. **SWEEPS UST**
2210 ft. **Site 5 of 5 in cluster M** **HIST UST**
CA FID UST
Relative: **FINDS**
Higher **ECHO**
EMI
Actual: **HAZNET**
749 ft. **LA Co. Site Mitigation**

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: GLENDORA DODGE
Facility address: 121 E ALOSTA
GLENDORA, CA 91740
EPA ID: CAD981673346
Mailing address: E ALOSTA
GLENDORA, CA 91740
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: DENNIS SILLETTO
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

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA DODGE (Continued) **1000310954**

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

ENVIROSTOR:
Name: GLENDORA DODGE(FORMER)
Address: 121 E. ALOSTA AVE.
City,State,Zip: GLENDORA, CA 91740
Facility ID: 70000155
Status: Refer: 1248 Local Agency
Status Date: 11/29/2005
Site Code: Not reported
Site Type: Evaluation
Site Type Detailed: Evaluation
Acres: Not reported
NPL: NO
Regulatory Agencies: LA CNTY FIRE DEPT. (BILLING AND UST), LOS ANGELES COUNTY
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * Greg Holmes
Division Branch: Cleanup Cypress
Assembly: 48
Senate: 25
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not Applicable
Latitude: 34.12951
Longitude: -117.8629
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA DODGE (Continued) **1000310954**

Alias Name: 70000155
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

UST:
Name: GLENDORA DODGE
Address: 121 E ALOSTA AVE
City,State,Zip: GLENDORA, CA 91740
Facility ID: 12411
Permitting Agency: LOS ANGELES COUNTY
Latitude: 34.1314451
Longitude: -117.8628914

SWEEPS UST:
Name: GLENDORA DODGE
Address: 121 E ALOSTA AVE
City: GLENDORA
Status: Active
Comp Number: 12411
Number: 9
Board Of Equalization: 44-009718
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: Not reported
SWRCB Tank Id: 19-000-012411-000001
Tank Status: A
Capacity: Not reported
Active Date: 06-30-89
Tank Use: UNKNOWN
STG: W
Content: Not reported
Number Of Tanks: 1

HIST UST:
Name: GLENDORA DODGE
Address: 121 E ALOSTA AV
City,State,Zip: GLENDORA, CA 91740
File Number: 00027928
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027928.pdf

Map ID Direction Distance Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number

GLENDORA DODGE (Continued) **1000310954**

Region:	STATE
Facility ID:	00000007841
Facility Type:	Other
Other Type:	AUTO AGENCY
Contact Name:	DENNIS SILLETTO
Telephone:	8183350261
Owner Name:	NORM KING
Owner Address:	P.O. BOX 914
Owner City,St,Zip:	GLENDORA, CA 91740
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID:	19023870
Regulated By:	UTNKA
Regulated ID:	00007841
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8180000000
Mail To:	Not reported
Mailing Address:	BOX
Mailing Address 2:	Not reported
Mailing City,St,Zip:	GLENDORA
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

FINDS:

Registry ID: 110002745655

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.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA DODGE (Continued) **1000310954**

ECHO:
Envid: 1000310954
Registry ID: 110002745655
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002745655

EMI:
Name: GLENDORA AUTO TECH
Address: 121 E ALOSTA AV
City,State,Zip: GLENDORA, CA
Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 55532
Air District Name: SC
SIC Code: 5511
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

Name: GLENDORA AUTO TECH, NAVA & KID
Address: 121 E ALOSTA AV
City,State,Zip: GLENDORA, CA
Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 55532
Air District Name: SC
SIC Code: 7532
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

HAZNET:
Name: GLENDORA DODGE
Address: 121 E ALOSTA
City,State,Zip: GLENDORA C, CA 917400000
Year: 1993
GEPAID: CAD981673346
Contact: --
Telephone: --
Mailing Name: Not reported
Mailing Address: 121 E ALOSTA

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA DODGE (Continued) **1000310954**

Mailing City,St,Zip: GLENDORA, CA 917400000
Gen County: Los Angeles
TSD EPA ID: CAT080025711
TSD County: San Bernardino
Tons: 0
CA Waste Code: -
Method: R01-Recycler
Facility County: Los Angeles

Name: GLENDORA DODGE
Address: 121 E ALOSTA
City,State,Zip: GLENDORA C, CA 917400000
Year: 1993
GEPAID: CAD981673346
Contact: --
Telephone: --
Mailing Name: Not reported
Mailing Address: 121 E ALOSTA
Mailing City,St,Zip: GLENDORA, CA 917400000
Gen County: Los Angeles
TSD EPA ID: CAT080025711
TSD County: San Bernardino
Tons: 0.756
CA Waste Code: 134-Aqueous solution with total organic residues less than 10 percent
Method: -
Facility County: Los Angeles

Name: GLENDORA DODGE
Address: 121 E ALOSTA
City,State,Zip: GLENDORA C, CA 917400000
Year: 1992
GEPAID: CAD981673346
Contact: --
Telephone: --
Mailing Name: Not reported
Mailing Address: 121 E ALOSTA
Mailing City,St,Zip: GLENDORA, CA 917400000
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Tons: 2.1684
CA Waste Code: 214-Unspecified solvent mixture
Method: R01-Recycler
Facility County: Los Angeles

Name: GLENDORA DODGE
Address: 121 E ALOSTA
City,State,Zip: GLENDORA C, CA 917400000
Year: 1991
GEPAID: CAD981673346
Contact: --
Telephone: --
Mailing Name: Not reported
Mailing Address: 121 E ALOSTA
Mailing City,St,Zip: GLENDORA, CA 917400000
Gen County: Los Angeles
TSD EPA ID: CAT080013352

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA DODGE (Continued) **1000310954**

TSD County: Los Angeles
Tons: 1.4595
CA Waste Code: 214-Unspecified solvent mixture
Method: R01-Recycler
Facility County: Los Angeles

Name: GLENDORA DODGE
Address: 121 E ALOSTA
City,State,Zip: GLENDORA C, CA 917400000
Year: 1991
GEPAID: CAD981673346
Contact: --
Telephone: --
Mailing Name: Not reported
Mailing Address: 121 E ALOSTA
Mailing City,St,Zip: GLENDORA, CA 917400000
Gen County: Los Angeles
TSD EPA ID: CAD099452708
TSD County: Los Angeles
Tons: 1.5846
CA Waste Code: 214-Unspecified solvent mixture
Method: H01-Transfer Station
Facility County: Los Angeles

Click this hyperlink while viewing on your computer to access
11 additional CA_HAZNET: record(s) in the EDR Site Report.

LA Co. Site Mitigation:
Name: FORMER GLENDORA DODGE
Address: 121 E ALOSTA AVE
City,State,Zip: GLENDORA, CA 91740
Facility ID: Not reported
Status: Not reported
Site ID: SD0000170
Jurisdiction: Not reported
Case ID: RO0000174
Abated: Yes
Assigned To: Kim Clark
Entered Date: Not reported
Abated Date: 07/25/2007

79
SSW
1/4-1/2
0.429 mi.
2265 ft.

ULTRAMAR PROPERTY
934 GRAND AVE S
GLENDORA, CA 91740

LUST **S101296273**
HIST CORTESE **N/A**
CERS

Relative:
Lower

Actual:
682 ft.

LUST:
Name: ULTRAMAR PROPERTY
Address: 934 GRAND AVE S
City,State,Zip: GLENDORA, CA 91740
Lead Agency: LOS ANGELES COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603705174
Global Id: T0603705174
Latitude: 34.122781
Longitude: -117.872285

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ULTRAMAR PROPERTY (Continued) **S101296273**

Status:	Completed - Case Closed
Status Date:	12/28/1988
Case Worker:	GLM
RB Case Number:	R-13027
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:	T0603705174
Contact Type:	Local Agency Caseworker
Contact Name:	GILLIAN MINTIER
Organization Name:	LOS ANGELES COUNTY
Address:	900 SOUTH FREMONT AVE
City:	ALHAMBRA
Email:	gmintier@ladpw.org
Phone Number:	Not reported

Global Id:	T0603705174
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:	T0603705174
Action Type:	ENFORCEMENT
Date:	12/28/1988
Action:	Closure/No Further Action Letter

Global Id:	T0603705174
Action Type:	Other
Date:	07/17/1990
Action:	Leak Reported

LUST:

Global Id:	T0603705174
Status:	Completed - Case Closed
Status Date:	12/28/1988

Global Id:	T0603705174
Status:	Open - Case Begin Date
Status Date:	10/27/1987

Global Id:	T0603705174
Status:	Open - Site Assessment
Status Date:	10/27/1987

LUST REG 4:

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ULTRAMAR PROPERTY (Continued) **S101296273**

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	R-13027	
Status:	Leak being confirmed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0603705174	
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:		7/17/1990
Date Leak Record Entered:	12/13/1990	
Date Confirmation Began:	7/17/1990	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		8/20/1990
Date the Case was Closed:		Not reported
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	OLD CASE #121490-04	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		4250.13463863850296280842292 35
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:	BLANK RP	
RP Address:	Not reported	
Program:	LUST	
Lat/Long:	34.1226391 / -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	

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

ULTRAMAR PROPERTY (Continued) **S101296273**

Summary: Not reported

HIST CORTESE:
edr_fname: ULTRAMAR PROPERTY
edr_fadd1: 934 GRAND
City,State,Zip: GLENDORA, CA 91740
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: R-13027

CERS:
Name: ULTRAMAR PROPERTY
Address: 934 GRAND AVE S
City,State,Zip: GLENDORA, CA 91740
Site ID: 202223
CERS ID: T0603705174
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: GILLIAN MINTIER - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 SOUTH FREMONT AVE
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

80
NNE
1/4-1/2
0.429 mi.
2266 ft.

GLENDORA GAS UP
322 FOOTHILL BLVD W
GLENDORA, CA 91741

LUST **S101618900**
CERS HAZ WASTE **N/A**
CA FID UST
CERS

Relative:
Higher

Actual:
749 ft.

LUST:
Name: GLENDORA GAS UP
Address: 322 FOOTHILL BLVD W
City,State,Zip: GLENDORA, CA 91741
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703193
Global Id: T0603703193
Latitude: 34.135742
Longitude: -117.868974

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA GAS UP (Continued) **S101618900**

Status: Completed - Case Closed
Status Date: 12/15/1997
Case Worker: JW
RB Case Number: I-06286
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: T0603703193
Contact Type: Regional Board Caseworker
Contact Name: JIMMIE WOO
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: jwoo@waterboards.ca.gov
Phone Number: 2135766600

Global Id: T0603703193
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: T0603703193
Action Type: Other
Date: 09/16/1991
Action: Leak Discovery

Global Id: T0603703193
Action Type: Other
Date: 12/26/1991
Action: Leak Reported

LUST:
Global Id: T0603703193
Status: Completed - Case Closed
Status Date: 12/15/1997

Global Id: T0603703193
Status: Open - Case Begin Date
Status Date: 09/16/1991

Global Id: T0603703193
Status: Open - Site Assessment
Status Date: 12/26/1991

Global Id: T0603703193
Status: Open - Site Assessment
Status Date: 04/14/1995

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

GLENDORA GAS UP (Continued) **S101618900**

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Los Angeles	
Facility Id:	I-06286	
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:	T0603703193	
W Global ID:	Not reported	
Staff:	JW	
Local Agency:	19000	
Cross Street:	WASHINGTON	
Enforcement Type:	Not reported	
Date Leak Discovered:	9/16/1991	
Date Leak First Reported:		12/26/1991
Date Leak Record Entered:	3/20/1992	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		12/3/1997
Date the Case was Closed:		12/15/1997
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	WHITE, RON	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		1179.629607297136080745192312 1
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		Not reported
Preliminary Site Assessment Began:		12/26/1991
Pollution Characterization Began:		4/14/1995
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:	R.F. WHITE CO., INC.	
RP Address:	918 W. 25TH ST.	
Program:	LUST	
Lat/Long:	34.1359386 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA GAS UP (Continued) **S101618900**

Assigned Name: Not reported
Summary: 12/03/97 - PRELIMINARY SITE ASSESSM. STUDY FOR PETROLEUM

CERS HAZ WASTE:
Site ID: 11172
CERS ID: 10298173
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 11172
Site Name: BAUER GERMAN CAR REPAIR
Violation Date: 01-21-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 08/29/2018. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately. Reportable Hazardous Materials: Used oil - 2x55-gal cubes Waste coolant - 1x55-gal drum Used oil filters - 1x55-gal drum
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 11172
Site Name: BAUER GERMAN CAR REPAIR
Violation Date: 01-21-2016
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain and/or maintain an Active EPA ID.
Violation Notes: Returned to compliance on 08/29/2018. OBSERVATION: This facility does not have a valid EPA ID number to manage hazardous waste. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an EPA ID number. CORRECTIVE ACTION: Immediately obtain an EPA ID number through DTSC to manage hazardous waste and submit evidence to the CUPA 30 days from now.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-21-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Andreas Bauer, President
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-29-2018

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA GAS UP (Continued) **S101618900**

Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	EPA ID CAD983604042 obtained; NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	08-29-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Revisit conducted; CERS reviewed, HMBP complete and accepted as of 8/6/18; NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	12-18-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	EPA ID not active; needs to send in Fed application as of 11/13/17 letter from DTSC; followup required.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-09-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-09-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-21-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Andreas Bauer, President
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-02-2018
Violations Found:	No

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

GLENDORA GAS UP (Continued) **S101618900**

Eval Type: Other, not routine, done by local agency
Eval Notes: HWTS reviewed; Federal EPA ID as reported in CERS is inactive; informed Mr. Bauer to renew and resubmit;followup required.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-25-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: EPA ID inactive; requests application, email sent.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-18-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 3rd revisit; met with Mr. Andreas Bauer; HMBP not completed in CERS; showed Mr. Bauer the comments and reviewer contacts in CERS in order to submit the HMBP; will start tomorrow 12/19/17; followup in 2 weeks.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 01-02-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS reviewed; Business Activities not accepted, EPA ID not active; Remote Waste not applicable; ER Plan missing hospital phone number; informed Mr. Bauer of rejections.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-25-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 2nd revisit; HMBP submitted with errors; corrections not resubmitted; followup required.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA GAS UP (Continued) **S101618900**

Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	322 W FOOTHILL BLVD
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	ANDREAS BAUER
Entity Title:	Not reported
Affiliation Address:	322 west foothill blvd
Affiliation City:	glendora
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Andreas bauer
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	BAUER GERMAN CAR REPAIR
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	ANDREAS BAUER
Entity Title:	Not reported
Affiliation Address:	322 W FOOTHILL BLVD
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 963-5775
Affiliation Type Desc:	Operator
Entity Name:	ANDREAS BAUER
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA GAS UP (Continued) **S101618900**

Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (626) 963-5775

CA FID UST:
Facility ID: 19003445
Regulated By: UTNKI
Regulated ID: 00005317
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: Not reported
Mail To: Not reported
Mailing Address: 1401 E ARROW HWY
Mailing Address 2: Not reported
Mailing City,St,Zip: GLENDORA 91740
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

CERS:
Name: GLENDORA GAS UP
Address: 322 FOOTHILL BLVD W
City,State,Zip: GLENDORA, CA 91741
Site ID: 242704
CERS ID: T0603703193
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: JOHN AWUJO - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S FREMONT AVE
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6264583507

Affiliation Type Desc: Regional Board Caseworker
Entity Name: JIMMIE WOO - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 WEST 4TH STREET, SUITE 200
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2135766600

Name: BAUER GERMAN CAR REPAIR
Address: 322 W FOOTHILL BLVD

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA GAS UP (Continued) **S101618900**

City,State,Zip: GLENDORA, CA 91740
Site ID: 11172
CERS ID: 10298173
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 11172
Site Name: BAUER GERMAN CAR REPAIR
Violation Date: 01-21-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 08/29/2018. OBSERVATION: A business plan has not been received by the CUPA. The facility was previously sent a notice/request from the CUPA for the submittal of a business plan. CORRECTIVE ACTION: Submit the business plan electronically in the California Environmental Reporting System (CERS) and implement immediately. Reportable Hazardous Materials: Used oil - 2x55-gal cubes Waste coolant - 1x55-gal drum Used oil filters - 1x55-gal drum
Violation Division: Los Angeles County Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 11172
Site Name: BAUER GERMAN CAR REPAIR
Violation Date: 01-21-2016
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain and/or maintain an Active EPA ID.
Violation Notes: Returned to compliance on 08/29/2018. OBSERVATION: This facility does not have a valid EPA ID number to manage hazardous waste. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an EPA ID number. CORRECTIVE ACTION: Immediately obtain an EPA ID number through DTSC to manage hazardous waste and submit evidence to the CUPA 30 days from now.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-21-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Andreas Bauer, President
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-29-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: EPA ID CAD983604042 obtained; NOV abated.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA GAS UP (Continued) **S101618900**

Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	08-29-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Revisit conducted; CERS reviewed, HMBP complete and accepted as of 8/6/18; NOV abated.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	12-18-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	EPA ID not active; needs to send in Fed application as of 11/13/17 letter from DTSC; followup required.
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-09-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-09-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Los Angeles County Fire Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-21-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Andreas Bauer, President
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-02-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	HWTS reviewed; Federal EPA ID as reported in CERS is inactive; informed Mr. Bauer to renew and resubmit;followup required.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

GLENDORA GAS UP (Continued) **S101618900**

Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-25-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: EPA ID inactive; requests application, email sent.
Eval Division: Los Angeles County Fire Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-18-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 3rd revisit; met with Mr. Andreas Bauer; HMBP not completed in CERS; showed Mr. Bauer the comments and reviewer contacts in CERS in order to submit the HMBP; will start tomorrow 12/19/17; followup in 2 weeks.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 01-02-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: CERS reviewed; Business Activities not accepted, EPA ID not active; Remote Waste not applicable; ER Plan missing hospital phone number; informed Mr. Bauer of rejections.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-25-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: 2nd revisit; HMBP submitted with errors; corrections not resubmitted; followup required.
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Facility Mailing Address

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number / EPA ID Number

GLENDORA GAS UP (Continued) **S101618900**

Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	322 W FOOTHILL BLVD
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	ANDREAS BAUER
Entity Title:	Not reported
Affiliation Address:	322 west foothill blvd
Affiliation City:	glendora
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91740
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Andreas bauer
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	BAUER GERMAN CAR REPAIR
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	ANDREAS BAUER
Entity Title:	Not reported
Affiliation Address:	322 W FOOTHILL BLVD
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91740
Affiliation Phone:	(626) 963-5775
Affiliation Type Desc:	Operator
Entity Name:	ANDREAS BAUER
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

Map ID / Direction / Distance / Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number / EPA ID Number

GLENDORA GAS UP (Continued) **S101618900**

Affiliation Phone: (626) 963-5775

N81 **N & G BUSINESS PARK** **LUST** **S101296270**
NNW **505 FOOTHILL BLVD W** **HIST CORTESE** **N/A**
1/4-1/2 **GLENDORA, CA 91741** **CERS**
0.452 mi.
2388 ft. **Site 1 of 2 in cluster N**

Relative:
Higher

Actual:
726 ft.

LUST:

Name:	N & G BUSINESS PARK
Address:	505 FOOTHILL BLVD W
City,State,Zip:	GLENDORA, CA 91741
Lead Agency:	LOS ANGELES COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703562
Global Id:	T0603703562
Latitude:	34.1360306
Longitude:	-117.8726548
Status:	Completed - Case Closed
Status Date:	09/14/2005
Case Worker:	IEO
RB Case Number:	I-10062
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:	T0603703562
Contact Type:	Local Agency Caseworker
Contact Name:	IHEANACHO OFO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	iofo@dpw.lacounty.gov
Phone Number:	6264583512

Global Id:	T0603703562
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:	T0603703562
Action Type:	Other
Date:	02/10/1987
Action:	Leak Reported

Global Id:	T0603703562
Action Type:	REMEDIATION
Date:	09/14/2005

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

N & G BUSINESS PARK (Continued) **S101296270**

Action: Other (Use Description Field)

LUST:
Global Id: T0603703562
Status: Completed - Case Closed
Status Date: 07/09/1987

Global Id: T0603703562
Status: Completed - Case Closed
Status Date: 09/14/2005

Global Id: T0603703562
Status: Open - Case Begin Date
Status Date: 02/10/1987

Global Id: T0603703562
Status: Open - Reopen Case
Status Date: 04/18/2005

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-10062
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: T0603703562
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: CULLEN
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 2/10/1987
Date Leak Record Entered: 4/13/1988
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 7/11/1988
Date the Case was Closed: 7/9/1987
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): 2056.68298364061746057528217 92
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

N & G BUSINESS PARK (Continued) **S101296270**

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: N&G BUSINESS PARK
RP Address: 929 EAST 2ND ST, LOS ANGELES, CA 90012
Program: LUST
Lat/Long: 34.1360306 / -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:
edr_fname: N & G BUSINESS PARK
edr_fadd1: 505 FOOTHILL
City,State,Zip: GLENDORA, CA 91767
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-10062

CERS:
Name: N & G BUSINESS PARK
Address: 505 FOOTHILL BLVD W
City,State,Zip: GLENDORA, CA 91741
Site ID: 192942
CERS ID: T0603703562
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: IHEANACHO OFO - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S FREMONT AVE
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6264583512

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

N & G BUSINESS PARK (Continued) **S101296270**

Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

82
NE
1/4-1/2
0.461 mi.
2433 ft.

CITY OF GLENDORA POLICE DEPARTMENT
150 S GLENDORA AVE
GLENDORA, CA 91741

LUST **U001569567**
HIST UST **N/A**
CERS TANKS
HAZNET
CERS

Relative:
Higher

Actual:
770 ft.

LUST:
Name: CITY OF GLENDORA POLICE DEPARTMENT
Address: 150 S GLENDORA AVE
City,State,Zip: GLENDORA, CA 91741
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603738929
Global Id: T0603738929
Latitude: 34.135978
Longitude: -117.865482
Status: Completed - Case Closed
Status Date: 07/17/2018
Case Worker: NC
RB Case Number: R-09645
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: T0603738929
Contact Type: Local Agency Caseworker
Contact Name: KATTYA BATRES RINZE
Organization Name: LOS ANGELES COUNTY
Address: 900 SOUTH FREMONT AVE
City: ALHAMBRA
Email: gbatres@dpw.lacounty.gov
Phone Number: Not reported

Global Id: T0603738929
Contact Type: Regional Board Caseworker
Contact Name: NOMAN CHOWDHURY
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 WEST 4TH STREET, SUITE 200
City: LOS ANGELES
Email: nchowdhury@waterboards.ca.gov
Phone Number: 2135766704

LUST:
Global Id: T0603738929
Action Type: Other
Date: 07/21/1998
Action: Leak Discovery

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Global Id: T0603738929
Action Type: RESPONSE
Date: 02/28/2017
Action: Other Report / Document

Global Id: T0603738929
Action Type: Other
Date: 01/12/1999
Action: Leak Reported

Global Id: T0603738929
Action Type: RESPONSE
Date: 01/15/2013
Action: Other Report / Document

Global Id: T0603738929
Action Type: ENFORCEMENT
Date: 01/27/2017
Action: Health and Safety Code Section 25296.10(c)

Global Id: T0603738929
Action Type: ENFORCEMENT
Date: 07/17/2018
Action: Closure/No Further Action Letter

Global Id: T0603738929
Action Type: ENFORCEMENT
Date: 11/13/2012
Action: Staff Letter

Global Id: T0603738929
Action Type: ENFORCEMENT
Date: 09/27/2012
Action: Referral to Regional Board

Global Id: T0603738929
Action Type: REMEDIATION
Date: 04/30/2007
Action: Not reported

Global Id: T0603738929
Action Type: ENFORCEMENT
Date: 05/10/2018
Action: Notification - Preclosure

LUST:
Global Id: T0603738929
Status: Completed - Case Closed
Status Date: 07/17/2018

Global Id: T0603738929
Status: Open - Case Begin Date
Status Date: 07/21/1998

Global Id: T0603738929
Status: Open - Eligible for Closure
Status Date: 06/07/2017

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Global Id: T0603738929
Status: Open - Site Assessment
Status Date: 04/30/2007

Global Id: T0603738929
Status: Open - Site Assessment
Status Date: 11/13/2012

HIST UST:
Name: GLENDORA POLICE FACILITY
Address: 150 S GLENDORA AVE
City,State,Zip: GLENDORA, CA 91740
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000041392
Facility Type: Other
Other Type: POLICE
Contact Name: DEL. WHETSTONE - MAINT. SUPERV
Telephone: 8189635941
Owner Name: CITY OF GLENDORA
Owner Address: 116 E. FOOTHILL BOULEVARD
Owner City,St,Zip: GLENDORA, CA 91740
Total Tanks: 0001

Tank Num: 001
Container Num: 6
Year Installed: 1966
Tank Capacity: 00005000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor

CERS TANKS:
Name: GLENDORA POLICE FACILITY
Address: 150 S GLENDORA AVE
City,State,Zip: GLENDORA, CA 91741
Site ID: 33417
CERS ID: 10286323
CERS Description: Underground Storage Tank

Violations:
Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2017
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Monitoring Plan available on site.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Violation Date:	02-17-2017
Citation:	23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description:	Failure of leak detection equipment to be located such that equipment is capable of detecting a leak at the earliest possible opportunity.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-09-2018
Citation:	HSC 6.7 25281.5(b)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25281.5(b)(3)
Violation Description:	Failure to meet one or more exemption requirements for emergency generator tank system unburied fuel piping: Conduct visual inspections each time the tank is operated but no less than monthly and maintain a log of inspection results for review by the UPA.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-17-2017
Citation:	23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description:	Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-09-2018
Citation:	23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description:	Failure to submit the UPA. of the designated operator (DO) identification and/or change of the DO within 30 days.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-04-2015
Citation:	23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description:	Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the local agency or the special inspector.
Violation Notes:	Returned to compliance on 02/16/2016.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2017
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2016
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Returned to compliance on 02/09/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-04-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: The owner/operator has failed to designate an UST operator or to inform the CUPA or any change in the designated UST operator(s) within 30 days after a change.
Violation Notes: Returned to compliance on 02/16/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-09-2018
Citation: 23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)
Violation Description: Failure to submit a copy of the secondary containment test results to the UPA within 30 days after the test.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2017
Citation: HSC 6.7 25281.5(b)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25281.5(b)(3)

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Violation Description:	Failure to meet one or more exemption requirements for emergency generator tank system unburied fuel piping: Conduct daily visual inspections each time the tank is operated. Conduct daily visual inspections at least monthly. Maintain a log of inspection results for review by the CUPA.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-04-2015
Citation:	HSC 6.7 25299 - California Health and Safety Code, Chapter 6.7, Section(s) 25299
Violation Description:	Failure to comply with one or more of the operating permit conditions.
Violation Notes:	Returned to compliance on 02/16/2016.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-09-2018
Citation:	23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Description:	Failure to conduct secondary containment testing, or one or more of the following requirements: Perform the test within six months of installation and every 36 months thereafter.Use a procedure that demonstrates the system works as well as at installation.Use applicable manufacturer guidelines, industry codes, engineering standard, or professional engineer approval.Performed by a certified service technician or a licensed tank tester.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-04-2015
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 02/16/2016.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-09-2018
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-09-2018
Citation: HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2017
Citation: 23 CCR 16 2632(d)(1)(C), 2641(h), 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(C), 2641(h), 2711(a)(8)
Violation Description: Failure to submit or update a plot plan.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-04-2015
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes: Returned to compliance on 02/16/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2016
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes: Returned to compliance on 02/09/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-09-2018
Citation: 23 CCR 16 2636(f)(6) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(6)
Violation Description: Failure to meet one or more of the following requirements in lieu of a line leak detector (LLD) for emergency generator tank systems: Continuous monitoring system activates an audible and visual alarm. Monitoring system is checked daily. A log of daily checks is available for the UPA to review.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2017
Citation: 23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description: Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the CUPA, for the life of the UST.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2017
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-17-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOVC: MONITORING CERTIFICATION LATE-LAST DONE 2/4/15; M.C. BEING DONE DURING INSPECTION- 7 DAY NOTICE TO SUBMIT REPORT. CERS/HMS OK.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-15-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Chuck Ochoa, Support Srvcs Sup
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-04-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOV-2014 MC NOT SUB TO DPW,FRCT EXP 020212,OSDO EXP 102912,REQ TO SUBMIT ALL FORMS TO CERS,CTES-022514,SCTR-022213,VR 208-1 SUMP,FLPR
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-14-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOVC:CERS;MONITORING SYSTEM MUST BE CHECKD DAILY W/LOG;UNBURIEDFUEL ,PIPING MUST BE CHECKED MONTHLY W/LOG;208 NOT VERT;2 RPTS NOT ON SITE
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-09-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOTICE FOR MISSING INFO IN CERS. CFO LETTER, MISSED SB989 TEST DATE. TANK PASSED, SUMPS CLEAN/DRY. NO UDC'S/DISPENSERS
Eval Division:	Los Angeles County Department of Public Works
Eval Program:	UST
Eval Source:	CERS

Coordinates:

Site ID:	33417
Facility Name:	GLENDORA POLICE FACILITY
Env Int Type Code:	HMBP
Program ID:	10286323
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	34.135070
Longitude:	-117.865420

Affiliation:

Affiliation Type Desc:	Document Preparer
Entity Name:	CITY OF GLENDORA
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	State UST Fund Advisory & Services, Inc.
Entity Title:	Not reported
Affiliation Address:	22930 CALABASH STREET
Affiliation City:	WOODLAND HILLS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91364
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: CITY OF GLENDORA
Entity Title: Not reported
Affiliation Address: 116 E FOOTHILL BLVD
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 914-8200

Affiliation Type Desc: Operator
Entity Name: GLENDORA POLICE FACILITY
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (626) 914-8200

Affiliation Type Desc: UST Property Owner Name
Entity Name: CITY OF GLENDORA
Entity Title: Not reported
Affiliation Address: 116 E. FOOTHILL BLVD
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 914-8250

Affiliation Type Desc: UST Tank Operator
Entity Name: CITY OF GLENDORA: POLICE DEPT
Entity Title: Not reported
Affiliation Address: 150 S. GLENDORA AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 914-8250

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 150 S GLENDORA AVE
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91740
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Los Angeles County Fire

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Entity Title: Not reported
Affiliation Address: 5825 Rickenbacker Road
Affiliation City: Commerce
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 90040-3027
Affiliation Phone: (323) 890-4045

Affiliation Type Desc: Identification Signer
Entity Name: CITY OF GLENDORA
Entity Title: SUPPORT SERVICES SUPERVISOR
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Parent Corporation
Entity Name: GLENDORA POLICE FACILITY
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: UST Permit Applicant
Entity Name: CHARLES OCHOA
Entity Title: SUPPORT SERVICES SUPERVISOR
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (626) 914-8250

Affiliation Type Desc: UST Tank Owner
Entity Name: CITY OF GLENDORA
Entity Title: Not reported
Affiliation Address: 116 E. FOOTHILL BLVD
Affiliation City: GLENDORA
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91741
Affiliation Phone: (626) 914-8250

HAZNET:
Name: JASON ROEHRBORN
Address: 150 S. GLENDORA AVE.
City,State,Zip: GLENDORA, CA 91741
Year: 2013
GEPAID: CAC002750705
Contact: JASON ROEHRBORN
Telephone: 6269148253

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Mailing Name: Not reported
Mailing Address: 150 S. GLENDORA AVE.
Mailing City,St,Zip: GLENDORA, CA 91741
Gen County: Los Angeles
TSD EPA ID: AZC950823111
TSD County: 99
Tons: 1.2
CA Waste Code: 151-Asbestos containing waste
Method: H132-Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Facility County: Los Angeles

CERS:
Name: CITY OF GLENDORA POLICE DEPARTMENT
Address: 150 S GLENDORA AVE
City,State,Zip: GLENDORA, CA 91741
Site ID: 248137
CERS ID: T0603738929
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: KATTYA BATRES RINZE - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 SOUTH FREMONT AVE
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: NOMAN CHOWDHURY - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 WEST 4TH STREET, SUITE 200
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 2135766704

Name: GLENDORA POLICE FACILITY
Address: 150 S GLENDORA AVE
City,State,Zip: GLENDORA, CA 91741
Site ID: 33417
CERS ID: 10286323
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2017
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Monitoring Plan available on site.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2017
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description: Failure of leak detection equipment to be located such that equipment is capable of detecting a leak at the earliest possible opportunity.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-09-2018
Citation: HSC 6.7 25281.5(b)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25281.5(b)(3)
Violation Description: Failure to meet one or more exemption requirements for emergency generator tank system unburied fuel piping: Conduct visual inspections each time the tank is operated but no less than monthly and maintain a log of inspection results for review by the UPA.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2017
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-09-2018
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit the UPA. of the designated operator (DO) identification and/or change of the DO within 30 days.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-04-2015
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the local agency or the special inspector.
Violation Notes: Returned to compliance on 02/16/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2017
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2016
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Notes: Returned to compliance on 02/09/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-04-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: The owner/operator has failed to designate an UST operator or to inform the CUPA or any change in the designated UST operator(s) within 30 days after a change.
Violation Notes: Returned to compliance on 02/16/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-09-2018
Citation: 23 CCR 16 2637(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(e)
Violation Description: Failure to submit a copy of the secondary containment test results to the UPA within 30 days after the test.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-17-2017
Citation:	HSC 6.7 25281.5(b)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25281.5(b)(3)
Violation Description:	Failure to meet one or more exemption requirements for emergency generator tank system unburied fuel piping: Conduct daily visual inspections each time the tank is operated. Conduct daily visual inspections at least monthly. Maintain a log of inspection results for review by the CUPA.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-04-2015
Citation:	HSC 6.7 25299 - California Health and Safety Code, Chapter 6.7, Section(s) 25299
Violation Description:	Failure to comply with one or more of the operating permit conditions.
Violation Notes:	Returned to compliance on 02/16/2016.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-09-2018
Citation:	23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Description:	Failure to conduct secondary containment testing, or one or more of the following requirements: Perform the test within six months of installation and every 36 months thereafter.Use a procedure that demonstrates the system works as well as at installation.Use applicable manufacturer guidelines, industry codes, engineering standard, or professional engineer approval.Performed by a certified service technician or a licensed tank tester.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-04-2015
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 02/16/2016.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS

Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Violation Date:	02-09-2018
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-09-2018
Citation:	HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description:	Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-17-2017
Citation:	23 CCR 16 2632(d)(1)(C), 2641(h), 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(C), 2641(h), 2711(a)(8)
Violation Description:	Failure to submit or update a plot plan.
Violation Notes:	Not reported
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-04-2015
Citation:	23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description:	Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes:	Returned to compliance on 02/16/2016.
Violation Division:	Los Angeles County Department of Public Works
Violation Program:	UST
Violation Source:	CERS
Site ID:	33417
Site Name:	GLENDORA POLICE FACILITY
Violation Date:	02-17-2016
Citation:	23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description:	Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes:	Returned to compliance on 02/09/2017.

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-09-2018
Citation: 23 CCR 16 2636(f)(6) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(6)
Violation Description: Failure to meet one or more of the following requirements in lieu of a line leak detector (LLD) for emergency generator tank systems: Continuous monitoring system activates an audible and visual alarm. Monitoring system is checked daily. A log of daily checks is available for the UPA to review.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2017
Citation: 23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description: Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the CUPA, for the life of the UST.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Site ID: 33417
Site Name: GLENDORA POLICE FACILITY
Violation Date: 02-17-2017
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: Not reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-17-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOVC: MONITORING CERTIFICATION LATE-LAST DONE 2/4/15; M.C. BEING DONE DURING INSPECTION- 7 DAY NOTICE TO SUBMIT REPORT. CERS/HMS OK.
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-15-2016
Violations Found: No
Eval Type: Routine done by local agency

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Eval Notes: Chuck Ochoa, Support Srvcs Sup
Eval Division: Los Angeles County Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-04-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOV-2014 MC NOT SUB TO DPW,FRCT EXP 020212,OSDO EXP 102912,REQ TO SUBMIT ALL FORMS TO CERS,CTES-022514,SCTR-022213,VR 208-1 SUMP,FLPR
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-14-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOVC:CERS;MONITORING SYSTEM MUST BE CHECKD DAILY W/LOG;UNBURIEDFUEL ,PIPING MUST BE CHECKED MONTHLY W/LOG;208 NOT VERT;2 RPTS NOT ON SITE
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-09-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: NOTICE FOR MISSING INFO IN CERS. CFO LETTER, MISSED SB989 TEST DATE. TANK PASSED, SUMPS CLEAN/DRY. NO UDC'S/DISPENSERS
Eval Division: Los Angeles County Department of Public Works
Eval Program: UST
Eval Source: CERS

Coordinates:
Site ID: 33417
Facility Name: GLENDORA POLICE FACILITY
Env Int Type Code: HMBP
Program ID: 10286323
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 34.135070
Longitude: -117.865420

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: CITY OF GLENDORA
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Affiliation Type Desc:	Environmental Contact
Entity Name:	State UST Fund Advisory & Services, Inc.
Entity Title:	Not reported
Affiliation Address:	22930 CALABASH STREET
Affiliation City:	WOODLAND HILLS
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91364
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	CITY OF GLENDORA
Entity Title:	Not reported
Affiliation Address:	116 E FOOTHILL BLVD
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 914-8200

Affiliation Type Desc:	Operator
Entity Name:	GLENDORA POLICE FACILITY
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 914-8200

Affiliation Type Desc:	UST Property Owner Name
Entity Name:	CITY OF GLENDORA
Entity Title:	Not reported
Affiliation Address:	116 E. FOOTHILL BLVD
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 914-8250

Affiliation Type Desc:	UST Tank Operator
Entity Name:	CITY OF GLENDORA: POLICE DEPT
Entity Title:	Not reported
Affiliation Address:	150 S. GLENDORA AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 914-8250

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	150 S GLENDORA AVE
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CITY OF GLENDORA POLICE DEPARTMENT (Continued) **U001569567**

Affiliation Zip:	91740
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Los Angeles County Fire
Entity Title:	Not reported
Affiliation Address:	5825 Rickenbacker Road
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90040-3027
Affiliation Phone:	(323) 890-4045
Affiliation Type Desc:	Identification Signer
Entity Name:	CITY OF GLENDORA
Entity Title:	SUPPORT SERVICES SUPERVISOR
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	GLENDORA POLICE FACILITY
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	CHARLES OCHOA
Entity Title:	SUPPORT SERVICES SUPERVISOR
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(626) 914-8250
Affiliation Type Desc:	UST Tank Owner
Entity Name:	CITY OF GLENDORA
Entity Title:	Not reported
Affiliation Address:	116 E. FOOTHILL BLVD
Affiliation City:	GLENDORA
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91741
Affiliation Phone:	(626) 914-8250

MAP FINDINGS

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
N83	**CHEVRON #9-3657**	**LUST**	**S100224401**
North	**465 FOOTHILL BLVD W**	**HIST CORTESE**	**N/A**
1/4-1/2	**GLENDORA, CA 91741**	**LOS ANGELES CO. HMS**	
0.469 mi.		**CERS**	
2474 ft.	**Site 2 of 2 in cluster N**		

Relative: Higher

Actual: 730 ft.

LUST:

Name:	CHEVRON #9-3657
Address:	465 FOOTHILL BLVD W
City,State,Zip:	GLENDORA, CA 91741
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703451
Global Id:	T0603703451
Latitude:	34.136334
Longitude:	-117.872177
Status:	Completed - Case Closed
Status Date:	09/16/1996
Case Worker:	YR
RB Case Number:	I-09580
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:	T0603703451
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:	T0603703451
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:	T0603703451
Action Type:	Other
Date:	10/30/1990
Action:	Leak Discovery

Global Id:	T0603703451
Action Type:	Other
Date:	10/30/1990
Action:	Leak Stopped

Global Id:	T0603703451
Action Type:	Other

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON #9-3657 (Continued) **S100224401**

Date: 11/20/1990
Action: Leak Reported

LUST:
Global Id: T0603703451
Status: Completed - Case Closed
Status Date: 09/16/1996

Global Id: T0603703451
Status: Open - Case Begin Date
Status Date: 08/27/1990

Global Id: T0603703451
Status: Open - Site Assessment
Status Date: 08/27/1990

Global Id: T0603703451
Status: Open - Site Assessment
Status Date: 10/03/1990

Global Id: T0603703451
Status: Open - Site Assessment
Status Date: 10/29/1990

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-09580
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: T0603703451
W Global ID: Not reported
Staff: UNK
Local Agency: 19000
Cross Street: GRAND AVE.
Enforcement Type: Not reported
Date Leak Discovered: 10/30/1990
Date Leak First Reported: 11/20/1990
Date Leak Record Entered: 12/6/1990
Date Confirmation Began: Not reported
Date Leak Stopped: 10/30/1990
Date Case Last Changed on Database: 12/11/1996
Date the Case was Closed: 9/16/1996
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: MONTESANTI, RON
Water System: Not reported
Well Name: Not reported

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CHEVRON #9-3657 (Continued) **S100224401**

Approx. Dist To Production Well (ft): 1923.9658413102675327254181103
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 8/27/1990
Preliminary Site Assessment Began: 10/3/1990
Pollution Characterization Began: 10/29/1990
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: P.O. BOX 2833, LA HABRA CA 90632-2833
Program: LUST
Lat/Long: 34.1361376 / -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: 12/11/96 - WELL ABANDONMENT REPORT

HIST CORTESE:
edr_fname: CHEVRON #9-3657
edr_fadd1: 465 FOOTHILL
City,State,Zip: GLENDORA, CA 91740
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-09580

LOS ANGELES CO. HMS:
Name: CHEVRON USA SS 093657
Address: 465 W FOOTHILL BLVD
City,State,Zip: GLENDORA, CA 917413363
Region: LA
Permit Category: T
Facility Id: 009744-009580
Facility Type: 0
Facility Status: Removed
Area: 6D
Permit Number: 00000800T
Permit Status: Removed

CERS:
Name: CHEVRON #9-3657
Address: 465 FOOTHILL BLVD W
City,State,Zip: GLENDORA, CA 91741
Site ID: 226265

Map ID Direction Distance Elevation	Site	MAP FINDINGS	Database(s)	EDR ID Number EPA ID Number

CHEVRON #9-3657 (Continued) **S100224401**

CERS ID: T0603703451
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: JOHN AWUJO - LOS ANGELES COUNTY
Entity Title: Not reported
Affiliation Address: 900 S FREMONT AVE
Affiliation City: ALHAMBRA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6264583507

Affiliation Type Desc: Regional Board Caseworker
Entity Name: YUE RONG - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: Los Angeles
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

---

84 **CASCADE DRILLING COMPANY** **CPS-SLIC** **S118504865**
NNW **533-647 WEST FOOTHILL BOULEVARD** **CERS** **N/A**
1/4-1/2 **GLENDORA, CA 91741**
0.494 mi.
2609 ft.

Relative:
Higher

Actual:
717 ft.

CPS-SLIC:
Name: CASCADE DRILLING COMPANY
Address: 533-647 WEST FOOTHILL BOULEVARD
City,State,Zip: GLENDORA, CA 91741
Region: STATE
Facility Status: **Open - Inactive**
Status Date: 04/20/2016
Global Id: T10000008799
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.13617
Longitude: -117.87639
Case Type: Cleanup Program Site
Case Worker: AH
Local Agency: Not reported
RB Case Number: 1358
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

CERS:
Name: CASCADE DRILLING COMPANY
Address: 533-647 WEST FOOTHILL BOULEVARD
City,State,Zip: GLENDORA, CA 91741

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

CASCADE DRILLING COMPANY (Continued) **S118504865**

Site ID: 368260
CERS ID: T10000008799
CERS Description: Cleanup Program Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: ARTHUR HEATH - LOS ANGELES RWQCB (REGION 4)
Entity Title: Not reported
Affiliation Address: 320 W. 4TH ST., SUITE 200
Affiliation City: LOS ANGELES
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

85
NNW
1/2-1
0.648 mi.
3419 ft.

METRO GOLD LINE FOOTHILL EXTENSION PHASE II-SEGMEN **ENVIROSTOR** **S122221876**
1500 FEET WEST OF N BARRANCA AVE., GLENDORA TO CENTRAL AVENU **VCP** **N/A**
GLENDORA TO MONTCLAIR, CA 91741

Relative:
Higher

Actual:
725 ft.

ENVIROSTOR:
Name: METRO GOLD LINE FOOTHILL EXTENSION PHASE II-SEGMENT B
Address: 1500 FEET WEST OF N BARRANCA AVE., GLENDORA TO CENTRAL AVENUE, MONTCLAIR
City,State,Zip: GLENDORA TO MONTCLAIR, CA 91741
Facility ID: 60002618
Status: Active
Status Date: 03/05/2018
Site Code: 301819
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 100
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Jessy Fierro
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Assembly: , 48
Senate: , 25
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.13883
Longitude: -117.8732
APN: NONE SPECIFIED
Past Use: RAILROAD RIGHT OF WAY
Potential COC: Arsenic Asbestos Containing Materials (ACM Lead Mercury (elemental Polychlorinated biphenyls (PCBs Tetrachloroethylene (PCE 1,1,1-Trichloroethane (TCA Trichloroethylene (TCE
Confirmed COC: 30001-NO 30013-NO 30014-NO 30018-NO 30022-NO 30026-NO 30027-NO 40001-NO
Potential Description: SOIL
Alias Name: 301819
Alias Type: Project Code (Site Code)
Alias Name: 60002618

Map ID
Direction
Distance
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number EPA ID Number

METRO GOLD LINE FOOTHILL EXTENSION PHASE II-SEGMENT B (Continued) **S122221876**

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: 05/21/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 03/05/2018
Comments: DTSC will provide oversight

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Phase 1
Schedule Due Date: 02/25/2019
Schedule Revised Date: Not reported

VCP:
Name: METRO GOLD LINE FOOTHILL EXTENSION PHASE II-SEGMENT B
Address: 1500 FEET WEST OF N BARRANCA AVE., GLENDORA TO CENTRAL AVENUE, MONTCLAIR
City,State,Zip: GLENDORA TO MONTCLAIR, CA 91741
Facility ID: 60002618
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: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 301819
Assembly: , 48
Senate: , 25
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 03/05/2018
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.13883 / -117.8732
APN: NONE SPECIFIED
Past Use: RAILROAD RIGHT OF WAY
Potential COC: 30001, 40001, 30013, 30014, 30018, 30022, 30026, 30027
Confirmed COC: 30001-NO,30013-NO,30014-NO,30018-NO,30022-NO,30026-NO,30027-NO, 40001-NO
Potential Description: SOIL
Alias Name: 301819

Map ID
Direction
Distance
Elevation | Site | MAP FINDINGS | Database(s) | EDR ID Number EPA ID Number

METRO GOLD LINE FOOTHILL EXTENSION PHASE II-SEGMENT B (Continued) **S122221876**

Alias Type: Project Code (Site Code)
Alias Name: 60002618
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: 05/21/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 03/05/2018
Comments: DTSC will provide oversight

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Phase 1
Schedule Due Date: 02/25/2019
Schedule Revised Date: Not reported

Count: 5 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
AZUSA	S102435879	RINCON STATION/MT BALDY WORK	STAR ROUTE 1	91702	LUST, CERS
GLENDORA	S123536351	B & D AUTO REPAIR	753 W ROUTE 66 # 3&4	91740	CERS HAZ WASTE, CERS
GLENDORA	S123509716	GLENDORA EAST 1HR CLEANERS	1000 E ROUTE 66 # A&B	91740	CERS HAZ WASTE, CERS
IRWINDALE	S118939134	CAL-MAT RELIANCE PIT #2 LANDFILL (	15990 FOOTHILL BOULEVARD	91702	SWF/LF
IRWINDALE	S118939133	CAL-MAT RELIANCE PIT #2 (UP TO 200	15990 FOOTHILL BOULEVARD	91702	SWF/LF

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/11/2019
Date Data Arrived at EDR: 04/18/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 07/02/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/11/2019
Date Data Arrived at EDR: 04/18/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 07/02/2019
Next Scheduled EDR Contact: 10/14/2019
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/11/2019
Date Data Arrived at EDR: 04/18/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 07/02/2019
Next Scheduled EDR Contact: 10/14/2019
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: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/03/2019
Next Scheduled EDR Contact: 10/14/2019
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 know 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: 04/11/2019
Date Data Arrived at EDR: 04/18/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 35

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/02/2019
Next Scheduled EDR Contact: 10/14/2019
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: 04/11/2019
Date Data Arrived at EDR: 04/18/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 35

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/02/2019
Next Scheduled EDR Contact: 10/14/2019
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: 03/25/2019
Date Data Arrived at EDR: 03/27/2019
Date Made Active in Reports: 04/17/2019
Number of Days to Update: 21

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/25/2019
Date Data Arrived at EDR: 03/27/2019
Date Made Active in Reports: 04/17/2019
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/25/2019
Date Data Arrived at EDR: 03/27/2019
Date Made Active in Reports: 04/17/2019
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
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: 03/25/2019
Date Data Arrived at EDR: 03/27/2019
Date Made Active in Reports: 04/17/2019
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/25/2019
Date Data Arrived at EDR: 03/27/2019
Date Made Active in Reports: 04/17/2019
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
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: 02/22/2019
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 04/17/2019
Number of Days to Update: 41

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/10/2019
Next Scheduled EDR Contact: 08/26/2019
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: 01/31/2019
Date Data Arrived at EDR: 02/04/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2019
Next Scheduled EDR Contact: 09/09/2019
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: 01/31/2019
Date Data Arrived at EDR: 02/04/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2019
Next Scheduled EDR Contact: 09/09/2019
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: 03/25/2019
Date Data Arrived at EDR: 03/26/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 36

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
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: 04/29/2019
Date Data Arrived at EDR: 04/30/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 58

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/30/2019
Next Scheduled EDR Contact: 08/12/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

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

Date of Government Version: 04/29/2019
Date Data Arrived at EDR: 04/30/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 58

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/30/2019
Next Scheduled EDR Contact: 08/12/2019
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/11/2019
Date Data Arrived at EDR: 02/12/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 21

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/14/2019
Next Scheduled EDR Contact: 08/26/2019
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: No Update Planned

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST: 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: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Quarterly

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: 10/10/2018
Date Data Arrived at EDR: 03/08/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 03/12/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 50

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
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: 10/17/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/01/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
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: 02/19/2019
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
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: 10/12/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

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: 10/13/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CPS-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: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18
Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30
Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

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: No Update Planned

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: No Update Planned

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: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: No Update Planned

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: No Update Planned

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: No Update Planned

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: 04/25/2019
Next Scheduled EDR Contact: 07/22/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/13/2019
Date Made Active in Reports: 04/03/2019
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 06/12/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Semi-Annually

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 06/17/2019
Next Scheduled EDR Contact: 09/30/2019
Data Release Frequency: Varies

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: 10/03/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
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: 09/24/2018
Date Data Arrived at EDR: 03/12/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 50

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/12/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
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: 11/01/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
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: 11/07/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
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: 10/16/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

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: 10/10/2018
Date Data Arrived at EDR: 03/08/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 54

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
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: 10/17/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/20/2019
Next Scheduled EDR Contact: 10/07/2019
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: 04/29/2019
Date Data Arrived at EDR: 04/30/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 58
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/30/2019
Next Scheduled EDR Contact: 08/12/2019
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds 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: 03/25/2019
Date Data Arrived at EDR: 03/26/2019
Date Made Active in Reports: 04/29/2019
Number of Days to Update: 34
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 06/25/2019
Next Scheduled EDR Contact: 10/07/2019
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: 12/17/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 24
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/04/2019
Next Scheduled EDR Contact: 09/30/2019
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/25/2019
Next Scheduled EDR Contact: 08/12/2019
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/13/2019
Date Made Active in Reports: 04/30/2019
Number of Days to Update: 48

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/12/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 03/26/2019
Date Data Arrived at EDR: 03/27/2019
Date Made Active in Reports: 04/30/2019
Number of Days to Update: 34

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/09/2019
Next Scheduled EDR Contact: 08/26/2019
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: 04/26/2019
Next Scheduled EDR Contact: 08/12/2019
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: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/23/2019
Next Scheduled EDR Contact: 08/12/2019
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: 02/24/2019
Date Data Arrived at EDR: 02/26/2019
Date Made Active in Reports: 04/17/2019
Number of Days to Update: 50
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/24/2019
Next Scheduled EDR Contact: 09/09/2019
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.

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: 04/29/2019
Date Data Arrived at EDR: 04/30/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 58
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/30/2019
Next Scheduled EDR Contact: 08/12/2019
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: 12/31/2017
Date Data Arrived at EDR: 06/12/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 55
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 07/08/2019
Next Scheduled EDR Contact: 10/21/2019
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CERS HAZ WASTE: CERS HAZ WASTE
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 04/09/2019
Date Data Arrived at EDR: 04/11/2019
Date Made Active in Reports: 05/08/2019
Number of Days to Update: 27
Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/11/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Quarterly

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: 02/24/2019
Date Data Arrived at EDR: 02/26/2019
Date Made Active in Reports: 04/17/2019
Number of Days to Update: 50
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/24/2019
Next Scheduled EDR Contact: 09/09/2019
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing
A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 02/21/2019
Date Data Arrived at EDR: 02/22/2019
Date Made Active in Reports: 04/15/2019
Number of Days to Update: 52
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/28/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Varies

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.

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: 12/04/2018
Date Data Arrived at EDR: 12/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 8
Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 05/24/2019
Next Scheduled EDR Contact: 09/09/2019
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 09/11/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/11/2018
Number of Days to Update: 29

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 05/02/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Varies

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

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 04/09/2019
Date Data Arrived at EDR: 04/11/2019
Date Made Active in Reports: 05/08/2019
Number of Days to Update: 27

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/11/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Quarterly

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: 02/28/2019
Date Data Arrived at EDR: 03/01/2019
Date Made Active in Reports: 04/02/2019
Number of Days to Update: 32

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/03/2019
Next Scheduled EDR Contact: 09/16/2019
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: 04/11/2019
Date Data Arrived at EDR: 04/18/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 07/02/2019
Next Scheduled EDR Contact: 10/14/2019
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: 03/04/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 27

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 06/04/2019
Next Scheduled EDR Contact: 09/16/2019
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: 03/25/2019
Date Data Arrived at EDR: 03/26/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 49

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
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: 10/24/2018
Date Data Arrived at EDR: 01/24/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 40

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 06/24/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Semi-Annually

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: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
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: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
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
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / 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: 03/25/2019
Date Data Arrived at EDR: 03/27/2019
Date Made Active in Reports: 04/17/2019
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
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: 03/07/2019
Date Data Arrived at EDR: 04/03/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 50

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/21/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/12/2019
Next Scheduled EDR Contact: 07/22/2019
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
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/12/2019
Next Scheduled EDR Contact: 07/22/2019
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: 05/13/2019
Next Scheduled EDR Contact: 08/26/2019
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: 03/25/2019
Date Data Arrived at EDR: 03/26/2019
Date Made Active in Reports: 05/07/2019
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
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: 05/06/2019
Next Scheduled EDR Contact: 08/19/2019
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: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/10/2019
Next Scheduled EDR Contact: 08/19/2019
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: 06/18/2019
Next Scheduled EDR Contact: 09/30/2019
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: 05/24/2019
Next Scheduled EDR Contact: 09/02/2019
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: 04/24/2019
Next Scheduled EDR Contact: 08/05/2019
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: 04/11/2019
Date Data Arrived at EDR: 04/18/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 35

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 07/01/2019
Next Scheduled EDR Contact: 09/16/2019
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: 04/25/2019
Date Data Arrived at EDR: 05/02/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
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: 04/11/2019
Date Data Arrived at EDR: 04/18/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 07/01/2019
Next Scheduled EDR Contact: 08/19/2019
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: 03/20/2019
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 34

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/10/2019
Next Scheduled EDR Contact: 07/22/2019
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
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 07/03/2019
Next Scheduled EDR Contact: 10/21/2019
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
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
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
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
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
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
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
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/07/2019
Next Scheduled EDR Contact: 09/16/2019
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
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/07/2019
Next Scheduled EDR Contact: 09/16/2019
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
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 04/26/2019
Next Scheduled EDR Contact: 08/05/2019
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: 04/02/2019
Date Data Arrived at EDR: 04/02/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 42
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/01/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

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 Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 01/29/2019
Date Made Active in Reports: 03/21/2019
Number of Days to Update: 51

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/30/2019
Next Scheduled EDR Contact: 08/12/2019
Data Release Frequency: Quarterly

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: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 30

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/08/2019
Next Scheduled EDR Contact: 10/21/2019
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: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
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: 04/11/2019
Next Scheduled EDR Contact: 07/22/2019
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: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 05/02/2019
Next Scheduled EDR Contact: 08/19/2019
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: 05/24/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/11/2019
Date Data Arrived at EDR: 04/18/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/01/2019
Next Scheduled EDR Contact: 10/14/2019
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 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

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: 11/27/2018
Date Data Arrived at EDR: 02/27/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 33

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/29/2019
Next Scheduled EDR Contact: 09/09/2019
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: 05/31/2019
Next Scheduled EDR Contact: 09/09/2019
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: 05/31/2019
Next Scheduled EDR Contact: 09/09/2019
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: 03/27/2019
Date Data Arrived at EDR: 03/28/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 34

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/19/2019
Next Scheduled EDR Contact: 09/23/2019
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: 02/15/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 03/15/2019
Number of Days to Update: 10

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 06/05/2019
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/17/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 74

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/15/2019
Next Scheduled EDR Contact: 07/29/2019
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/07/2019
Date Data Arrived at EDR: 04/09/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 44

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/09/2019
Next Scheduled EDR Contact: 07/22/2019
Data Release Frequency: Quarterly

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: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/24/2019
Next Scheduled EDR Contact: 09/09/2019
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: 02/19/2019
Date Data Arrived at EDR: 02/21/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 39
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/21/2019
Next Scheduled EDR Contact: 09/02/2019
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
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

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: 03/25/2019
Date Data Arrived at EDR: 03/26/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 36
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 06/25/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Quarterly

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 04/18/2019
Date Data Arrived at EDR: 04/19/2019
Date Made Active in Reports: 04/30/2019
Number of Days to Update: 11
Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 04/18/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Varies

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 01/23/2019
Date Data Arrived at EDR: 02/26/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 34
Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 05/14/2019
Next Scheduled EDR Contact: 08/26/2019
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/27/2019
Date Data Arrived at EDR: 02/28/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 32

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 06/03/2019
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 03/19/2019
Date Data Arrived at EDR: 03/22/2019
Date Made Active in Reports: 04/09/2019
Number of Days to Update: 18

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 05/23/2019
Next Scheduled EDR Contact: 09/09/2019
Data Release Frequency: Varies

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: 03/01/2019
Date Data Arrived at EDR: 04/25/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 35

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 06/03/2019
Next Scheduled EDR Contact: 09/16/2019
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: 12/31/2017
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 47

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/24/2019
Next Scheduled EDR Contact: 09/30/2019
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 11/01/2018
Date Data Arrived at EDR: 11/02/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 41

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/14/2019
Next Scheduled EDR Contact: 08/26/2019
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/15/2019
Date Data Arrived at EDR: 02/19/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 14

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/09/2019
Next Scheduled EDR Contact: 08/26/2019
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: 12/31/2017
Date Data Arrived at EDR: 04/09/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 50

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 07/22/2019
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 02/20/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 13

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 05/21/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

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

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 02/20/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 13

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/21/2019
Next Scheduled EDR Contact: 09/02/2019
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: 04/08/2019
Date Data Arrived at EDR: 04/09/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/09/2019
Next Scheduled EDR Contact: 07/22/2019
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
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: 02/20/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 04/02/2019
Number of Days to Update: 28
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/04/2019
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 02/11/2019
Date Data Arrived at EDR: 02/12/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 23
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/14/2019
Next Scheduled EDR Contact: 08/26/2019
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: 03/04/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 04/05/2019
Number of Days to Update: 31
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 06/04/2019
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/13/2019
Date Made Active in Reports: 04/29/2019
Number of Days to Update: 47
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/12/2019
Next Scheduled EDR Contact: 09/23/2019
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: 03/18/2019
Date Data Arrived at EDR: 03/19/2019
Date Made Active in Reports: 04/29/2019
Number of Days to Update: 41
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/17/2019
Next Scheduled EDR Contact: 09/30/2019
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
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 boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 07/11/2018
Date Made Active in Reports: 09/13/2018
Number of Days to Update: 64
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 04/12/2019
Next Scheduled EDR Contact: 07/22/2019
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: 05/16/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 06/19/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/13/2019
Date Made Active in Reports: 04/29/2019
Number of Days to Update: 47

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 06/12/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 03/05/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 04/02/2019
Number of Days to Update: 28

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 06/04/2019
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 04/09/2019
Date Data Arrived at EDR: 04/11/2019
Date Made Active in Reports: 05/08/2019
Number of Days to Update: 27

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/11/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/11/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR 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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

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

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
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:

CS ALAMEDA: 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: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/08/2019
Next Scheduled EDR Contact: 10/21/2019
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 04/10/2019
Date Data Arrived at EDR: 04/11/2019
Date Made Active in Reports: 06/20/2019
Number of Days to Update: 70

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/08/2019
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 01/07/2019
Date Data Arrived at EDR: 01/08/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 58

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 06/17/2019
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

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: 07/08/2019
Next Scheduled EDR Contact: 10/21/2019
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/02/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 27

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/24/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 02/27/2019
Date Data Arrived at EDR: 02/28/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 32

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 05/16/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 02/14/2019
Date Data Arrived at EDR: 02/19/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 17

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/29/2019
Next Scheduled EDR Contact: 08/12/2019
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 02/20/2019
Date Data Arrived at EDR: 05/01/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 29

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/25/2019
Next Scheduled EDR Contact: 08/12/2019
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/27/2019
Date Data Arrived at EDR: 02/28/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 32

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 04/29/2019
Next Scheduled EDR Contact: 08/12/2019
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: 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: 04/10/2019
Date Data Arrived at EDR: 04/11/2019
Date Made Active in Reports: 04/30/2019
Number of Days to Update: 19

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 12/11/2018
Date Data Arrived at EDR: 12/13/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 33

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/20/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/25/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 63

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/16/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 01/28/2019
Date Data Arrived at EDR: 02/07/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 05/02/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: 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: 05/16/2019
Date Data Arrived at EDR: 05/17/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 13

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/16/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2019
Date Data Arrived at EDR: 02/12/2019
Date Made Active in Reports: 03/12/2019
Number of Days to Update: 28

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/15/2019
Next Scheduled EDR Contact: 07/29/2019
Data Release Frequency: Varies

LASSEN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/17/2019
Date Data Arrived at EDR: 01/18/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 46

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 06/17/2019
Next Scheduled EDR Contact: 09/30/2019
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 12/19/2018
Date Data Arrived at EDR: 01/10/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 56

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/08/2019
Next Scheduled EDR Contact: 10/21/2019
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/15/2019
Date Data Arrived at EDR: 04/16/2019
Date Made Active in Reports: 06/21/2019
Number of Days to Update: 66

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/16/2019
Next Scheduled EDR Contact: 07/29/2019
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 01/15/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 51

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/15/2019
Next Scheduled EDR Contact: 07/29/2019
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 54

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/25/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 04/30/2012
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 42

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 04/17/2019
Next Scheduled EDR Contact: 07/29/2019
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 54

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/25/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 54

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/25/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 04/08/2019
Date Data Arrived at EDR: 04/16/2019
Date Made Active in Reports: 06/21/2019
Number of Days to Update: 66

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/16/2019
Next Scheduled EDR Contact: 07/29/2019
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/15/2019
Next Scheduled EDR Contact: 07/29/2019
Data Release Frequency: Semi-Annually

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/04/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: 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: 02/20/2019
Date Data Arrived at EDR: 02/22/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 13

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/16/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/19/2019
Date Made Active in Reports: 05/08/2019
Number of Days to Update: 50

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 05/16/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/21/2019
Date Data Arrived at EDR: 02/26/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 34

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 05/23/2019
Next Scheduled EDR Contact: 09/09/2019
Data Release Frequency: Varies

MONTEREY COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 02/05/2019
Date Data Arrived at EDR: 02/07/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 26

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 06/28/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/24/2019
Next Scheduled EDR Contact: 09/09/2019
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 02/21/2019
Date Data Arrived at EDR: 02/22/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 14

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/24/2019
Next Scheduled EDR Contact: 09/09/2019
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/20/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 9

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 05/13/2019
Next Scheduled EDR Contact: 08/12/2019
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/09/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 21

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/06/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/09/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 21

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/06/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 01/02/2019
Date Data Arrived at EDR: 02/05/2019
Date Made Active in Reports: 03/08/2019
Number of Days to Update: 31

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/07/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 02/28/2019
Date Data Arrived at EDR: 03/01/2019
Date Made Active in Reports: 04/12/2019
Number of Days to Update: 42

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 06/03/2019
Next Scheduled EDR Contact: 06/17/2019
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/11/2019
Date Data Arrived at EDR: 04/12/2019
Date Made Active in Reports: 04/30/2019
Number of Days to Update: 18

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/17/2019
Next Scheduled EDR Contact: 09/30/2019
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 04/11/2019
Date Data Arrived at EDR: 04/12/2019
Date Made Active in Reports: 06/20/2019
Number of Days to Update: 69

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/17/2019
Next Scheduled EDR Contact: 09/30/2019
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: 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: 02/05/2019
Date Data Arrived at EDR: 04/02/2019
Date Made Active in Reports: 06/18/2019
Number of Days to Update: 77

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 06/28/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/06/2019
Date Data Arrived at EDR: 04/02/2019
Date Made Active in Reports: 06/20/2019
Number of Days to Update: 79

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 06/28/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List

Cupa facility list

Date of Government Version: 03/11/2019
Date Data Arrived at EDR: 03/13/2019
Date Made Active in Reports: 04/30/2019
Number of Days to Update: 48

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 05/02/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: 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: 02/27/2019
Date Data Arrived at EDR: 02/28/2019
Date Made Active in Reports: 04/02/2019
Number of Days to Update: 33

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 05/06/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: 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: 03/04/2019
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 04/02/2019
Number of Days to Update: 28

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 06/04/2019
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LF SAN DIEGO: Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56
Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing
A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/25/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 63
Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

SAN DIEGO CO SAM: 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: 06/03/2019
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 05/02/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/05/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 05/02/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/17/2019
Next Scheduled EDR Contact: 09/30/2019
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 02/13/2019
Date Data Arrived at EDR: 02/15/2019
Date Made Active in Reports: 03/14/2019
Number of Days to Update: 27

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/16/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 03/04/2019
Date Data Arrived at EDR: 03/13/2019
Date Made Active in Reports: 04/29/2019
Number of Days to Update: 47

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/12/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/10/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: 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: 05/16/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 02/13/2019
Date Data Arrived at EDR: 02/19/2019
Date Made Active in Reports: 03/06/2019
Number of Days to Update: 15

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/16/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Varies

HIST LUST SANTA CLARA: 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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST SANTA CLARA: 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: 05/24/2019
Next Scheduled EDR Contact: 09/09/2019
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 01/30/2019
Date Data Arrived at EDR: 02/01/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 34
Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 05/16/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: 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: 05/16/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: 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: 05/16/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 03/05/2019
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 04/29/2019
Number of Days to Update: 53
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/03/2019
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 03/05/2019
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 04/03/2019
Number of Days to Update: 27
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/03/2019
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Quarterly

SONOMA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 03/18/2019
Date Data Arrived at EDR: 03/26/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 36

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/19/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/11/2019
Date Made Active in Reports: 04/30/2019
Number of Days to Update: 19

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/19/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 12/11/2018
Date Data Arrived at EDR: 12/13/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 33

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/15/2019
Next Scheduled EDR Contact: 07/29/2019
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 02/28/2019
Date Data Arrived at EDR: 03/01/2019
Date Made Active in Reports: 04/03/2019
Number of Days to Update: 33

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 06/03/2019
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 28

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 05/16/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/25/2019
Date Made Active in Reports: 06/28/2019
Number of Days to Update: 64

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 12/26/2018
Date Data Arrived at EDR: 12/27/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 19

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 05/06/2019
Next Scheduled EDR Contact: 08/19/2019
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 05/02/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 03/26/2019
Date Data Arrived at EDR: 04/25/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 63

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/23/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Quarterly

LF VENTURA: 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: 06/26/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: No Update Planned

LUST VENTURA: 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: 05/09/2019
Next Scheduled EDR Contact: 08/26/2019
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MED WASTE VENTURA: 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: 03/26/2019
Date Data Arrived at EDR: 04/25/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 35
Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/23/2019
Next Scheduled EDR Contact: 08/05/2019
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/26/2019
Date Data Arrived at EDR: 03/13/2019
Date Made Active in Reports: 04/03/2019
Number of Days to Update: 21
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/12/2019
Next Scheduled EDR Contact: 09/23/2019
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 06/20/2019
Number of Days to Update: 76
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 02/08/2019
Date Data Arrived at EDR: 02/12/2019
Date Made Active in Reports: 03/06/2019
Number of Days to Update: 22
Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/25/2019
Next Scheduled EDR Contact: 08/12/2019
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: 02/11/2019
Date Data Arrived at EDR: 02/12/2019
Date Made Active in Reports: 03/04/2019
Number of Days to Update: 20
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/14/2019
Next Scheduled EDR Contact: 08/26/2019
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/10/2019
Next Scheduled EDR Contact: 07/22/2019
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 05/01/2019
Date Made Active in Reports: 06/21/2019
Number of Days to Update: 51

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/01/2019
Next Scheduled EDR Contact: 08/12/2019
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/15/2019
Next Scheduled EDR Contact: 07/29/2019
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/17/2019
Next Scheduled EDR Contact: 09/02/2019
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/10/2019
Next Scheduled EDR Contact: 09/23/2019
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
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.

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data 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 and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

501 W. ROUTE 66 PARTNERS
501 W. ROUTE 66, 501 W. ALOSTA AVE & 532 PARKER DR
GLENDORA, CA 91741

TARGET PROPERTY COORDINATES

Latitude (North):	34.129278 - 34° 7' 45.40''
Longitude (West):	117.870622 - 117° 52' 14.24''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	419719.0
UTM Y (Meters):	3776637.5
Elevation:	717 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5630613 GLENDORA, CA
Version Date:	2012
Southeast Map:	5619080 SAN DIMAS, CA
Version Date:	2012
Southwest Map:	5619056 BALDWIN PARK, CA
Version Date:	2012
Northwest Map:	5630601 AZUSA, 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 principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

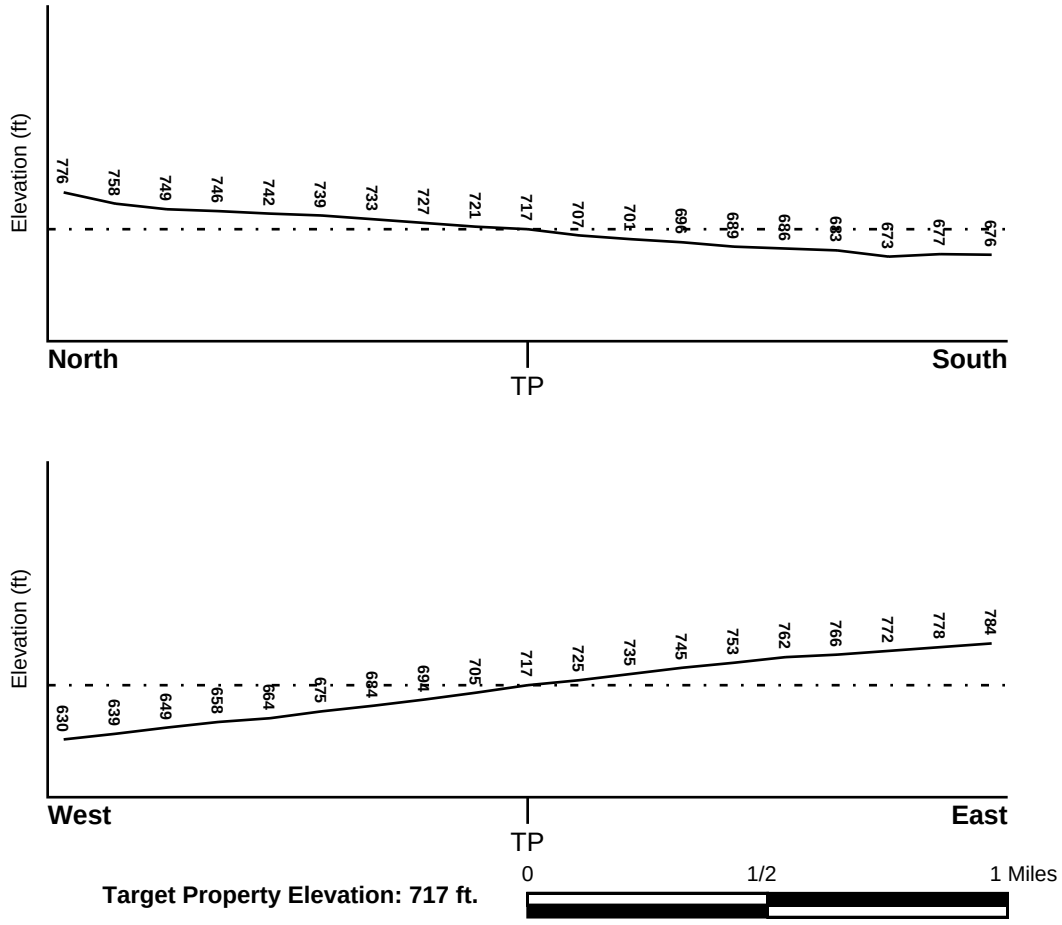
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06037C1440F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06037C1420F	FEMA FIRM Flood data
06037C1725F	FEMA FIRM Flood data
06037C1700F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
GLENDORA	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed 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							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:
loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Surficial Soil Types:
loam
clay
silt loam
loamy sand
sandy loam
fine sand
clay loam
gravelly - sandy loam
coarse sand
gravelly - sand
sand

Shallow Soil Types:
fine sandy loam
gravelly - loam
sand
silty clay

Deeper Soil Types:
stratified
clay loam
silty clay loam
gravelly - sandy loam
coarse sand
sand
weathered bedrock
very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	USGS40000141848	1/2 - 1 Mile NW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

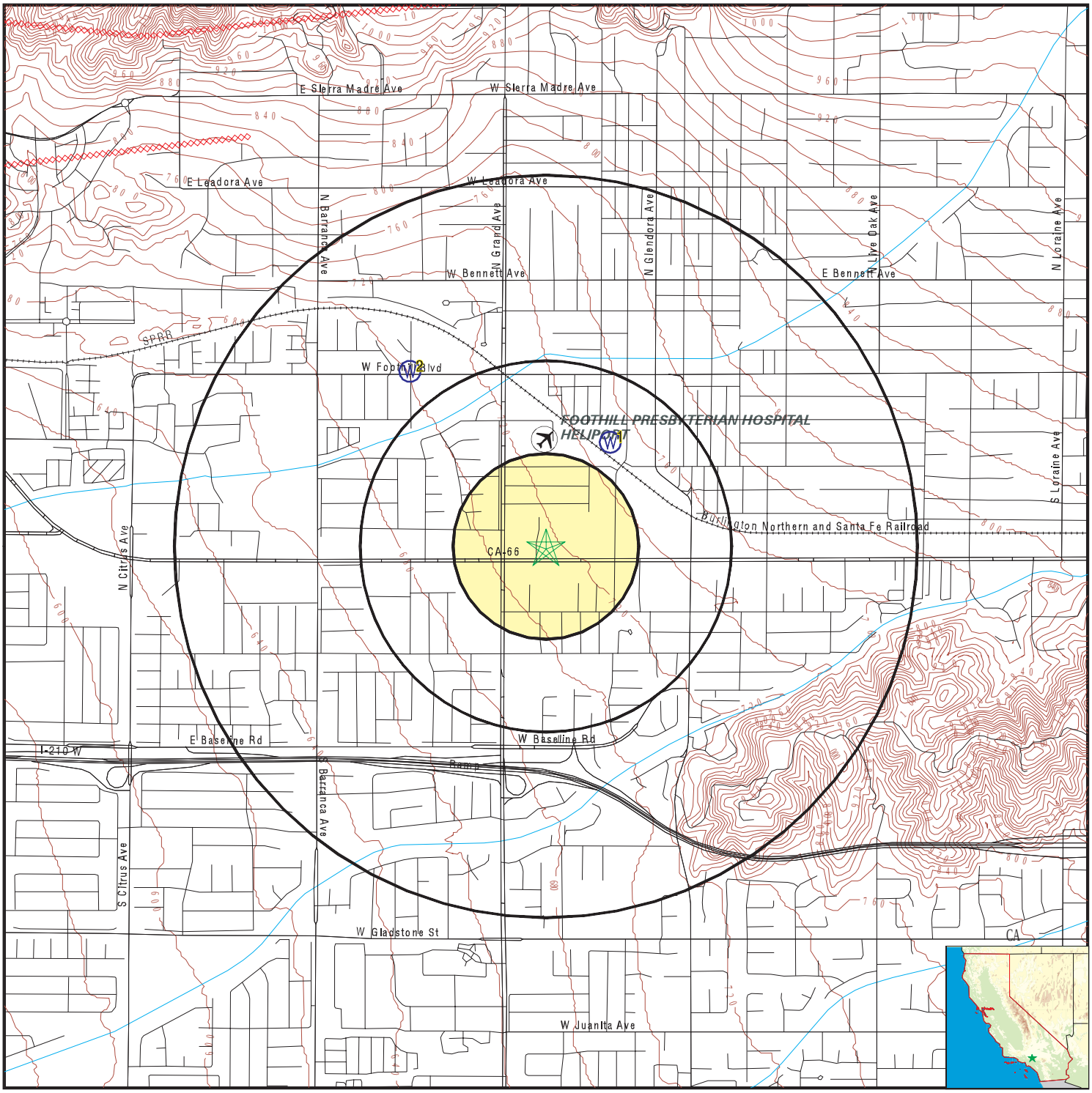
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	383	1/4 - 1/2 Mile NNE

PHYSICAL SETTING SOURCE MAP - 5708571.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	501 W. Route 66 Partners	CLIENT:	Enviroassessors Inc.
ADDRESS:	501 W. Route 66, 501 W. Alosta Ave & 532 Parker Dr Glendora CA 91741	CONTACT:	Norman N. Sacro
LAT/LONG:	34.129278 / 117.870622	INQUIRY #:	5708571.2s
		DATE:	July 09, 2019 10:41 am

Copyright © 2019 EDR, Inc. © 2015 TomTom Rel. 2015.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
1		
NNE	**CA WELLS**	**383**
1/4 - 1/2 Mile		
Higher		

Seq:	383	Prim sta c:	01N/10W-25R01 S
Frds no:	1910128006	County:	19
District:	15	User id:	MET
System no:	1910128	Water type:	G
Source nam:	VALENCIA WELL 01 - INACTIVE	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340800.0	Longitude:	1175200.0
Precision:	8	Status:	IR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	1910128	System nam:	COVINA IRRIGATION CO.
Hqname:	Not Reported	Address:	146 EAST COLLEGE STREET
City:	COVINA	State:	CA
Zip:	91723	Zip ext:	Not Reported
Pop serv:	28000	Connection:	9
Area serve:	COVINA-GLENDORA		

2		
NW	**FED USGS**	**USGS40000141848**
1/2 - 1 Mile		
Lower		

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001N010W25R001S	Type:	Well
Description:	Not Reported	HUC:	18070106
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Other aquifers	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91741	10	0

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

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 and Wildlife
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.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
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.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
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.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

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

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

APPENDIX 8.4 - User Questionnaire

ASTM E1527 − 13

USER QUESTIONNAIRE

INTRODUCTION

In order to qualify for one of the *Landowner Liability Protections (LLPs)*[187] offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"),[188] the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

[187] *Landowner Liability Protections*, or *LLPs*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance RegardingCriteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("*Common Elements*" Guide) issued on March 6, 2003.

[188] P.L. 107-118.

Address of subject property:_____

_____

Name of person completing questionnaire:

_____

Signature:_____

Date:_____

Company and Address:_____

_____

_____

Phone number:_____

Fax number:_____

Email address:_____

Copyright by ASTM Int'l (all rights reserved).
Downloaded/printed by Norman Sacro (Enviroassessors, Inc.) pursuant to License Agreement.

(1.) Environmental liens that are filed or recorded against the *property* (40 CFR 312.25).

Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law? If a search of *recorded land title records* was NOT conducted, please indicate: "A search of *recorded land title records* was not conducted."

NOTE 1—In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

(2.) Activity and use limitations (AULs) that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26(a)(1)(v) and vi)).

Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 above) identify any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law? If a search of *recorded land title records* was NOT conducted, please indicate: "A search of *recorded land title records* was not conducted." Also, if AULs have not been filed or recorded against the *property* under federal, tribal, state or local law, please indicate: "AULs have not been filed or recorded against the *property* under federal, tribal, state or local law."

Copyright by ASTM Int'l (all rights reserved).
Downloaded/printed by Norman Sacro (Enviroassessors, Inc.) pursuant to License Agreement.

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*? If the property is NOT for sale, please indicate “Property is not for sale” and this question does not apply.

Copyright by ASTM Int'l (all rights reserved).
Downloaded/printed by Norman Sacro (Enviroassessors, Inc.) pursuant to License Agreement.

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the *property*?

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

Copyright by ASTM Int'l (all rights reserved).
Downloaded/printed by Norman Sacro (Enviroassessors, Inc.) pursuant to License Agreement.

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*?

Copyright by ASTM Int'l (all rights reserved).
Downloaded/printed by Norman Sacro (Enviroassessors, Inc.) pursuant to License Agreement.

APPENDIX 8.5 - Building Records

CITY OF GLENDORA
BUILDING DIVISION

(626) 914-8222

501 W ROUTE 66
PERMIT#:09-1015
ISSUED:8/27/09

Owner	Telephone	Zip
GLENDORA COMMUNITY REDEV AGENCY	626-914-8200	91741
Address	**City**	**State**
116 E FOOTHILL BLVD	GLENDORA	CA

Applicant	Telephone	Zip
5M CONTRACTING	714.750.5931	92780
Address	**City**	**State**
2691 DOW AVE, C2	TUSTIN	CA
State Licence	**Expires**	**City Licence** / **Expires**
808927	2/28/11	7630 / 7-1-10

Contractor	Telephone	Zip
5M CONTRACTING	714.750.5931	92780
Address	**City**	**State**
2691 DOW AVE, C2	TUSTIN	CA
State Licence	**Expires**	**City Licence** / **Expires**
808927	2/28/11	

DOL	Square Feet	No of Stories	No. Dw Units

New	Add	Alter	Other	Demo

Proposed Use
CAP THE SEWER FOR DEMO OF COMMERCIAL OFFICE

LICENSED CONTRACTOR'S DECLARATION
I HEREBY AFFIRM THAT I AM LICENCED under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my licence is in full force and effect.

Signature: _____

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractors Licence for the following reason: (circle one):

(A) I, as the owner of the property, or my Employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

(B) I, as owner of the property, am contracting exclusively with licenced contractors to construct the project.

I HEREBY AFFIRM THAT I AM EXEMPT from the Contractors Licence Law under Section 7044 B. & P.Code for the above reason.

Signature: _____

WORKER'S COMPENSATION DECLARATION
I HEREBY AFFIRM that I have a certificate of consent to self-insure, or a Certificate of Worker's Compensation Insurance, or a certified copy thereof. (Section 3700.Labor Code)

POLICY NO. 1904015

Carrier: STATE COMPENSATION INSURANCE FUND

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
(This section need not be completed if the permit is for one hundred dollars($100.00) or less.)

I certify that in the performance of this work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Signature: _____

NOTICE TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forewith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I HEREBY AFFIRM that there is a construction lending 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 city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

( ) Copy is filed with City
( ) Copy is hereby forwarded

X _____ Date 8/27/09
Signature of Applicant

Building Address
501 W ROUTE 66

GROUP	TYPE	PROCESSED BY
		dh

ZONE	LOT NO.	LOT	TRACT
	8639-027-020		

Special Conditions

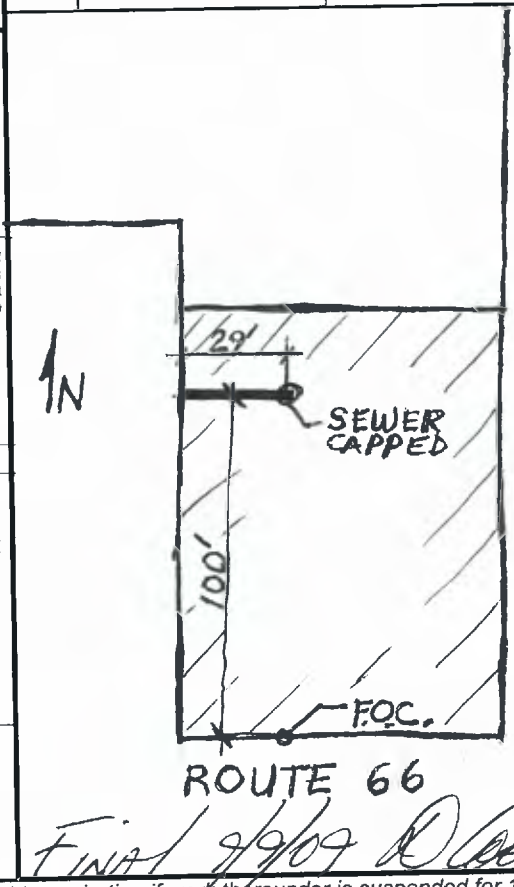
Plan Checks

Type	Date	Approved By

Valuation $0.00

FEES

Description	Quantity	Amount
TOTAL		$0.00



501 W ROUTE 66

FINAL 9/9/09

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

EXPIRES:2/23/10 /

ORIGINAL | FILE COPY | APPLICANT'S COPY | PUBLIC SERVICE COPY

CITY OF GLENDORA
BUILDING DIVISION

(626) 914-8222

501 W ROUTE 66
PERMIT#:09-0893
ISSUED:7/29/09

Owner	Telephone	Zip
GLENDORA COMMUNITY REDEV AGENCY	626-914-8200	91741
Address	**City**	**State**
116 E FOOTHILL BLVD	GLENDORA	CA

Applicant	Telephone	Zip
5M CONTRACTING	714.750.5931	92780
Address	**City**	**State**
2691 DOW AVE, C2	TUSTIN	CA
State Licence	**Expires**	**City Licence** / **Expires**
808927	2/28/11	

Contractor	Telephone	Zip
5M CONTRACTING	714.750.5931	92780
Address	**City**	**State**
2691 DOW AVE, C2	TUSTIN	CA
State Licence	**Expires**	**City Licence** / **Expires**
808927	2/28/11	

DOL	Square Feet	No of Stories	No. Dw Units

New	Add	Alter	Other	Demo
				675

Proposed Use
DEMO 675 sq ft COMMERCIAL OFFICE

LICENSED CONTRACTOR'S DECLARATION
I HEREBY AFFIRM THAT I AM LICENCED under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my licence is in full force and effect.

Signature: _____

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractors Licence for the following reason: (circle one):

(A) I, as the owner of the property, or my Employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

(B) I, as owner of the property, am contracting exclusively with licenced contractors to construct the project.

I HEREBY AFFIRM THAT I AM EXEMPT from the Contractors Licence Law under Section 7044 B. & P.Code for the above reason.

Signature: _____

WORKER'S COMPENSATION DECLARATION
I HEREBY AFFIRM that I have a certificate of consent to self-insure, or a Certificate of Worker's Compensation Insurance, or a certified copy thereof. (Section 3700.Labor Code)

POLICY NO: 1904015

Carrier: STATE COMPENSATION INSURANCE FUND

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
(This section need not be completed if the permit is for one hundred dollars($100.00) or less.)

I certify that in the performance of this work for which this permit is issued. I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Signature: _____

NOTICE TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forewith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I HEREBY AFFIRM that there is a construction lending 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 city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

( ) Copy is filed with City
( ) Copy is hereby forwarded

X _____ Date 7/29/09
Signature of Applicant

Building Address			
501 W ROUTE 66			
GROUP	TYPE	PROCESSED BY	
		DR	
ZONE	LOT NO.	LOT	TRACT
	8639-027-020		
Special Conditions			

Plan Checks

Type	Date	Approved By
Plan Check (Building)	7/29/09	Bill Repp
Plan Check (Planning)	7/29/09	Lena Ketabgian
Plan Check (Engineering)	7/29/09	Maliha Ansari
Water	7/29/09	Jerius Williams

Valuation
$4,725.00

FEES

Description	Quantity	Amount
Demolition Square Footage	675	$4,725.00
Demolition Valuation	N/A	$4,725.00
TOTAL		$0.00

Final 1/5/10

501 W ROUTE 66

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

EXPIRES:1/25/10 / DEMO

ORIGINAL FILE COPY APPLICANT'S COPY PUBLIC SERVICE COPY

CITY OF GLENDORA
BUILDING DEPARTMENT
335-4071

BUILDING PERMIT - APPLICATION

OWNER: Phil Green
MAIL ADDRESS: 501 W. Alosta Ave.
CITY: Glendora TEL. NO. 963-4231
CONTRACTOR:
ADDRESS:
CITY: TEL. NO.
STATE LICENSE NO.: CITY BUS. LIC. NO.
ARCHITECT OR ENGINEER: A. J. San Miguel
ADDRESS: 210 N. Mountain Ave.
CITY: Monrovia TEL. NO.
STATE LICENSE NO.:

LOT: 2 BLOCK: MB 513 TRACT: 20122
LOT SIZE: 82 x 265 NO. BLDGS. NOW ON LOT: 1
USE OF EXISTING BUILDINGS: auto sales
METES AND BOUNDS ATTACHED YES____ NO____

DESCRIPTION OF WORK

NEW	ADD.	ALTER	REPAIR	DEMOLISH	SPECIAL	OCCUPANCY
X						

SIZE SQ. FT.	NO. ROOMS	NO. STORIES
1536	2	

EXT. WALL COVERING	INT. WALL COVERING	ROOF COVERING

PROPOSED USE OF STRUCTURE: Auto Repair Garage and Office Building
(1ST FLOOR PORTION ONLY)
SIGNATURE OF APPLICANT X Phil Green
ADDRESS: 501 W. Alosta Ave., Glendora

VALUATION $ 8,000.
PLAN CHECK FEE $ 16.25
PERMIT FEE $

I HAVE CAREFULLY READ AND EXAMINED THIS APPLICATION AND FIND THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF THE LAWS AND ORDINANCES GOVERNING BUILDING CONSTRUCTION WILL BE COMPLIED WITH. NO PERSON WILL BE EMPLOYED IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA. I AGREE NOT TO OCCUPY OR ALLOW OCCUPANCY OF ANY BUILDING AUTHORIZED BY THIS PERMIT UNTIL FINAL BUILDING INSPECTION APPROVAL HAS been RECEIVED

SIGNATURE OF OWNER OR AUTHORIZED AGENT
ADDRESS

BUILDING ADDRESS: 501 W. Alosta Ave.
NEAREST CROSS STREET: Parker

MAP NO.	GROUP	TYPE CONST.	PROCESSED BY
87	F-2&E-4	V	

ZONE: C-3
SPECIAL CONDITIONS:

BUILDING SETBACK	YARD	HWY.	STREET NAME	EXISTING WIDTH
FRONT P. L.				
SIDE P. L.				
REAR P. L.				

	DATE
PLANNING DEPT. APPROVAL	
ENGINEERING DIV. APPROVAL	
HEALTH DEPT. APPROVAL	
FIRE DEPT. APPROVAL	

APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATION: LOCATION FORMS, MATERIALS		
JOISTS & GIRDERS		
FURNACE: LOCATION GAS VENT. DUCTS		
FRAMING		
LATH OR GYPSUM INTERIOR		
LATH EXTERIOR		
HOUSE NUMBER CORRECT AND POSTED		
FINAL APPROVAL		

This is a Building Permit when properly filled out, signed and validated.

Plan Check Validation

OK 4/20

07282 Mar 8 65 16.25 B-

Permit Validation

INSPECTOR'S COPY

CITY OF GLENDORA

76A663-CE806 - 10-56

APPLICATION FOR ELECTRIC PERMIT

1

BUILDING AND SAFETY DIVISION
Department of County Engineer
County of Los Angeles
JOHN A. LAMBIE, COUNTY ENGINEER
CASSATT D. GRIFFIN, SUP'T OF BUILDING

BUILDING ADDRESS: 501 W. Alosta Ave
LOCALITY: Glendora
NEAREST CROSS ST.: Porter Dr + Alosta
OWNER: Manuel J. Perry Jr.
MAIL ADDRESS: 501 W. Alosta Ave
CITY: Glendora TEL. NO.: Ed 5-4711
ELECTRICIAN: self
ADDRESS:
CITY: TEL. NO.
STATE LICENSE NO.

DISTRICT NO. | GROUP | ZONE | READY FOR INSPECTION

FOR APPLICANT TO FILL IN
PERMIT FEES

LIGHTS NUMBER	ITEM	EACH	FEE
	TOTAL OUTLETS	$ .10	$
	ELEC. RANGES, WATER HEATERS, CLOTHES DRYERS	.50	
	ELEC. SPACE HEATERS, STAT'Y. COOKING UNITS, GARBAGE DISPOSERS, AUTO WASHERS, DISHWASHER	.25	
30	LIGHTING FIXTURES	.10	3 00
	MOTORS		
	HORSEPOWER		
	H.P. OVER — INC.		
	½ & LESS	.25	
	½ — 2	.50	
	2 — 5	1.00	
	5 — 15	1.50	
	15 — 50	2.50	
	50 — 200	5.00	
	MISC.		
	SIGNS — NO. TRANS / NO. LAMPS		
	SERVICE 0 - 600V	1.00	
	SERVICE OVER 600V	5.00	
	WIRING PERMIT	1.00	
	FIXTURE PERMIT	1.00	1 00
	SUPPLEMENTARY PERMIT	.50	
	TOTAL FEE		$ 4 00

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 ELECTRICAL WIRING.

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY LOS ANGELES COUNTY AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE OF PERMITTEE: Manuel J. Perry Jr.

INSPECTION RECORD

APPROVALS

	DATE	INSPECTOR'S SIGNATURE
CONDUIT		
WIRING		
FIXTURES		
POWER		
UTILITY CO. NOTIFIED		
FINAL		

JOHN A. LAMBIE, COUNTY ENGINEER

VALIDATION
CK MO CASH

ARTHUR C. VEIT, SUPERVISING ELECTRICAL ENGINEER

AC 66435 DEC 10 2 4.00

76A638A DBS-3 12-54

APPLICATION FOR BUILDING PERMIT

1

DIVISION OF BUILDING AND SAFETY
Department of County Engineer
County of Los Angeles
WM. J. FOX, COUNTY ENGINEER
CASSATT D. GRIFFIN, SUP'T OF BUILDING

BUILDING ADDRESS 501 - W - Alosta
LOCALITY Glendora
NEAREST CROSS ST.
DISTRICT NO. 10.04 | GROUP 6 | TYPE CONST IV | SEWER BK | MAP PG
MAP NUMBER | STATE HWY (YES) NO

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 501 West Alosta Ave
LOT NO. 2 - BLOCK
TRACT 20122
SIZE OF LOT 98x 273 | NO. OF BLDGS. NOW ON LOT
USE OF EXISTING BLDG. Nursery store
OWNER Manuel J. Perry Jr.
MAIL ADDRESS 501 West Alosta Ave.
CITY Glendora - Cal. TEL. NO. Ed 54711
ARCHITECT OR ENGINEER TEL. NO.
ADDRESS
CONTRACTOR - OWNER TEL. NO. Same
ADDRESS Same

USE ZONE C-3 | SPECIAL CONDITIONS

BUILDING SETBACK	YARD	HWY	STREET NAME	EXIST. WIDTH
FRONT P. L.	50'	E	Alosta	
SIDE P. L.				

DESCRIPTION OF WORK

NEW ✓ ADD ALTER REPAIR DEMOLISH
SQ. FT. SIZE 2200 | NO. OF STORIES 1 | NO. OF FAMILIES
USE OF STRUCTURE Bath house For Plants
SIGNATURE OF APPLICANT Manuel J. Perry Jr.
ADDRESS

1	DWELL. 1 UNIT	5	INDUSTRIAL
2	DUPLEX UNIT	6	PUBLIC BLDG.
3	APT. UNITS	7	ADDN., ALT., ETC.
(4)	COMMERCIAL 1	8	MISCEL.

$ VALUATION 2000
P. C. $ 4.00 FEE
$ 5.00 FEE

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 Manuel J. Perry Jr.
ADDRESS 501 W. Alosta Ave Glendora

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATION: LOCATION FORMS, MATERIALS		
FRAME: FIRE STOPS, BRACING, BOLTS	11-21-60	
FURNACE: LOCATION, GAS VENT, DUCTS		
LATH, INT.		
LATH, EXT.		
HOUSE NUMBER CORRECT AND POSTED		
FINAL	11-21-60	

WM. J. FOX, COUNTY ENGINEER — **VALIDATION**

X-740-F-8/11/57 - 16 - 4.00 10.04
BY
DEPUTY

X-1703-B-8/11/59 - 1 - 5.00 10.84
BY
DEPUTY

BY
DEPUTY

BY
DEPUTY

BUILDING
APPLICATION

DIVISION OF BUILDING AND SAFETY
Department of County Engineer
County of Los Angeles
WM. J. FOX, COUNTY ENGINEER
CASSATT D. GRIFFIN, SUP'T OF BUILDING

BUILDING ADDRESS: 501 N. Alosta
LOCALITY: Glendora
NEAREST CROSS ST.:
1

DISTRICT NO.: 106
RECEIPT NO.: K-337-F
PERMIT NO.: X-595-B
GROUP: F-2
DATE RECEIVED: 10-29-54
DATE ISSUED: 11-13-54
TYPE CONST.: V
RECEIVED BY: [signature]
ISSUED BY: [signature]

MAP NUMBER:
STATE HWY: YES (NO)
USE ZONE: C-3
SPECIAL CONDITIONS: Fire Zone #2

BUILDING SETBACK	YARD	HWY	STREET NAME	EXIST. WIDTH
FRONT P. L.	50'	N	Alosta	
SIDE P. L.				

FOR APPLICANT TO FILL IN

OWNER: Manuel J. Ferry Jr.
MAIL ADDRESS: 2707 E. Foothill Blvd
CITY: Pasadena TEL. NO.: Sy 6-3912
ARCHITECT OR ENGINEER: J. F. Goldraith TEL. NO.: Sy
ADDRESS: 2805 E. Foothill Pasadena
CONTRACTOR: Owner TEL. NO.:
ADDRESS:
BUILDING ADDRESS: 501 Alosta
LOT NO.: # 2 BLOCK:
TRACT: 20172
SIZE OF LOT: 70 x 263 NO. OF BLDGS. NOW ON LOT: 0
USE OF EXISTING BLDG.:

DESCRIPTION OF WORK

NEW	ADD	ALTER	REPAIR	DEMOLISH
SQ. FT. SIZE: 784		NO. OF STORIES: 1		NO. OF FAMILIES:

USE OF STRUCTURE: Store Bldg - (nursery)

NO. OF EMPLOYEES:

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION GIVEN IS CORRECT.
I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE: Manuel J. Ferry Jr.
ADDRESS: 2707 E. Foothill Blvd
AUTHORIZED AGT.:

$ VALUATION: 4000

P. C. $ FEE: 6.00
$ FEE: 12.00

DATE	CORRECTIONS	INSPECTOR
	NOTE - This Zone #2	
	Brakes are to be set on mt. at inspection	
	12-1-54 - M.H.	
	Canceled - 12-6-54 M.H.	

ORIGINAL

APPROVALS	INSPECTOR'S SIGNATURE	DATE
FOUNDATION: LOCATION, FORMS, MATERIALS	[signature]	11-13-54
FRAME: FIRE STOPS, BRACING, BOLTS	[signature]	12-6-54
FURNACE: LOCATION, GAS VENT, DUCTS	[signature]	
LATH, INT.	[signature]	12-7-54
LATH, EXT.	[signature]	
HOUSE NUMBER CORRECT AND POSTED	[signature]	4-12-55
FINAL	[signature]	

76A638A DBS 3 4-54

DIVISION OF BUILDING AND SAFETY
Department of County Engineer
County of Los Angeles
WM. J. FOX, COUNTY ENGINEER

OCT 21 1953

BUILDING APPLICATION

1

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 501 - W - ALOSTA AVE
LOCALITY: CITY OF GLENDORA
NEAREST CROSS ST.: GRAND AVE.
OWNER: E A DANIELL CO
MAIL ADDRESS: 2350 HUNTINGTON DRIVE
CITY: SAN MARINO 9 TEL. NO. AT 2-2161
ARCHITECT OR ENGINEER: TEL. NO.
ADDRESS:
CONTRACTOR: EA DANIELL CO TEL. NO. AT 2-2161
ADDRESS: 2350 HUNTINGTON DR SAN MAR.
LEGAL DESCRIPTION: LOT NO.: BLOCK:
TRACT: 1823,2 (Legal attached
SIZE OF LOT: 90 X 613.03 NO. OF BLDGS. NOW ON LOT: NONE
USE OF EXISTING BLDG.: NO. OF FAMILIES:

DESCRIPTION OF WORK

NEW: ALTERATION: ADDITION:
REPAIR: DEMOLITION:
SQ. FT. SIZE: 1250 NO. OF ROOMS: 5 STORIES: 1
EXT. WALL COVERING: stucco ROOF COVERING: Rock
USE OF STRUCTURE: MODEL HOUSE FOR ADVERTIZING NOT FOR RESIDENCE. HOUSE TO BE MOVED AT LATER DATE.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION GIVEN IS CORRECT.
I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE: EA DANIELL CO
ADDRESS: 2350 HUNTINGTON DR. SAN MARINO
AUTHORIZED AGT.: [signature]

$ VALUATION: 10000

P. C. $ FEE: 12.00
FEE $ 24.00

76A638A DBS 3 2-53

BUILDING ADDRESS: 501 - W - Alosta
LOCALITY: Glendora
NEAREST CROSS ST.: Grand

DISTRICT NO.	PLAN CK. OR REC. NO.	PERMIT NO.
10-6	483-F	2366
RECEIVED BY	DATE OF APPL.	DATE ISSUED
[signature]	10-20-53	10-29-53

USE ZONE	NO. OF PLANS	TYPE	GROUP	FIRE ZONE
C-3	2	I	I	

ZONING APPROVED BY: [signature] DATED
BUILDING SETBACK LINE: 60' E - Alosta - 3 side ORD. NO.
APPROVED BY: [signature] DATE
HOUSE NUMBERING
MAP NUMBER NO. ASSIGNED BY

DATE	CORRECTIONS	INSPECTOR
	Power pole OK - (sent permit back - check made out to City - 11-5-53 [signature]	ORIGINAL
	Seal openings in Furnace & W.H. Comp Doors - 1-7-54 [signature]	
	This bldg moved off site - 1-10-54 [signature]	

APPROVALS

	INSPECTOR'S SIGNATURE	DATE
FOUNDATION: LOCATION, FORMS, MATERIALS	[signature]	11-4-53
FRAME: FIRE STOPS, BRACING, BOLTS	[signature]	11-20-53
FURNACE: LOCATION, GAS VENT, DUCTS		
LATH, INT.	[signature]	11-27-53
LATH, EXT.		
PLASTER, INT.		
PLASTER, EXT.		
HOUSE NUMBER CORRECT AND POSTED	[signature]	
FINAL		1-13-54

BUILDING
APPLICATION

DIVISION OF BUILDING AND SAFETY
Department of County Engineer
County of Los Angeles
WM. J. FOX, COUNTY ENGINEER
CASSATT D. GRIFFIN, SUPT OF BUILDING

BUILDING ADDRESS 501-W- Alosta
LOCALITY
NEAREST CROSS ST.

1

DISTRICT NO.	RECEIPT NO.	PERMIT NO.
10 G	—	X-F61-B
GROUP	**DATE RECEIVED**	**DATE ISSUED**
III	1-14-55	
TYPE CONST.	**RECEIVED BY**	**ISSUED BY**
	[illegible]	

MAP NUMBER
STATE HWY (YES) NO

USE ZONE: C-3
SPECIAL CONDITIONS

BUILDING SETBACK	YARD	HWY	STREET NAME	EXIST. WIDTH
FRONT P. L.				
SIDE P. L.				

FOR APPLICANT TO FILL IN

OWNER MANNEYS NURSERY
MAIL ADDRESS 501-W ALOSTA
CITY Glendora TEL. NO.
ARCHITECT OR ENGINEER TEL. NO.
ADDRESS
CONTRACTOR CROWN SIGN & NEON CO. TEL. NO. Ry 12086
ADDRESS 2031 E FOOTHILL PASA.
BUILDING ADDRESS
LOT NO. BLOCK
TRACT
SIZE OF LOT NO. OF BLDGS. NOW ON LOT
USE OF EXISTING BLDG.

DESCRIPTION OF WORK

NEW ADD ALTER REPAIR DEMOLISH
SQ. FT. SIZE NO. OF STORIES NO. OF FAMILIES
USE OF STRUCTURE

INSTALL D/F NPON SIGN
(Green sign)
Encroachment permit #

NO. OF EMPLOYEES

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION GIVEN IS CORRECT.
I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE Crown Sign & Neon Co.
ADDRESS 2031 E FOOTHILL
AUTHORIZED AGT. [illegible]

$ 500 VALUATION

P. C. $ FEE $ 4.00

DATE	CORRECTIONS	INSPECTOR
	Encroachment permit # 75408	

ORIGINAL

APPROVALS	INSPECTOR'S SIGNATURE	DATE
FOUNDATION: LOCATION, FORMS, MATERIALS	[illegible]	1-19-55
FRAME: FIRE STOPS, BRACING, BOLTS		
FURNACE: LOCATION, GAS VENT, DUCTS		
LATH. INT.		
LATH, EXT.		
HOUSE NUMBER CORRECT AND POSTED		
FINAL	[illegible]	4-12-55

76A638A DS 3 Gb 5-54

COUNTY OF LOS ANGELES
Department of County Engineer
DIVISION OF BUILDING & SAFETY
WILLIAM J. FOX, County Engineer

APPLICATION FOR PERMIT

ELECTRIC 1

DISTRICT NO.	GROUP	ZONE	PERMIT NO.
10-G			X-1293-E
RECEIVED BY	READY FOR FIRST INSPECTION		DATE ISSUED
[signature]			1-18-55

FOR APPLICANT TO FILL IN

ELECTRICIAN Crow Sign & Neon Co
ADDRESS 2031 E FOOTHILL
CITY PASADENA TEL. NO. Ry 12080
COUNTY LICENSE NO. 136775 EXPIRES June

BUILDING ADDRESS 501 W. Alosta Ave
LOCALITY Glendora
NEAREST CROSS ST.

OWNER Mannys Nursery
MAIL ADDRESS 501 W. Alosta Ave.
CITY Glendora TEL. NO.

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 ELECTRICAL WIRING.

I CERTIFY THAT I POSSESS THE ABOVE VALID LOS ANGELES COUNTY LICENSE, OR I AM THE LEGAL OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE.

SIGNATURE OF PERMITTEE Robt E W Gimont

PERMIT FEES

	NUMBER	EACH	FEE
LIGHT OUTLETS			
RECEPTACLES			
WALL SWITCHES			
TOTAL OUTLETS		5c	$
ELEC. RANGES		25	
ELEC. HEATERS		25	
FIXTURES		5	
MISC.			
NUMBER OF LIGHT CIRCUITS			
NUMBER OF RECEPTACLE CIRCUITS			

MOTORS

NUMBER NEW	NUMBER MVD.	HP	HORSEPOWER OVER	HORSEPOWER INC.	FEE EACH	FEE
				½ & LESS	$ .25	
			½	2	.50	
			2	5	1.00	
			5	15	1.50	
			15	50	2.50	
			50	200	5.00	
			200	500	10.00	
			500	1000	15.00	
			OVER 1000		20.00	

M.G. SET/FREQ. CHANGER-HP	
WELDERS: AC-KVA	
GENERATORS - KW	
TRANSFORMERS - KVA	
TEMP. MOTORS (75% OF ORIG.)	
MOVED MOTORS (75% OF ORIG.)	
MISC.	

SIGNS

NO. 1	NO. TRANS.	(2) 1 00
NO.	NO. LAMPS	

FOR EACH PERMIT:		
WIRING	$1.00	1 00
FIXTURES	$1.00	
SUPPLEMENTARY	.50	
TOTAL FEE		$ 2 00

INSPECTION RECORD

ORIGINAL

APPROVALS

	DATE	INSPECTOR'S NAME
CONDUIT		
WIRING	4-22-55	[signature]
FIXTURES		
POWER		
UTILITY CO. NOTIFIED		
FINAL		

76A663 DBS# 5A 2-53

76A663 DBS 5A 11-49

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WILLIAM J. FOX, CHIEF ENGINEER

APPLICATION FOR PERMIT

ELECTRIC 1

DISTRICT NO.	GROUP	ZONE	PERMIT NO.
10 6			K-928-F
RECEIVED BY	READY FOR FIRST INSPECTION		DATE ISSUED
[illegible]			11-10-54

FOR APPLICANT TO FILL IN

ELECTRICIAN Elect. Systems & Supply Co.
ADDRESS 2938 E. Foothill Blvd.
CITY Pasadena TEL. NO. RY 1-1924
~~COUNTY~~ LICENSE NO. 104173 EXPIRES 6/55

BUILDING ADDRESS 501 W. Alosta
LOCALITY Glendora
NEAREST CROSS ST. Grand.
OWNER Mannings Nursery
MAIL ADDRESS 501 W. Alosta
CITY Glendora TEL. NO.

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 ELECTRICAL WIRING.

I CERTIFY THAT I POSSESS THE ABOVE VALID LOS ANGELES COUNTY LICENSE, OR I AM THE LEGAL OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE.

SIGNATURE OF PERMITTEE Hughes A. Fuller

PERMIT FEES

NUMBER	OUTLETS EACH		FEE
	LIGHT	5c	$
3	RECEPTACLES	5	.15
	FIXTURES	5	
	WALL SWITCHES	5	
	ELEC. RANGES	25	
	ELEC. HEATERS	25	
	MISC.		

NUMBER OF CIRCUITS INSTALLED: TOTAL
LIGHTS RECEPTACLES

MOTORS

NUMBER NEW	NUMBER MVD.	HORSEPOWER HP	HORSEPOWER OVER	HORSEPOWER INC.	FEE EACH
				½ & Less	$ .25
			½	2	.50
			2	5	1.00
			5	15	1.50
			15	50	2.50
			50	200	5.00
			200	500	10.00
			500	1000	15.00
			OVER 1000		20.00
		M.G. SET/FREQ. CHANGER-HP			
		WELDERS: AC-KVA			
		GENERATORS - KW			
		TRANSFORMERS - KVA			
		TEMP. MOTORS (75% OF ORIG.)			
		MOVED MOTORS (75% OF ORIG.)			
		MISC.			

SIGNS

TYPE:	NO. TRANS.		
TYPE:	NO. LAMPS		

FOR EACH PERMIT:		
WIRING	$1.00	1.00
FIXTURES	$1.00	
SUPPLEMENTARY	.50	
TOTAL FEE		$ 1.15

INSPECTION RECORD

ORIGINAL

APPROVALS

	DATE	INSPECTOR'S NAME
CONDUIT		
WIRING	11-10-54	[illegible]
FIXTURES		
POWER		
UTILITY CO. NOTIFIED	11-13-54	[illegible]
FINAL		

DEPARTMENT OF COUNTY ENGINEER
DIVISION OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WILLIAM J. FOX, COUNTY ENGINEER

SEWER—SEWAGE DISPOSAL PERMIT APPLICATION

1

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 501-ALOSTA
LOCALITY: GLENDORA
NEAREST CROSS ST.: GRAND
OWNER: MJ. PERRY
MAIL ADDRESS:
CITY: TEL. NO.:
CONTRACTOR: BYRON BRAINERD
ADDRESS: 3514-N. BARNES
CITY: B.P. TEL. NO.: FD 7-6526
REGISTRATION NO.: 148652 ☒ STATE ☐ COUNTY
LEGAL DESCRIPTION: LOT NO.:
BLOCK: TRACT:
SIZE OF LOT: NO. OF BLDGS. NOW ON LOT:
USE OF BUILDINGS:

NO.	DESCRIPTION OF WORK	FEE		
	HOUSE SEWER CONNECTING TO PUBLIC SEWER	@ $ 3.50		
	HOUSE SEWER CONNECTING TO PRIVATE DISPOSAL SYSTEM	1.00	1	00
	CONNECT ADDITIONAL BLDG. OR WORK TO HOUSE SEWER	1.00		
	ALTER OR REPAIR EXISTING SEWER OR DISPOSAL SYSTEM	1.00		
	DISCONNECT AND ABANDON SEWER AND/OR DISPOSAL SYSTEM	1.00		
	SEPTIC TANK, SEEPAGE PIT OR PITS AND/OR [redacted]	2.00	2	00
	CESSPOOL—DRYWELL SPECIAL CONDITIONS ONLY	2.00		

OWNERS AUTHORIZATION			
PERMIT	$	1	00
TOTAL FEE		4	00

I HAVE THIS DATE CONTRACTED WITH THE HEREIN NAMED CONTRACTOR TO CONNECT THE ABOVE DESCRIBED EXISTING DWELLING TO THE PUBLIC SEWER

SIGNED THIS _____ DAY OF _____ 19____

OWNER OR OWNERS AGENT _____

ADDRESS _____

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 PLUMBING AND SEWERS.

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY LOS ANGELES COUNTY AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE OF PERMITTEE: B.M. Brainerd

76A642D S&E 663 4/54

BUILDING ADDRESS: 501-W-Alosta
LOCALITY:
NEAREST CROSS ST.:

DISTRICT NO.	Ready for Inspection	PERMIT NO.
11 C		X-929-PS

RECEIVED BY	DATE	ISSUED BY	DATE
[signature]		12-20-04	

USE ZONE	OCCUPANCY	MAP BK	MAP PG

CO. IMP. NO.:
JOB. NO.:
TRUNK PERMIT NO.:
ROAD PERMIT NO.:
STATE ENCROACHMENT PERMIT NO.:
INDUSTRIAL WASTE APPROVAL:

CHARGES

CONNECTION CHARGE FEE:
REIMBURSEMENT FEE:

RECEIPT NO.	DATE	BY

EXCEPTION RECORDED

NO.	DATE	BY

CONNECTION DATA

STATION: DEPTH:
MANHOLE REFERENCE UPPER: LOWER:
TYPE OF CONNECTION Y. CURB P.L.: LENGTH FROM M.L. TO P.L.:

APPROVALS	INSPECTOR'S SIGNATURE	DATE
NEW HOUSE SEWER	[signature]	12-20-04
CONNECT ADDITIONAL BUILDING OR WORK		
SEPTIC TANK, SEEP. PIT(S) AND/OR DRAINFIELD	[signature]	12-20-04
CESSPOOL ☐ DRYWELL ☐		
ALTER, REPAIR, SEWER OR SEWAGE DISPOSAL SYSTEM		
DISCONNECT PLUG AND ABANDON HOUSE SEWER		
BACKFILL SEPTIC TANKS ☐ SEEP. PIT(S) ☐ CESSPOOLS ☐		

COUNTY OF LOS A[illegible]LES
Department of Coun[illegible] Engineer
DIVISION OF BUILDING & SAFETY
WILLIAM J. FOX, County Engineer

APPLICA[illegible]ON FOR PERMIT

ELECTRIC 1

DISTRICT NO.	GROUP	ZONE	PERMIT NO.
10 C			2122
RECEIVED BY	READY FOR FIRST INSPECTION		DATE ISSUED
			11-13-53

FOR APPLICANT TO FILL IN

ELECTRICIAN Watson Electric
ADDRESS 2610 S. Peck Rd
CITY Monrovia TEL. NO. DO 62131
COUNTY LICENSE NO. 453 EXPIRES

BUILDING ADDRESS 50 W Aosta
LOCALITY Mendora
NEAREST CROSS ST.

OWNER E. A. Daniell Co
MAIL ADDRESS
CITY TEL. NO.

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 ELECTRICAL WIRING.

I CERTIFY THAT I POSSESS THE ABOVE VALID LOS ANGELES COUNTY LICENSE, OR I AM THE LEGAL OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE.

SIGNATURE OF PERMITTEE K. Watson

PERMIT FEES

	NUMBER	EACH	FEE
LIGHT OUTLETS			
RECEPTACLES	2		
WALL SWITCHES			
TOTAL OUTLETS	2	5c	$ 10
ELEC. RANGES		25	
ELEC. HEATERS		25	
FIXTURES		5	
MISC.			
NUMBER OF LIGHT CIRCUITS			
NUMBER OF RECEPTACLE CIRCUITS			

MOTORS

NUMBER NEW	NUMBER MVD.	HP	HORSEPOWER OVER	HORSEPOWER INC.	FEE EACH	
				½ & LESS	$ .25	
			½	2	.50	
			2	5	1.00	
			5	15	1.50	
			15	50	2.50	
			50	200	5.00	
			200	500	10.00	
			500	1000	15.00	
			OVER 1000		20.00	
M.G. SET/FREQ. CHANGER HP						
WELDERS: AC-KVA						
GENERATORS - KW						
TRANSFORMERS - KVA						
TEMP. MOTORS (75% OF ORIG.)						
MOVED MOTORS (75% OF ORIG.)						
MISC.						

SIGNS

NO.	NO. TRANS.		
NO.	NO. LAMPS		

FOR EACH PERMIT:		
WIRING Temp Power Pole	$1.00	1 00
FIXTURES	$1.00	
SUPPLEMENTARY	.50	
TOTAL FEE		$ 1 10

INSPECTION RECORD

ORIGINAL

APPROVALS

	DATE	INSPECTOR'S NAME
CONDUIT		
WIRING		
FIXTURES		
POWER		
UTILITY CO. NOTIFIED		
FINAL		

76A663 DBS# 5A 2-53

COUNTY OF LOS A[illegible]LES
Department of Coun[illegible] Engineer
DIVISION OF BUILDING & SAFETY
WILLIAM J. FOX, County Engineer

APPLICA[illegible]ON FOR PERMIT

ELECTRIC 1

FOR APPLICANT TO FILL IN

ELECTRICIAN Walton Elect. Co
ADDRESS 2610 S. Peck Rd
CITY Monrovia TEL. NO. DO 62131
COUNTY LICENSE NO. 458 EXPIRES

DISTRICT NO.	GROUP	ZONE	PERMIT NO.
10-G			2146
RECEIVED BY	READY FOR FIRST INSPECTION		DATE ISSUED
[signature]			11-25-53

BUILDING ADDRESS 501 W. Alosta
LOCALITY Glendora
NEAREST CROSS ST.

OWNER E. A. Daniells
MAIL ADDRESS
CITY TEL. NO.

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 ELECTRICAL WIRING.

I CERTIFY THAT I POSSESS THE ABOVE VALID LOS ANGELES COUNTY LICENSE, OR I AM THE LEGAL OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE.

SIGNATURE OF PERMITTEE R. Walton

PERMIT FEES

	NUMBER	EACH	FEE
LIGHT OUTLETS	14		
RECEPTACLES	23		
WALL SWITCHES	15		
TOTAL OUTLETS	52	50	$ 2 60
ELEC. RANGES		25	
ELEC. HEATERS		25	
FIXTURES	14	5	70
MISC.			
NUMBER OF LIGHT CIRCUITS			
NUMBER OF RECEPTACLE CIRCUITS			

MOTORS

NUMBER NEW	NUMBER MVD.	HP	HORSEPOWER OVER	HORSEPOWER INC.	FEE EACH		
1	1/4			½ & LESS	$ .25		25
			½	2	.50		
			2	5	1.00		
			5	15	1.50		
			15	50	2.50		
			50	200	5.00		
			200	500	10.00		
			500	1000	15.00		
			OVER 1000		20.00		
M.G. SET/FREQ. CHANGER-HP							
WELDERS: AC-KVA							
GENERATORS - KW							
TRANSFORMERS - KVA							
TEMP. MOTORS (75% OF ORIG.)							
MOVED MOTORS (75% OF ORIG.)							
MISC.							

SIGNS

NO.	NO. TRANS.		
NO.	NO. LAMPS		

FOR EACH PERMIT:			
WIRING	$1.00	1	00
FIXTURES	$1.00	1	00
SUPPLEMENTARY	.50		
TOTAL FEE		$ 5	55

INSPECTION RECORD

ORIGINAL

APPROVALS

	DATE	INSPECTOR'S NAME
CONDUIT	1-13-54	W. H.
WIRING	11-20-53	[illegible]
FIXTURES	1-13-54	[illegible]
POWER		
UTILITY CO. NOTIFIED	1-14-54	W. H.
FINAL	1-13-54	[illegible]

76A663 DBS# 5A 2-53

COUNTY OF LOS ANG[illegible]
Department of County Engineer
DIVISION OF BUILDING & SAFETY
WILLIAM J. FOX, County Engineer

APPLICATI[illegible] FOR PERMIT

ELECTRIC 1

DISTRICT NO.	GROUP	ZONE	PERMIT NO.
10-G			X-1019-E
RECEIVED BY	READY FOR FIRST INSPECTION		DATE ISSUED
[signature]			12-2-54

FOR APPLICANT TO FILL IN

ELECTRICIAN Elect Serv & Supply Co
ADDRESS 2929 E. Foothill Blvd.
CITY Pasadena TEL. NO. Rn. 1924
~~COUNTY~~ LICENSE NO. 109173 EXPIRES 1/30/55

PERMIT FEES

	NUMBER	EACH	FEE
LIGHT OUTLETS	15		
RECEPTACLES	10		
WALL SWITCHES	9		
TOTAL OUTLETS	34	5c	$ 1.70
ELEC. RANGES		25	
ELEC. HEATERS		25	
FIXTURES	15	5	.75
MISC.			
NUMBER OF LIGHT CIRCUITS			
NUMBER OF RECEPTACLE CIRCUITS			

MOTORS

NUMBER NEW	NUMBER MVD.	HP	HORSEPOWER OVER	HORSEPOWER INC.	FEE EACH
				½ & LESS	$ .25
			½	2	.50
			2	5	1.00
			5	15	1.50
			15	50	2.50
			50	200	5.00
			200	500	10.00
			500	1000	15.00
			OVER 1000		20.00

MOVED MOTORS (75% OF ORIG.)
M.G. SET/FREQ. CHANGER-HP
WELDERS: AC-KVA
GENERATORS - KW
TRANSFORMERS - KVA
MISC.

SIGNS

NO. NO. TRANS.
NO. NO. LAMPS

FOR EACH PERMIT:		
WIRING	$1.00	1.00
FIXTURES	$1.00	1.00
SUPPLEMENTARY	.50	
TOTAL FEE		$ 4.45

BUILDING ADDRESS 501 Alosta
LOCALITY Glendora
NEAREST CROSS ST. Parker Drive
OWNER Manuel J. Perry Sr.
MAIL ADDRESS 2707 E. Foothill Blvd
CITY Pasadena TEL. NO. Sy 63912

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 ELECTRICAL WIRING.

I CERTIFY THAT I POSSESS THE ABOVE VALID LOS ANGELES COUNTY LICENSE, OR I AM THE LEGAL OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE.

SIGNATURE OF PERMITTEE [signature]

INSPECTION RECORD

ORIGINAL

APPROVALS

	DATE	INSPECTOR'S NAME
CONDUIT	4-12-55	[signature]
WIRING	12-6-54	[signature]
FIXTURES	4-12-55	[signature]
POWER	[signature]	
UTILITY CO. NOTIFIED	12-25-54	[signature]
FINAL	4-12-55	[signature]

76A663 DBS# 5A Cdb 12-53

DEPARTMENT OF COUNTY ENGINEER
DIVISION OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WILLIAM J. FOX, COUNTY ENGINEER

PLUMBING 1
PERMIT APPLICATION

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 501 W. ALOSTA
LOCALITY GLENDORA
NEAREST CROSS ST. GRAND
OWNER MANUAL PERRY
MAIL ADDRESS 2707 E. FOOTHILL
CITY PASADENA TEL. NO.
PLUMBER JOHN R. BYERLY
ADDRESS 5233 McCLINTOCK
CITY TEMPLE CITY TEL. NO. FO 81680
LICENSE NO. 94672 ☐ STATE ☐ COUNTY

BUILDING ADDRESS 501 W. Alosta
LOCALITY
NEAREST CROSS ST

DISTRICT NO.	GROUP	ZONE	PERMIT NO.
10-G			X-830-P
RECEIVED BY	Ready for Inspection		DATE ISSUED 11-10-54

INDUSTRIAL WASTE APPROVAL

PERMIT FEES

NUMBER	TYPE OF FIXTURE OR ITEM			FEE
1	WATER CLOSET (TOILET)	@ 0.80	$	80
	BATH TUB	@ 0.80		
	SHOWER	@ 0.80		
1	LAVATORY (WASH BASIN)	@ 0.80		80
	KITCHEN SINK	@ 0.80		
	LAUNDRY TUB OR TRAY	@ 0.80		
	SLOP SINK	@ 0.80		
	FLOOR SINK	@ 0.80		
	FLOOR DRAIN	@ 0.80		
	DISHWASHER	@ 0.80		
	DRINKING FOUNTAIN	@ 0.80		
	URINAL	@ 0.80		
	GAS SYSTEM ____ OUTLETS	@ 1.00		
	WATER HEATER	@ 1.00		
	MISCELLANEOUS			

PERMIT	$	1 00
TOTAL FEE		2 60

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 PLUMBING.

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY LOS ANGELES COUNTY AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE OF PERMITTEE John R Byerly JW

INSPECTION RECORD

ORIGINAL

APPROVALS

	DATE	INSPECTOR'S SIGNATURE
UNDER SLAB WORK	11-30-54	
ROUGH PLUMBING	12-1-54	
GAS PIPING	12-6-54	
GAS VENT		
HOT WATER HEATER		
PLUMBING FIXTURES	4-12-55	
GAS TEST	4-12-55	
UTILITY CO. NOTIFIED		
FINAL	4-12-55	

76A667 DBS 17 Gb 12-53

DEPARTMENT OF COUNTY ENGINEER
DIVISION OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WILLIAM J. FOX, COUNTY ENGINEER

PLUMBING 1
PERMIT APPLICATION

BUILDING ADDRESS 501 W. Alosta
LOCALITY Glendora
NEAREST CROSS ST.

DISTRICT NO.	GROUP	ZONE	PERMIT NO.
10-G			2458

RECEIVED BY | Ready for Inspection | DATE ISSUED 12-3-53

INDUSTRIAL WASTE APPROVAL

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 501 W. Alosta
LOCALITY Glendora
NEAREST CROSS ST. Grand
OWNER E. A. Daniels Co
MAIL ADDRESS 2350 Huntington Dr
CITY S. Marino TEL. NO. AT 2-2161
PLUMBER Merry Plumbing
ADDRESS 270 E Virginia
CITY Pasadena TEL. NO. Sy 6-4307
LICENSE NO. 84717-B43 ☐ STATE ☐ COUNTY

PERMIT FEES

NUMBER	TYPE OF FIXTURE OR ITEM		FEE
2	WATER CLOSET (TOILET)	@ 0.80	$ 1 60
1	BATH TUB	@ 0.80	80
	SHOWER	@ 0.80	
2	LAVATORY (WASH BASIN)	@ 0.80	1 60
1	KITCHEN SINK	@ 0.80	80
1	LAUNDRY TUB OR TRAY	@ 0.80	80
	SLOP SINK	@ 0.80	
	FLOOR SINK	@ 0.80	
	FLOOR DRAIN	@ 0.80	
	DISHWASHER	@ 0.80	
	DRINKING FOUNTAIN	@ 0.80	
	URINAL	@ 0.80	
1	GAS SYSTEM 3 OUTLETS	@ 1.00	1 00
1	WATER HEATER	@ 1.00	1 00
	MISCELLANEOUS		

PERMIT	$	1 00
TOTAL FEE		8 60

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 PLUMBING.

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY LOS ANGELES COUNTY AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE OF PERMITTEE Lyman F. Merry

INSPECTION RECORD

ORIGINAL

APPROVALS

	DATE	INSPECTOR'S SIGNATURE
UNDER SLAB WORK		
ROUGH PLUMBING	12-17	
GAS PIPING	12-17	
GAS VENT		
HOT WATER HEATER		
PLUMBING FIXTURES		
GAS TEST	1-7-54	
UTILITY CO. NOTIFIED	1-8-54	
FINAL	1-15-54	

76A667 DBS 17 1/53

CITY OF GLENDORA
BUILDING DIVISION

(626) 914-8222

532 PARKER DR
PERMIT#:09-1016
ISSUED:8/27/09

Owner	Telephone	Zip
GLENDORA COMMUNITY REDEV AGENCY	626-914-8200	91741
Address	**City**	**State**
116 E FOOTHILL BLVD	GLENDORA	CA

Applicant	Telephone	Zip
5M CONTRACTING	714.750.5931	92780
Address	**City**	**State**
2691 DOW AVE, C2	TUSTIN	CA
State Licence / **Expires**	**City Licence** / **Expires**	
808927 / 2/28/11	7630 / 7-1-10	

Contractor	Telephone	Zip
5M CONTRACTING	714.750.5931	92780
Address	**City**	**State**
2691 DOW AVE, C2	TUSTIN	CA
State Licence / **Expires**	**City Licence** / **Expires**	
808927 / 2/28/11		

DOL	Square Feet	No of Stories	No. Dw Units

New	Add	Alter	Other	Demo

Proposed Use
CAP THE SEWER FOR DEMO OF SFR

LICENSED CONTRACTOR'S DECLARATION
I HEREBY AFFIRM THAT I AM LICENCED under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my licence is in full force and effect.

Signature: M l Mdio

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractors Licence for the following reason: (circle one):

(A) I, as the owner of the property, or my Employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

(B) I, as owner of the property, am contracting exclusively with licenced contractors to construct the project.

I HEREBY AFFIRM THAT I AM EXEMPT from the Contractors Licence Law under Section 7044 B. & P.Code for the above reason.

Signature:

WORKER'S COMPENSATION DECLARATION
I HEREBY AFFIRM that I have a certificate of consent to self-insure, or a Certificate of Worker's Compensation Insurance, or a certified copy thereof. (Section 3700.Labor Code)

POLICY NO: 1904015

Carrier: STATE COMPENSATION INSURANCE FUND

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
(This section need not be completed if the permit is for one hundred dollars($100.00) or less.)

I certify that in the performance of this work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Signature:

NOTICE TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forewith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I HEREBY AFFIRM that there is a construction lending 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 city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

( ) Copy is filed with City
( ) Copy is hereby forwarded

X M l Mdio
Signature of Applicant

Date 8/27/09

Building Address
532 PARKER DR

GROUP	TYPE	PROCESSED BY
		CR

ZONE	LOT NO.	LOT	TRACT
	8639027004		

Special Conditions

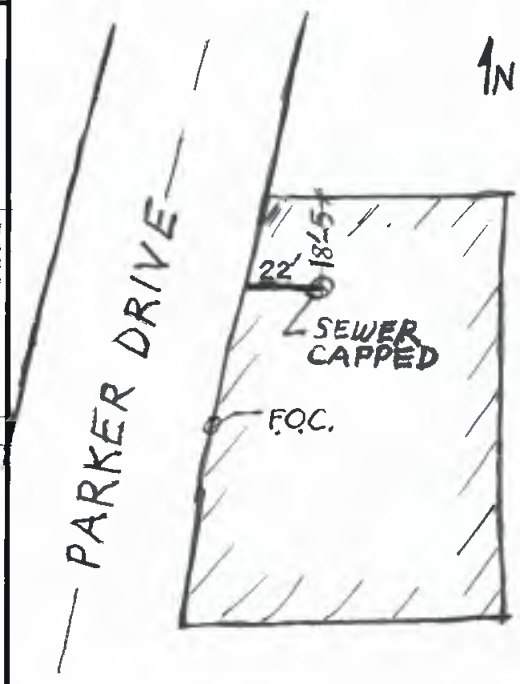
Plan Checks

Type	Date	Approved By

Valuation
$0.00

FEES

Description	Quantity	Amount
TOTAL		$0.00



532 PARKER DR

Final 9/9/09

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

EXPIRES:2/23/10

ORIGINAL FILE COPY APPLICANT'S COPY PUBLIC SERVICE COPY

CITY OF GLENDORA
BUILDING DIVISION

(626) 914-8222

532 PARKER DR
PERMIT#:09-0894
ISSUED:7/29/09

Owner	Telephone	Zip
GLENDORA COMMUNITY REDEV AGENCY	626-914-8200	91741
Address	**City**	**State**
116 E FOOTHILL BLVD	GLENDORA	CA

Applicant	Telephone	Zip
5M CONTRACTING	714.750.5931	92780
Address	**City**	**State**
2691 DOW AVE, C2	TUSTIN	CA
State Licence	**Expires**	**City Licence** / **Expires**
808927	2/28/11	

Contractor	Telephone	Zip
5M CONTRACTING	714.750.5931	92780
Address	**City**	**State**
2691 DOW AVE, C2	TUSTIN	CA
State Licence	**Expires**	**City Licence** / **Expires**
808927	2/28/11	

DOL	Square Feet	No of Stories	No. Dw Units

New	Add	Alter	Other	Demo
				836

Proposed Use
DEMO SFR 836 sq ft

LICENSED CONTRACTOR'S DECLARATION
I HEREBY AFFIRM THAT I AM LICENCED under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my licence is in full force and effect.

Signature: _____

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractors Licence for the following reason: (circle one):

(A) I, as the owner of the property, or my Employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

(B) I, as owner of the property, am contracting exclusively with licenced contractors to construct the project.

I HEREBY AFFIRM THAT I AM EXEMPT from the Contractors Licence Law under Section 7044 B. & P.Code for the above reason.

Signature: _____

WORKER'S COMPENSATION DECLARATION
I HEREBY AFFIRM that I have a certificate of consent to self-insure, or a Certificate of Worker's Compensation Insurance, or a certified copy thereof. (Section 3700.Labor Code)

POLICY NO: 1904015

Carrier: STATE COMPENSATION INSURANCE FUND

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
(This section need not be completed if the permit is for one hundred dollars($100.00) or less.)

I certify that in the performance of this work for which this permit is issued. I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Signature: _____

NOTICE TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forewith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I HEREBY AFFIRM that there is a construction lending 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 city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

( ) Copy is filed with City
( ) Copy is hereby forwarded

X _____ Date 7/29/09
Signature of Applicant

Building Address
532 PARKER DR

GROUP	TYPE	PROCESSED BY
		dR

ZONE	LOT NO.	LOT	TRACT
	8639027004		

Special Conditions

Plan Checks

Type	Date	Approved By
Plan Check (Building)	7/29/09	Bill Repp
Plan Check (Planning)	7/29/09	Lena Ketabgian
Plan Check (Engineering)	7/29/09	Maliha Ansari
Water	7/29/09	Jerius Williams

Valuation
$5,852.00

FEES

Description	Quantity	Amount
Demolition Square Footage	836	$5,852.00
Demolition Valuation	N/A	$5,852.00
TOTAL		$0.00

1N

Final 12-8-09

532 PARKER DR

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

EXPIRES:1/25/10 / DEMO

ORIGINAL FILE COPY APPLICANT'S COPY PUBLIC SERVICE COPY

CITY OF GLENDORA
BUILDING DIVISION

(626) 914-8222

532 PARKER DR
PERMIT#:07-0629
ISSUED:4/26/07

Owner	Telephone	Zip
Kyle Mabrey	626-786-3828	91741
Address	**City**	**State**
502 E. Colorado Ave	Glendora	CA

Applicant	Telephone	Zip
Kyle Mabrey	626-786-3828	91741
Address	**City**	**State**
502 E. Colorado Ave	Glendora	CA

Contractor	Telephone	Zip
Kyle Mabrey	626-786-3828	91741
Address	**City**	**State**
502 E. Colorado Ave	Glendora	CA

Size	Square Feet	No of Stories	No. Dw Units

New	Add	Alter	Repair	Demo	Occupancy	Other

Proposed Use
TEMPORARY NOTICE SIGN: Proposed Development of 7 Town Home Units

LICENSED CONTRACTOR'S DECLARATION
I HEREBY AFFIRM THAT I AM LICENCED under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my licence is in full force and effect.

Signature: _____

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractors Licence for the following reason: (circle one):

(A) I, as the owner of the property, or my Employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

(B) I, as owner of the property, am contracting exclusively with licenced contractors to construct the project.

I HEREBY AFFIRM THAT I AM EXEMPT from the Contractors Licence Law under Section 7044 B. & P.Code for the above reason.

Signature: _____

WORKER'S COMPENSATION DECLARATION
I HEREBY AFFIRM that I have a certificate of consent to self-insure, or a Certificate of Worker's Compensation Insurance, or a certified copy thereof. (Section 3700.Labor Code)

POLICY NO: _____

Carrier: _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
(This section need not be completed if the permit is for one hundred dollars($100.00) or less.)

I certify that in the performance of this work for which this permit is issued. I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Signature: _____

NOTICE TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forewith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I HEREBY AFFIRM that there is a construction lending 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 city and county ordinances and state laws relating to building construction, and herby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

( ) Copy is filed with City
( ) Copy is hereby forwarded

X _____ Date 4/26/07
Signature of Applicant

Building Address
532 PARKER DR

GROUP	TYPE	PROCESSED BY

ZONE	LOT NO.	BLOCK	TRACT
	8639027004		

Special Conditions

532 Parker

Plan Checks

Type	Date	Approved By
Plan Check (Building)	4/26/07	Gary Kaelin
Plan Check (Planning)	4/26/07	Lena Ketabgian
Plan Check (Engineering)	4/26/07	Debbie Humphrey-Swab

Valuation
$800.00

FEES

Description	Quantity	Amount
Plan Check Fee	N/A	$52.05
Building Permit Fee	N/A	$47.00
Sign Valuation	800	$800.00
SMI (Commercial)	N/A	$0.50
File Maintenance Fee	1	$9.96
TOTAL		$109.51

CANCELED
PERMIT EXPIRED
BY LIMITATION

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

EXPIRES:10/23/07 / BLDG

ORIGINAL FILE COPY APPLICANT'S COPY PUBLIC SERVICE COPY

CITY OF GLENDORA
BUILDING DEPARTMENT
335-4071

SEWER PERMIT - APPLICATION

07433

ENGINEERING DEPARTMENT NO.

FOR APPLICANT TO FILL IN

LEGAL DESCRIPTION LOT NUMBER

BLOCK TRACT

SIZE OF LOT NUMBER OF BLDGS. NOW ON LOT

USE OF BUILDINGS

CONTRACTOR R L Berryhill

ADDRESS 717 E Alosta

CITY Glendora TELEPHONE

CONTRACTOR'S STATE LICENSE NUMBER GLENDORA BUSINESS LICENSE NUMBER

NO.	DESCRIPTION OF WORK	FEE		
X	HOUSE SEWER CONNECTING TO PUBLIC SEWER	@ $12.00	12	00
	SEPTIC TANK, SEEPAGE PIT OR PITS AND/OR DRAINFIELD	@ $10.00		
	OVERFLOW SEEPAGE PIT, DRAINFIELD EXTN., CESSPOOL, DRYWELL, MANHOLE	@ $ 5.00		
	HOUSE SEWER CONNECTING TO PRIVATE DISPOSAL SYSTEM	@ $ 3.00		
	CONNECT ADDITIONAL BUILDING OR WORK TO HOUSE SEWER	@ $ 3.00		
	ALTER, REPAIR OR ABANDON HOUSE SEWER OR DISPOSAL SYSTEM	@ $ 3.00		
	SADDLE MAIN LINE	@ $10.00		
	EXCAVATION (SIDEWALK)	@ $15.00		
	PERMIT	$	3	00
	TOTAL FEE		15	00

OWNER'S AUTHORIZATION

I HAVE AT THIS DATE A CONTRACT WITH THE HEREIN NAMED CONTRACTOR TO CONNECT THE ABOVE DESCRIBED EXISTING DWELLING TO THE PUBLIC SEWER.

SIGNED THIS DAY OF 12-1- 1980

OWNER OR OWNER'S AGENT X Phil Green

ADDRESS

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL GLENDORA ORDINANCES AND STATE LAWS REGULATING PLUMBING AND SEWERS.

I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY THE CITY OF GLENDORA AND STATE OF CALIFORNIA OR I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

PERMITTEE'S SIGNATURE R L Berryhill

BUILDING ADDRESS 532 Parker Drive

NEAREST CROSS STREET Alosta

OWNER P. Green

MAIL ADDRESS

CITY TELEPHONE

GROUP	ZONE	PROCESSED BY
		J Hardy

CONNECTION DATA

STATION 2+71 DEPTH

MANHOLE REFERENCE 3+43 (UPPER / LOWER)

Y TYPE OF CONNECTION (CURB / P.L.)

PARKWAY WIDTH

INDUSTRIAL WASTE APPROVAL

CHARGES

CONNECTION CHARGE

REIMBURSEMENT CHARGE

APPROVALS	DATE	INSPECTOR'S SIGNATURE
NEW HOUSE SEWER	12-3-80	G. Kael
CONNECT ADDITIONAL BUILDING OR WORK		
SEPTIC TANK, SEEP. PIT(S) AND/OR DRAINFIELD		
CESSPOOL ☐ DRYWELL ☐		
ALTER, REPAIR, SEWER OR SEWAGE DISPOSAL SYSTEM		
BACKFILL SEPTIC TANKS ☐ SEEP. PIT(S) ☐ CESSPOOLS ☒	12-3-80	G. Kael
SADDLE MAIN LINE		
Final	12-3-80	G. Kael

This is a Sewer Permit when properly filled out, signed and validated. Permit Void if work is not commenced within 60 days of issuance.

CONTRACTOR'S NOTE: All V.C.P. within street right-of-way to be "Wedgelock" design or approved equal. Install 6" Wye cleanout at property line. All trenches require 95% compaction O" to 12" below ground surface and 90% below this level. The Public Works Department requires an inspection of all saddles and street cuts.

VALIDATION

00933 DEC 2 80 15.00 -

INSPECTOR'S COPY

DEPARTMENT OF COUNTY ENGINEER
DIVISION OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WILLIAM J. FOX, COUNTY ENGINEER

SEWER—SEWAGE DISPOSAL PERMIT APPLICATION

1

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 532 Parker
LOCALITY Glendora
NEAREST CROSS ST. Alosta
OWNER [illegible]
MAIL ADDRESS
CITY TEL.NO.
CONTRACTOR W C Hardin
ADDRESS 511 [illegible]
CITY [illegible] TEL.NO.
REGISTRATION NO. 116297 B STATE COUNTY
LEGAL DESCRIPTION LOT NO.
BLOCK TRACT
SIZE OF LOT NO. OF BLDGS. NOW ON LOT
USE OF BUILDINGS

NO.	DESCRIPTION OF WORK	FEE	
	HOUSE SEWER CONNECTING TO PUBLIC SEWER @ $ 3.50		
1	HOUSE SEWER CONNECTING TO PRIVATE DISPOSAL SYSTEM 1.00	1	00
	CONNECT ADDITIONAL BLDG. OR WORK TO HOUSE SEWER 1.00		
	ALTER OR REPAIR EXISTING SEWER OR DISPOSAL SYSTEM 1.00		
	DISCONNECT AND ABANDON SEWER AND/OR DISPOSAL SYSTEM 1.00		
1	SEPTIC TANK, SEEPAGE PIT OR PITS AND/OR DRAINFIELD 2.00	2	00
	CESSPOOL—DRYWELL SPECIAL CONDITIONS ONLY 2.00		

OWNERS AUTHORIZATION			
	PERMIT $	1	00
	TOTAL FEE	4	00

I HAVE THIS DATE CONTRACTED WITH THE HEREIN NAMED CONTRACTOR TO CONNECT THE ABOVE DESCRIBED EXISTING DWELLING TO THE PUBLIC SEWER

SIGNED THIS.....DAY OF.....19.....

OWNER OR OWNERS AGENT.....

ADDRESS.....

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 PLUMBING AND SEWERS.

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY LOS ANGELES COUNTY AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE OF PERMITTEE W C Hardin

76A642A 663 7/53

BUILDING ADDRESS 532 PARKER
LOCALITY Glendora
NEAREST CROSS ST.

DISTRICT NO.	SERIAL NO.	PERMIT NO.
10G	A	X591P S
RECEIVED BY	Ready for Inspection	DATE ISSUED
Baldwin		7-16-57
USE ZONE	OCCUPANCY	MAP BK PG

CO. IMP. NO.
JOB. NO.
TRUNK PERMIT NO.
ROAD PERMIT NO.
STATE ENCROACHMENT PERMIT NO.
INDUSTRIAL WASTE APPROVAL

CHARGES

CONNECTION CHARGE FEE
REIMBURSEMENT FEE

RECEIPT NO.	DATE	BY

EXCEPTION RECORDED

NO.	DATE	BY

CONNECTION DATA

STATION DEPTH
MANHOLE REFERENCE UPPER LOWER
TYPE OF CONNECTION Y. CURB P.L. LENGTH FROM M.L. TO P.L.

APPROVALS	INSPECTOR'S SIGNATURE	DATE
NEW HOUSE SEWER	[signature]	7-16-57
CONNECT ADDITIONAL BUILDING OR WORK		
SEPTIC TANK, SEEP. PIT(S) AND/OR DRAINFIELD	[signature]	7-16-57
CESSPOOL ☐ DRYWELL ☐		
ALTER, REPAIR, SEWER OR SEWAGE DISPOSAL SYSTEM		
DISCONNECT PLUG AND ABANDON HOUSE SEWER		
BACKFILL SEPTIC TANKS ☐ SEEP.PIT(S) ☐ CESSPOOLS ☐		

COUNTY OF L[illegible]NGELES
Department of Co[illegible]nty Engineer
DIVISION OF BUILDING & SAFETY
WILLIAM J. FOX, County Engineer

APPLI[illegible]TION FOR PERMIT

ELECTRIC 1

FOR APPLICANT TO FILL IN

ELECTRICIAN Walton Electric Co.
ADDRESS 2610 S. Peck Rd
CITY Monrovia TEL. NO. Do 6-2631
COUNTY LICENSE NO. 458 EXPIRES

DISTRICT NO.	GROUP	ZONE	PERMIT NO.
106			X5186
RECEIVED BY	READY FOR FIRST INSPECTION		DATE ISSUED
L Walton			7/7/54

BUILDING ADDRESS 532 S Parker Drive
LOCALITY Glendora
NEAREST CROSS ST.

OWNER E A Darnell Co.
MAIL ADDRESS
CITY TEL. NO.

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 ELECTRICAL WIRING.

I CERTIFY THAT I POSSESS THE ABOVE VALID LOS ANGELES COUNTY LICENSE, OR I AM THE LEGAL OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE.

SIGNATURE OF PERMITTEE L. Walton

PERMIT FEES

	NUMBER	EACH	FEE
LIGHT OUTLETS	9		
RECEPTACLES	15		
WALL SWITCHES	7		
TOTAL OUTLETS	31	5c	$ 1 55
ELEC. RANGES		25	
ELEC. HEATERS		25	
FIXTURES	9	5	45
MISC.			
NUMBER OF LIGHT CIRCUITS			
NUMBER OF RECEPTACLE CIRCUITS			

MOTORS

NUMBER NEW	NUMBER MVD.	HP	HORSEPOWER OVER	HORSEPOWER INC.	FEE EACH	
				½ & LESS	$ .25	
			½	2	.50	
			2	5	1.00	
			5	15	1.50	
			15	50	2.50	
			50	200	5.00	
			200	500	10.00	
			500	1000	15.00	
			OVER 1000		20.00	
MOVED MOTORS (75% OF ORIG.)						
M.G. SET/FREQ. CHANGER-HP						
WELDERS: AC-KVA						
GENERATORS - KW						
TRANSFORMERS - KVA						
MISC.						

SIGNS

NO.	NO. TRANS.	
NO.	NO. LAMPS	

FOR EACH PERMIT:		
WIRING	$1.00	1 00
[illegible]TURES	$1.00	1 00
[illegible]EMENTARY	.50	
[illegible]TAL FEE		$ 4 00

Gb 12-53

INSPECTION RECORD

ORIGINAL

APPROVALS

	DATE	INSPECTOR'S NAME
CONDUIT	[illegible]	L Walton
WIRING		
FIXTURES	11-30-54	
POWER		
UTILITY CO. NOTIFIED	12 noon	
FINAL	11-30-54	

DEPARTMENT OF COUNTY ENGINEER
DIVISION OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WILLIAM J. FOX, COUNTY ENGINEER

PLUMBING PERMIT APPLICATION

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 532 S. Parker
LOCALITY Glendora
NEAREST CROSS ST.
OWNER J. A. Daniel
MAIL ADDRESS
CITY TEL. NO.
PLUMBER Merry Plumbers
ADDRESS 270 N. Vinedo
CITY Pasadena TEL. NO. 6-4307
LICENSE NO. 84717 ☒ STATE ☐ COUNTY

PERMIT FEES

NUMBER	TYPE OF FIXTURE OR ITEM		FEE
1	WATER CLOSET (TOILET)	@ 0.80	$ 80
1	BATH TUB	@ 0.80	80
	SHOWER	@ 0.80	
1	LAVATORY (WASH BASIN)	@ 0.80	80
1	KITCHEN SINK	@ 0.80	80
	LAUNDRY TUB OR TRAY	@ 0.80	
	SLOP SINK	@ 0.80	
	FLOOR SINK	@ 0.80	
	FLOOR DRAIN	@ 0.80	
	DISHWASHER	@ 0.80	
	DRINKING FOUNTAIN	@ 0.80	
	URINAL	@ 0.80	
1	GAS SYSTEM 3 OUTLETS	@ 1.00	1 00
1	WATER HEATER	@ 1.00	1 00
	MISCELLANEOUS		
1	Auto washer	80	80
	PERMIT	$	1 00
	TOTAL FEE		7 00

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 PLUMBING.

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY LOS ANGELES COUNTY AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE OF PERMITTEE Lyman F. Merry

BUILDING ADDRESS 532 S. Parker Dr.
LOCALITY Glendora
NEAREST CROSS ST. Alosta

DISTRICT NO.	GROUP	ZONE	PERMIT NO.
10			X432P

RECEIVED BY	Ready for Inspection	DATE ISSUED
B. Pollock		6/16/54

INDUSTRIAL WASTE APPROVAL

INSPECTION RECORD

ORIGINAL

APPROVALS

	DATE	INSPECTOR'S SIGNATURE
UNDER SLAB WORK	6/16/54	B. Pollock
ROUGH PLUMBING		
GAS PIPING	6-30-54	[illegible]
GAS VENT		
HOT WATER HEATER		
PLUMBING FIXTURES	8-25-54	[illegible]
GAS TEST		
UTILITY CO. NOTIFIED	8-26-54	[illegible]
FINAL	11-30-54	[illegible]

\667 DBS 17 1/53

COUNTY OF LOS ANGELES
Department of County Engineer
DIVISION OF BUILDING & SAFETY
WILLIAM J. FOX, County Engineer

APPLICATION FOR PERMIT

ELECTRIC 1

FOR APPLICANT TO FILL IN

ELECTRICIAN Walton Electric Company
ADDRESS 2[illegible]1 So. Peck Road
CITY Monrovia TEL. NO. D[illegible] 6-2131
COUNTY LICENSE NO. 458 EXPIRES

DISTRICT NO.	GROUP	ZONE	PERMIT NO.
10G			X269E
RECEIVED BY	READY FOR FIRST INSPECTION		DATE ISSUED
[illegible]			6/10/54

BUILDING ADDRESS 532 Parker Drive
LOCALITY Glendora
NEAREST CROSS ST.

OWNER E. A. Daniell Co.
MAIL ADDRESS
CITY TEL. NO.

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 ELECTRICAL WIRING.

I CERTIFY THAT I POSSESS THE ABOVE VALID LOS ANGELES COUNTY LICENSE, OR I AM THE LEGAL OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE.

SIGNATURE OF PERMITTEE R F Walton

PERMIT FEES

	NUMBER	EACH	FEE
LIGHT OUTLETS			
RECEPTACLES	2		
WALL SWITCHES			
TOTAL OUTLETS	2	5c	$ 10
ELEC. RANGES		25	
ELEC. HEATERS		25	
FIXTURES		5	
MISC.			

NUMBER OF LIGHT CIRCUITS
NUMBER OF RECEPTACLE CIRCUITS

MOTORS

NUMBER NEW	NUMBER MVD.	HP	HORSEPOWER OVER	HORSEPOWER INC.	FEE EACH
				½ & LESS	$ .25
			½	2	.50
			2	5	1.00
			5	15	1.50
			15	50	2.50
			50	200	5.00
			200	500	10.00
			500	1000	15.00
			OVER 1000		20.00

MOVED MOTORS (75% OF ORIG.)
M.G. SET/FREQ. CHANGER-HP
WELDERS: AC-KVA
GENERATORS - KW
TRANSFORMERS - KVA
MISC.

SIGNS

NO. NO. TRANS.
NO. NO. LAMPS

FOR EACH PERMIT:

WIRING	Power pole	$1.00	1 00
FIXTURES		$1.00	
SUPPLEMENTARY		.50	
TOTAL FEE			$ ~~[illegible]~~ 1 10

INSPECTION RECORD

ORIGINAL

APPROVALS

	DATE	INSPECTOR'S NAME
CONDUIT		
WIRING	[illegible]	
FIXTURES		
POWER		
UTILITY CO. NOTIFIED		
FINAL		

[illegible]# SA Cdb 12-53

...ISION OF BUILDING AND SAFETY
Department of C...ty Engineer
County of L... Angeles
WM. J. FOX, COUNTY ENGINEER

APR 28 19...

BUILDING APPLICATION

1

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 532 S. Orion St PARKER Dr.
LOCALITY Glendora
NEAREST CROSS ST. Alosta

OWNER MO + BABS E.A. Lord
MAIL ADDRESS 531 W Alosta
CITY Glendora TEL. NO.

ARCHITECT OR ENGINEER TEL. NO.
ADDRESS

CONTRACTOR E.A. Daniell TEL. NO. A.T. 2-2161
ADDRESS 2350 Huntington Dr. San Marino

LEGAL DESCRIPTION LOT NO. 3 BLOCK
TRACT 20122
SIZE OF LOT 72x118 NO. OF BLDGS. NOW ON LOT none
USE OF EXISTING BLDG NO. OF FAMILIES

DESCRIPTION OF WORK

NEW X ALTERATION ADDITION
REPAIR DEMOLITION
SQ. FT. SIZE 858 NO. OF ROOMS 5 STORIES one
EXT. WALL COVERING Stucco ROOF COVERING Roll
USE OF STRUCTURE
Residence & att carport

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION GIVEN IS CORRECT.
I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE E.A. Daniell
ADDRESS 2350 Huntington Dr San Marino
AUTHORIZED AGT. Jan Nelson

$ 7600 VALUATION
P. C. $ 10.00 FEE
$ 20.00 FEE

DBS 3 2-53

BUILDING ADDRESS 532 S. Parker Dr.
LOCALITY Glendora
NEAREST CROSS ST. Alosta

DISTRICT NO.	PLAN CK. OR REC. NO.	PERMIT NO.
16	X32F	X-105-B
RECEIVED BY	DATE OF APPL.	DATE ISSUED
Blake	Blake	6-3-54

USE ZONE	NO. OF PLANS	TYPE	GROUP	FIRE ZONE
C-3		V	IE	II

ZONING APPROVED BY - L. Patek DATED 6-2-54
BUILDING SETBACK LINE: 10' EPL 5' Sides ORD. No.
APPROVED BY: L. Patek DATE 6-2-54
HOUSE NUMBERING
MAP NUMBER NO. ASSIGNED BY

DATE	CORRECTIONS	INSPECTOR
5/6/54	Check plans for supports & cut & connections & roof & on partitions & Letter to follow for plastering second & roof nailing - final & Cont checked & approved 7-22-54	

APPROVALS

	INSPECTOR'S SIGNATURE	DATE
FOUNDATION: LOCATION FORMS, MATERIALS	O. Patek	6/16/54
FRAME: FIRE STOPS, BRACING, BOLTS		
FURNACE: LOCATION, GAS VENT, DUCTS		7-8-54
LATH, INT.		
LATH, EXT.		7-12-54
PLASTER, INT.		
PLASTER, EXT.		
HOUSE NUMBER CORRECT AND POSTED		11-30-54
FINAL		

APPENDIX 8.6 - Sanborn Map Report

501 W. Route 66 Partners

501 W. Route 66, 501 W. Alosta Ave & 532 Parker Dr

Glendora, CA 91741

Inquiry Number: 5708571.3

July 09, 2019

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

07/09/19

Site Name:

501 W. Route 66 Partners
501 W. Route 66, 501 W. Alost
Glendora, CA 91741
EDR Inquiry # 5708571.3

Client Name:

Enviroassessors Inc.
1158 East Route 66
Glendora, CA 91740
Contact: Norman N. Sacro

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Enviroassessors Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 6ECD-47FA-A32D

PO # NA

Project 0219-015-01-0001

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 6ECD-47FA-A32D

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Enviroassessors Inc. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2019 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

APPENDIX 8.7 - City Directory Report

501 W. Route 66 Partners
501 W. Route 66, 501 W. Alosta Ave & 532 Parker Dr
Glendora, CA 91741

Inquiry Number: 5708571.5
July 12, 2019

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report 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 Report includes a search of available city directory data at 5 year intervals.

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.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

Data by infoUSA®

Copyright©2008
All Rights Reserved

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2014	☑	☑	EDR Digital Archive
2010	☑	☑	EDR Digital Archive
2005	☑	☑	EDR Digital Archive
2000	☑	☑	EDR Digital Archive
1995	☑	☑	EDR Digital Archive
1992	☑	☑	EDR Digital Archive
1986	☑	☑	Haines Criss-Cross Directory
1980	☑	☑	Haines Criss-Cross Directory
1975	☑	☑	Haines Criss-Cross Directory
1972	☑	☐	Clarke Directory Co
1968	☑	☐	Pacific Directory Co
1963	☑	☐	Pacific Directory Co
1961	☑	☐	Pacific Directory Co

FINDINGS

TARGET PROPERTY STREET

501 W. Route 66, 501 W. Alosta Ave & 532 Parker Dr
Glendora, CA 91741

Year	*CD Image*	*Source*

W ALOSTA AVE

2014	pg A2	EDR Digital Archive
2010	pg A6	EDR Digital Archive
2005	pg A10	EDR Digital Archive
2000	pg A14	EDR Digital Archive
1995	pg A17	EDR Digital Archive
1992	pg A20	EDR Digital Archive
1986	pg A22	Haines Criss-Cross Directory
1986	pg A23	Haines Criss-Cross Directory
1980	pg A25	Haines Criss-Cross Directory
1980	pg A26	Haines Criss-Cross Directory
1975	pg A28	Haines Criss-Cross Directory
1975	pg A29	Haines Criss-Cross Directory
1972	pg A31	Clarke Directory Co
1972	pg A32	Clarke Directory Co
1972	pg A33	Clarke Directory Co
1968	pg A35	Pacific Directory Co
1968	pg A36	Pacific Directory Co
1968	pg A37	Pacific Directory Co
1963	pg A40	Pacific Directory Co
1963	pg A41	Pacific Directory Co
1961	pg A44	Pacific Directory Co

W ROUTE 66

2014	pg A3	EDR Digital Archive
2010	pg A7	EDR Digital Archive
2005	pg A11	EDR Digital Archive

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*
PARKER DR		
2014	pg. A1	EDR Digital Archive
2010	pg. A5	EDR Digital Archive
2005	pg. A9	EDR Digital Archive
2000	pg. A13	EDR Digital Archive
1995	pg. A16	EDR Digital Archive
1986	pg. A21	Haines Criss-Cross Directory
1980	pg. A24	Haines Criss-Cross Directory
1975	pg. A27	Haines Criss-Cross Directory
1972	pg. A30	Clarke Directory Co
1968	pg. A34	Pacific Directory Co
1963	pg. A38	Pacific Directory Co
1963	pg. A39	Pacific Directory Co
1961	pg. A42	Pacific Directory Co
1961	pg. A43	Pacific Directory Co
S PARKER DR		
1992	pg. A19	EDR Digital Archive

City Directory Images

PARKER DR 2014

500	HALL, JUDITH A
	MEYER, RACHEL L
	POMPA, PABLO
501	CHOVAN, MICHELLE E
	DOOLEY, DONALD M
	MCLAREN, ERIK
	RINEHART, TERRELL J
506	AJAMI, BUTROS A
	BRIDGE, ALBERT L
	EVANS, CRAIG M
	YATES, MICHAEL A
507	BESADA, KRISTINA
	VANMAANEN, LORI S
511	OCCUPANT UNKNOWN,
512	CORTEZ, PEGGY L
	SALINAS, JASON
513	LIEDLE, PATRICIA L
515	OCCUPANT UNKNOWN,
517	AMICANGIOLI, ROY D
	GUTIERREZ, MARINA
	VERMILLION, JEN
518	CASTRUITA, THOMAS L
	CHENEY, ADAM M
519	OCCUPANT UNKNOWN,
521	RODRIQUEZ, ALICIA
523	EMERY, DONNA L
524	ALVEREZ, VANESSA
	BENTON, DAVID R
	FAURIA, SAMANTHA
	KRAMER, BERTEL M
	ROMERO, CARLOS A
	WALKER, HEATHER
	WEMETT, AHNNY
525	AVILA, MARGARET F
	CENTRAL AIR CONDITIONING S
527	OCCUPANT UNKNOWN,
533	GRECO, JENNIFER
545	FRAZIER, SHIZUE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

W ALOSTA AVE 2014

202	ATIL PLARIDEL M D
630	CORONA SAM E
861	7-ELEVEN

W ROUTE 66 2014

350	BUCK, JO W
355	THRIFT STORE ADDICTION
	VERHOEF INSURANCE AGENCY
359	ALOSTA WEST CHIROPRACTIC CTR
403	KEEFER, WILLIAM
415	FERENCZI, GEORGE
	MOUAZZAN, GHADA K
422	BOOTH, JAY R
	BRADY, RICHARD G
	BROWN, TERRY
	BRYS, RONALD P
	DURAN, MORRIS
	ECKERT, MICHELLE
	FREDERICKSON, RALPH F
	GONZALES, TINA A
	GREENLEE, SCOTT
	HANSONBRYANT, DIANE
	LABENSKE, JERRY L
	LITTLE, LENETTE S
	MASSIE, DAVID M
	MATA, RONALD
	MILLSAPS, MAE
	OUZOONIAN, ALAN K
	PATTI, JAY S
	RODRIGUEZ, MARIA L
	SALAZAR, JOE B
	SALTASMAN, ALLEN E
	SALTSMAN, RAMONA P
	SHIPP, LORNE J
	SLIGER, ROBERT W
	SOSA, MELODY
	TAYLOR, KATHY A
	TREJO, TERESA N
	VAN, LAARA T
	WHISTLER, STACY M
423	ALVAREZ, ARTHUR A
	BALLOU, TRACEY L
	BARAJAS, CRISTOBAL
	BELNAP, RACHEL E
	BOHEN, MICHAEL
	CALDERON, MONIQUE
	CARRERA, OLGA
	CASTANEDA, M
	DELEON, ZULMI T
	DELINE, TONI V
	GIBSON, PAT
	GIOVANETTI, RANDY G
	GIOVANTTI, NATALIE L
	HEMSWORTH, A
	HO, GRACE

W ROUTE 66 2014 (Cont'd)

423	KING, JULIE M
	LI, KIN C
	LONTA, LESSARD
	LOPEZ, JOSE
	MARCUS, JOSEPH J
	MARTIN, MARK E
	MAY, LADONNA
	MORAZA, AMADOR
	MURRILL, JEFF L
	PARK MANOR
	PERRY, STEPHEN
	REAMER, ROGER D
	RIECH, RODNEY L
	RUBALCAVA, GUADALUPE C
	SCALA, YOLANDA A
	SIMS, CHARLA
	VALENZUELA, RIGOBERTO
	WRIGHT, ROBERT E
432	DALIDA, MIRIAM B
	WILLIAMS, STACY A
436	ATON, KRISTINE
	BRADD, JOHN D
	HICKS, MICHAEL
	PINEIRA, RAYMOND P
	REIMER, CESAR
	RIZKALLA, SAMY
507	EL AMIGO
512	ANAKIN INC
	SAKOS AUTOMOTIVE INC
520	HANNA, DONNA M
	INGRAM, CHARLES
	VALDIVIA, JOSE A
	WEBSTER, TERESA P
525	GRAND FLORIST INC
600	ONEWEST BANK NA
601	MUFG UNION BANK NA
602	WELLS FARGO BANK NATIONAL ASSN

PARKER DR 2010

500	HALL, JUDITH S
	IAMURRI, JIMMIE C
501	MCLAREN, ERIK
	STUTZMAN, MICHELLE C
506	BRIDGE, ALBERT L
	CANOVA, TIM J
	EVANS, CRAIG M
	YATES, MICHAEL A
507	RUBIO, MICHAEL M
	WALLS JAS DATA
512	CORTEZ, PEGGY L
	HEWITT, PATRICIA M
	ROTH, TIM
513	OCCUPANT UNKNOWN,
515	REYES, RICHARD C
518	CHENEY, ADAM M
	RYAN, RON D
	TABY, ITA
519	VASQUEZ, GINA
521	RODRIGUEZ, ALICIA
523	CAMPO, HOLDEN
524	BENTON, DAVID R
	CHAMMAS, W
	KRAMER, BERT M
	SMITH, DLANNE H
	TOMECHKO, MARK S
	ZUBIATE, RENEA M
525	CENTRAL AIR CONDITIONING S
	EMERY, DONNA L
527	SANTOS, DANIEL W
533	HASBACH, RYAN

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

W ALOSTA AVE 2010

103	CASH FOR LEVIS
	CROWN MART
202	ATIL PLARIDEL M D
861	7-ELEVEN

W ROUTE 66 2010

355	VERHOEF INSURANCE AGENCY
	WALLING DAVID O JR
357	GRANADOS HILDA
359	ALOSTA WEST CHIROPRACTIC CTR
363	ROSE FILLS MORTUARY
415	JACOB, SAID
	SHARMA, PAUL
422	BAKER, DAVID
	BONILLA, MARIA
	BRADD, JOHN D
	BROOMALL, JAMES C
	BRYS, MARIA C
	CASTILLO, JAMES
	CHAPMAN, NIKKI
	ECKERT, MICHELLE
	HICKMAN, ROBERT D
	LABENSKE, JERRY L
	MANLEY, RICHARD G
	MILES, CARL F
	MILLSAPS, HILDA M
	PEREZ, MARIE
	RODRIGUEZ, MARIA L
	SALAZAR, JOE B
	SCANDIA APARTMENTS 436 LLC
	SEPULVEDA, JUAN M
	TREJO, TERESA N
	VAUGHN, BOBBY L
	WHISTLER, STACY
423	BARAJAS, CRISTOBAL
	BELNAP, RACHEL E
	BLANKENSHIP, RICK L
	CARRERA, OLGA
	CASTANEDA, JOSE J
	CASTRO, ABEL
	CHRISTENSEN, GLORIA E
	COOK, DEBORAH A
	DANIELS, HELEN C
	GIOVANETTI, NATALIE L
	GRIMES, TON
	HARDMAN, CLARA M
	HEMSWORTH, A
	HERNANDEZ, MARIA E
	JACOBSON, BRUCE A
	LOPEZ, JOSE
	MARTIN, MARK E
	MARTINEZ, WENDY S
	MAY, LADONNA
	MCCORMACK, SHAWN
	MCGRATH, ELIZABETH J
	MURRILL, JEFF L

W ROUTE 66 2010 (Cont'd)

423	RAMIREZ, RICKY C
	REAMER, ROBERT
	ROBERTS, HEATHER
	RUBALCAVA, GUADALUPE C
	SOTO, YERI
	TRETO, M
	VALENZUELA, RIGOBERTO
	VALENZUELE, RENE
	WANN, COREY M
	WATER WORKS PIPELINE
	YSAIS, SAMUEL R
432	DALIDA, MICHELLE F
	KENNEDY, PATRICIA J
	WILLIAMS, STACY A
436	BANTA, STACY D
	GONZALES, TROY A
	GRACE, ANNIE M
	HICKS, MICHAEL
	HOLLAND, PATRICK J
	PINEIRA, RAYMOND P
	REIMER, CESAR
512	ANAKIN INC
	SAKOS AUTOMOTIVE INC
	TEST ONLY CENTER
519	US FLEET DISPOSAL INC
520	GUTIEREZ, LISA
	INGRAM, CHARLES
	LUND, TRAVIS
	MIRANDA, ROBERT C
	MITCHELL, PAULINE
	VALDIVIA, JOSE A
525	GRAND FLORIST INC
540	GLENDORA MOBIL
	MASTER TECH
601	UNION BANK NA

PARKER DR 2005

500	CHAVEZ, LARRY J
	HALL, JUDITH S
	VASQUEZ, VINCENT
501	CHIEVES, JEFF I
	LOMBARDO, CAROL J
506	AJAMI, ELIAS A
	SIKORA, PAUL
507	BURGESS, LYNN
	SEYMOUR, MARK
512	BUTLER, ROGER G
	HONEYCUTT, KATHERINE E
	LYONS, SUSAN M
513	OCCUPANT UNKNOWN,
515	OCCUPANT UNKNOWN,
	REYES, RICHARD R
518	CHAMMAS, W
	GUSTAFSON, ADELIA
	RYAN, RON
	TABY, ITA
519	VASQUEZ, GINA
521	OCCUPANT UNKNOWN,
523	ABELLA, LIZA G
524	KRAMER, BERTEL M
	SMITH, DLANNE H
	TOMECHKO, MARK S
527	FERRARINI, MARIA L
532	MCLAMORE, CARRIE D
533	CASEY, DIANE L

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

W ALOSTA AVE 2005

213	ANGELOS BURGERS
225	GLENDORA CAR WASH INC
316	CONTINENTAL CATERING
347	FLOWERS BY PAT & IDA
	GLENDORA FLOOR STORE
351	CHIC COIFFURES
422	WEST ALOSTA PROPERTIES
519	SENISE DENTAL LAB
540	MOBIL CORPORATION
606	GUESTHOUSE INN
608	LA TIENDA
611	C & J FOODS COMPANY INC
612	L A MASTER NAILS

W ROUTE 66 2005

355 DAVID O WALLING JR
VERHOEF INSURANCE AGENCY
357 GRANADOS HILDA
359 ALOSTA WEST CHIROPRACTIC CTR
363 CUSTER-CHRISTIANSEN COVINA MOR
ROSE FILLS MORTUARY
415 FOOTHILL MEDICAL PLAZA PHRM
JACOB, SAID
MOUAZZEN, SAM A
422 BAKER, DAVID
BETZ, ERLINDA
BROOMALL, JAMES
GONZALEZ, TINA
GRUBER, CHRIS
HOWELL, TERRI L
HUANG, YING
LABENSKE, JERRY L
LAKEBERG, DAVID B
LITTLE, LENETTE S
MANLEY, RICHARD G
MASON, DAVE
MATA, RONARLD A
MCGINNIS, SEAN W
PATTI, PETER A
SALTASMAN, CAROLYN
SCHAUT, MARY
SEPULVEDA, JUAN M
STELLY, BRANDY P
TREJO, TERESA
VAUGHN, BOBBY
WHISTLER, STACY
WILLIAMS, MARJORIE
423 ADDLEMAN, GENEVE M
ANDERSON, GINNY L
BELNAP, RACHEL
BLANKENSHIP, RICK L
BOWLING, CAROL
BURNS, LAVERNE V
CASTRO, ABEL
CHRISTENSEN, GARY
GOLDBERG, SANDRA C
GREGOR, FRANK J
GRIMES, TON
HARDMAN, CLARA M
HEMSWORTH, A
JOHNSTONE, G
KEEFER, WILLIAM G
MARTINEZ, RICHARD L
MURRILL, JEFF L
OLAGUE, MARIO

W ROUTE 66 2005 (Cont'd)

423	PARK, MANOR
	RUBALCAVA, GUADALUPE
	TRETO, M
	WANN, COREY M
432	BELMONTE, PAULINE A
	CONTRERAS, GINA M
	KENNEDY, PATRICIA
	WILLIAMS, STACY L
436	BANTA, STACY D
	BARNES, BARBARA D
	BECERRA, SIGIFREDO C
	BRADD, JOHN D
	DEPERALTA, MICHAEL
	GARCIA, SHELLY
	HICKS, MICHAEL
	PINEIRA, RAY
501	GREEN JAMES
	GREEN, JAMES
502	CALIFORNIA FIRE SAFETY COUNCIL
503	LEASE RESALES
	LEASE, RESALES
512	SAKOS AUTOMOTIVE INC
	SARKIS CHOLAKIAN
	SUNDECK MOTEL
	TEST ONLY CENTER
520	GREENBLATT, KELLIE L
	MELENDEZ, MYRIAM L
	MIRANDA, ROBERT C
	SHEPPARD, S
525	GRAND FLORIST INC
600	DENEEN JEFFREY
	HEARTS IN BLOOM INC
	HERITAGE TALENT
	VALLEY VOICE
602	WELLS FARGO BANK N A
605	CLASSIC TOUCH CARWASH
	YAGHI, ABDALLAH M

PARKER DR 2000

501	LOMBARDO, CAROL A
	WALKER, NADINE M
506	AJAMI, BUTROS
	CILLAN, SHARI A
	NIETO, GREG
	SIKORA, PAUL
507	SANDIS CLEANING SERVICES
512	LYONS, SUSAN M
	MEGGS, ANDREW P
	SHRIER, P
	TABY, ROLAND
513	MOLINA, GLORIA C
515	OCCUPANT UNKNOWN,
518	NOUNEH, HAYTHAM
	PLATT, DAVID
521	OCCUPANT UNKNOWN,
523	OCCUPANT UNKNOWN,
524	MESSER, MICHAEL
525	OCCUPANT UNKNOWN,
527	JUBINAL, RANDY
532	FX PLASTERING
	OCCUPANT UNKNOWN,
533	CASEY, DIANE L

W ALOSTA AVE 2000

355	VERHOEF INSURANCE AGENCY
357	GRANADOS HILDA
	HAAS STEVEN
359	ALOSTA WEST CHIROPRACTIC CTR
363	CUSTER-CHRISTIANSEN COVINA MOR
415	FOOTHILL MEDICAL PLAZA PHRM
	MOUAZZEN SAM MD
422	CASH, JERRY
	CHAPMAN, GLORIA J
	DANIEL, JULIE A
	DICKS, K
	DUBUC, J U
	FRASIER, GENE S
	GRANDA, MIGUEL
	HAMMETT, ELSIE J
	HERBERT, HAROLD
	LABENSKE, M
	LACEY, BRIAN
	MAGGIE TOP SPIN
	MARTIN, JAY R
	MATYZEL, DORTHY
	MCGINNIS, SEAN W
	MILLSAPS, HILDA M
	SANTANA, ARMANDO U
	SINGLETON, EDITH
	VAUGHN, BOBBY
	WEST ALOSTA PROPERTIES
423	BLANKENSHIP, RICK
	CABRERA, JOSE A
	COX, CALVIN C
	GAMBLE, VADA B
	GREGOR, FRANK J
	HEMSWORTH, D R
	HOGUE, S M
	KELLY, PETER
	MATHIS, AL
	MATSUKAWA, SHINJI
	MURRILL, JEFF
	PEREZ, CARLOS
	SUTERLAND, VIRGIL
	TAYLOR, DONNA
	TEAGUE, GENE
432	BELMONTE, PAULINE A
	CONTRERAS, GINA
436	HICKS, MICHAEL
	LEAL, JOSE
	SALAS, TONY
502	BATT REALTY
	GREEN JAMES
	GREEN, JAMES

W ALOSTA AVE 2000 (Cont'd)

502	MARK ROZZI REAL ESTATE
	PROFILE SERVICES
503	LEASE RESALES
512	SAKOS AUTOMOTIVE INC
519	SENISE DENTAL LAB
525	ALOHA WORLD TRAVEL
527	JOHN OF EUROPE
540	GLENDORA MOBILE
545	DERBY RESTAURANTS INC

PARKER DR 1995

500	HALL, JUDITH
	RODARTE, DAVID
501	TAMAYO, CHRIS
506	AJAMI, BUTROS
	BOARDMAN, LARRY
	PRESTON, L
507	MULDER, TODD
511	FOSTER, GENA
512	GELALICH, LOUIS
	NELSON, DON
	SIKORA, PAUL
515	DAHME, ARNOLD A
518	MCCRAY, TIMOTHY
524	CLARK, KENT
	MESSER, MICHAEL
	SIKORA, MICHAEL
525	BALTIERRA, ROBERT
532	OCCUPANT UNKNOWNN
533	LEPORE, ROCCO
545	JOHNS BIKE SHOP

W ALOSTA AVE 1995

355	VERHOEF, R W
357	FAVILAGRANADOS, HILDA
	STATE FARM INSURANCE
359	ALOSTA WEST CHIROPRACTIC CTR
	GUSTIN, JAMES D
363	CUSTER CHRISTIANSEN MORTUARIES
	OCCUPANT UNKNOWNN
415	CASSARA J & M ENTERPRISES
	HANNA, RAFIK R
422	ABBOTT, M
	CHAPMAN, GLORIA J
	DICKS, K
	DUBUC, J U
	ENYEART, FRANK
	LABENSKE, M
	LACEY, BRIAN
	MAGANA, MARIA O
	MATEJZEL, SAM
	MEHRBRODT, MICHAEL
	MILLER, JACKIE
	MORRIS, ALBERT
	RALPH, RHOADS
	SCHUSTER, LUCY
	SINGLETON, EDITH
	STEVENSON, FRANK
	TEED, HARRY
	THORNE, YVONNE
	WEST ALOSTA PROPERTIES
	WILLIAMS, L
423	ANDERSON, GINNY
	BLANKENSHIP, RICK
	CABRERA, JOSE A
	DICKEY, LOU
	GAMBLE, VADA B
	GRAHAM, D R
	GREENBURG, RICHARD
	GREGOR, FRANK J
	HERNANDEZ, ALICE
	JACOBSEN, W B
	LEWIS, VERA
	MCDONALD, P
	MCGRAW, M L
	MURRILL, JEFF
	REID, HAZEL I
	SAINTJOUR, V
	TEAGUE, GENE
432	CISNEROS, RUDOLPH
	GONZALEZ, GONZALO
	SOTO, MARIA R
	WAHL, MIKE

W ALOSTA AVE 1995 (Cont'd)

436	BUITRON, MATTHEW
	PROSSER, J
501	GEORGREEN ENTERPRISES INC
	PARK MANOR INC
507	EL AMIGO
512	SUNDECK MOTEL
520	LORD, BEVERLY
525	ALOHA WORLD TRAVEL
527	JOHN OF EUROPE
545	DERBY RESTAURANTS INC
600	GILKINSON, BRENDA M
	GRAND FLORIST INC

S PARKER DR 1992

500	BELLAH, CHRIS
	HALL, JUDITH A
	REYNOLDS, CHRISTY
	RODARTE, DAVID
501	CARLSON, THOMAS
	WEIGEL, W
507	GRIFFIN, NANCY
512	GELALICH, LOUIS
	HUGHES, GARY
515	DAHME, ARNOLD A
521	SIKORA, MICHAEL
533	LEPORE, ROCCO
545	JOHNS BIKE SHOP

W ALOSTA AVE 1992

351	CHIC COIFFURES
357	FAVILA-GRANADOS HILDA
	FAVILAGRANADOS, HILDA
359	ALOSTA WEST CHIROPRACTIC CTR
363	LANGE, ROLLAND
	NOAKES MORTUARY
415	CLAY, WILLIAM
	DAGGETT, R E
	MESA, ALFREDO
422	ABBOTT, M
	BRUBAKER, L
	DICKS, K
	DUBUC, J U
	FRINK, JOHN
	LABENSKE, M
	MAGNOLIA MOBILE HOME PARK
	MILLER, HENRY J
	MORRIS, ALBERT
	SINGLETON, EDITH
	TIGNER, LYN
	WHITE, C J
423	GREENBURG, RICHARD
	HERNANDEZ, ALICE
	LEWIS, VERA
	MCGRAW, M L
	MONCADA, L
	REID, HAZEL I
	SMITH, BRUCE
	WILLIAMS, MARC J
432	CAMARDA, JAMES
436	FERGUSON, ARTHUR
501	PARK MANOR INC
507	EL AMIGO
512	SUNDECK MOTEL
519	SENISE ROBERT DENTAL LAB
523	SEABEE CONSTRUCTION COMPANY
	SEXTON ROOFING CO
525	ALOHA WORLD TRAVEL
527	JOHN OF EUROPE
540	MIKES MOBIL
	S & N MOBIL
545	DERBY RESTAURANTS INC
	DERBY, EAST

PARKER DR 1986

PARKER DR S 91740
GLENDORA

500	FOSTER STEVE	963-1763	4
	HALL J	335-8602	0
501	PRAVER LINDA R	914-2677	+6
506	FRIEL CARRIE	335-4313	+6
	GIVENS RICHARD	963-3132	2
	KELLEY ALZINA C	335-7554	8
	MILLER JOS	335-0468	+6
507	ELLIS DEBRA E	914-5061	5
	GOMEZ BARBARA	335-1137	3
	HORTON DONALD	335-1973	+6
511	GARNER KAY P	963-2240	
512	FERRARINI LYNN	963-9258	5
	GELALICH LOUIS	335-6700	
513	XXXX	00	
515	DAHME ARNOLD A	963-4426	
518	DADE LISA MAY	963-5875	5
	POLASIK STEVE	914-2417	
	POLASIK TAMMY	914-2417	+6
	RASHIDI FATEMEH	963-5087	5
	TALMADGE VICTORIA	963-0069	+6
519	XXXX	00	
521	XXXX	00	
523	SHANNON THOS	963-6859	0
524	MESSER MICHAEL	963-7157	2
	SCOTT MARK	914-2425	+6
	WORTHLEY L H	914-1042	0
525	XXXX	00	
527	XXXX	00	
532	BOWEN STEPHEN L	963-1926	
533	LEPORE FRAN	914-3070	
	LEPORE ROCCO	914-3070	+6
545	FRAZIER GEO G	963-8928	9

* 0 BUS 32 RES 8 NEW

W ALOSTA AVE 1986

353	★MINDER BOB REALTOR	914-4681	+6
355	★GOODHOUSE R J INS	963-0265	5
363	★NOAKES MORTUARY	335-4061	1
405	★RAO NARAKANTI N MD	335-4452	+6
415	XXXX	00	
422	MAGNOLIA TRLR PK		
	ADAMS MICHAEL	914-5045	2
	BAILEY HENRY N JR	963-3149	1
	BOULIER HAROLD M	335-2940	3
	BRUBAKER L	963-4921	9
	CARTER MICHAEL	914-3676	5
	COCHREN BERT	963-6463	
	COCHREN VELMA	963-6463	+6
18	DICKS K	963-3057	8
	★DOUGLAS&ASCTS	914-3311	4
31	DUBUC J URGEL	335-9854	
	DYER GEO	914-2249	+6
12	ECKENBERG ROBERT K	335-7680	
	GIBSON SUSAN	336-0754	+6
	GONZALES TINA A	963-6542	5
	HOLLIS F E	963-0452	8
	KEITH M R	335-4271	
	LITTLEJOHN JESS C	335-8751	8
	★MAGNOLIA MBL HM PRK	335-7890	
	MATEJZEL SAM	914-5138	3
9	MCGILL ANNA	963-4696	
	MILLER HENRY J	335-3020	2
56	MOREHEAD H H	963-1428	
	OWENS MICHAEL	335-2150	3
52	ROBERTS B M	335-0420	
	★SCANDIA APTS	335-7890	
	SINGLETON EDITH	335-9726	
19	TUNGET MAURICE	335-7846	
	WESTFALL SYLVIA	335-1764	
422			
423	PARK MANOR TRLR PK		
	BUCHANAN GEO D	335-7494	+6
5	DAVIS DWIGHT	963-5483	0
	DEARDURFF DELORES	335-4777	5
40	DICKEY LOU	963-2107	9
	GAMBLE VADA B	335-2730	5
48	GRAY GARY D	963-7409	8
	GRIMES DON	914-4916	+6
	HAGEN WM L	335-1304	5
10	HALE CLARA	335-9667	
	HARRISON MILDRED	963-8630	5

W ALOSTA AVE 1986



ALOSTA AV W		91740 CONT	
	HATTON IRITA	335-6669	4
	HOCKENBERY C	914-2175	3
	INGLIS KAY R	335-8104	+6
	JACOBSEN W B	963-4994	8
37	LEWIS VERA	963-2903	9
	MARKLE LEMUEL	963-2561	
	MCGRAW M L	335-5078	
	MILES DANL	914-3448	5
	MONCADA L	914-3242	+6
	MOORE A R	963-0191	8
51	REID HAZEL I	963-0883	9
38	SARAN J N	335-2796	9
	SMITH GREGORY L	963-5653	5
20	TEAGUE GENE	335-0690	
	WISMAN JIM	914-4021	4
423			
432	APARTMENTS		
	CAMARDA JAS	335-1689	2
	GOLDEN IDA	335-9556	0
	MOORE L H	335-9809	+6
	PELLOW ALLEN	914-3215	4
3	RATHBONE E S	963-6803	
	SUTTON SAM B	963-1444	8
432			
436	CAMPBELL ROBT	914-4457	+6
	FERGUSON ARTHUR	914-1718	+6
	MEIER THEODORE G	335-4264	3
	SMITH GLENN REX	335-8822	4
442	XXXX	00	
501	★PARK MANOR SALES	963-1717	
502	BUILDING		
	★A A CENTRAL OFC	914-1861	
	★ALCOHOLICS ANNYMS	914-1861	
	★AMER TECHNOLOGIES	914-1843	5
	★ARCHER MARJORIE S	963-9421	
	★ARCHER&LAIRD	963-9421	
	★AUDRAS INTR DESIGN	963-9461	3
	★EXAMINATION MANGMNT	598-5849	3
	★EXAMINATION MNG SV	914-4728	3
5	★GRAFTON&ANDERSON SV	963-1638	8
	★J P N INSURANCE SVS	963-9461	3
	★KALVIN INTL&CO	914-6619	3
	★KERR ENGR&SALES INC	914-5735	4
	★LAIRD M DIANE ATTY	963-9421	4
	★LIDDLE LAYNE L	963-1638	2
	★LOH&HARMON ASSOCTS	914-2631	+6
	★NATL INS MRKTNG ASN	914-7758	+6
	★PLUNKETT E INS AGCY	963-9461	3
	★PROFILE SERVICES	914-4728	3
502			
503	XXXX	00	
507	★EL AMIGO RESTAURANT	914-4725	4
509	XXXX	00	
511	★STILLMAN S STEREOS	335-9913	0
512	HARRIS YOLANDA	963-6748	+6
	PEREZ MARIA	914-4326	+6
	PONCE JENNEVI	963-5036	+6
519	★SENISE DENTAL LAB	963-8717	9
520	FULLER LARRY E	963-3561	4
	LOVELESS WM	963-9794	1
	RYAN C	963-6452	
	RYAN M	963-6452	
523	★SEABEE POOLS&SPAS	914-6118	4

PARKER DR 1980

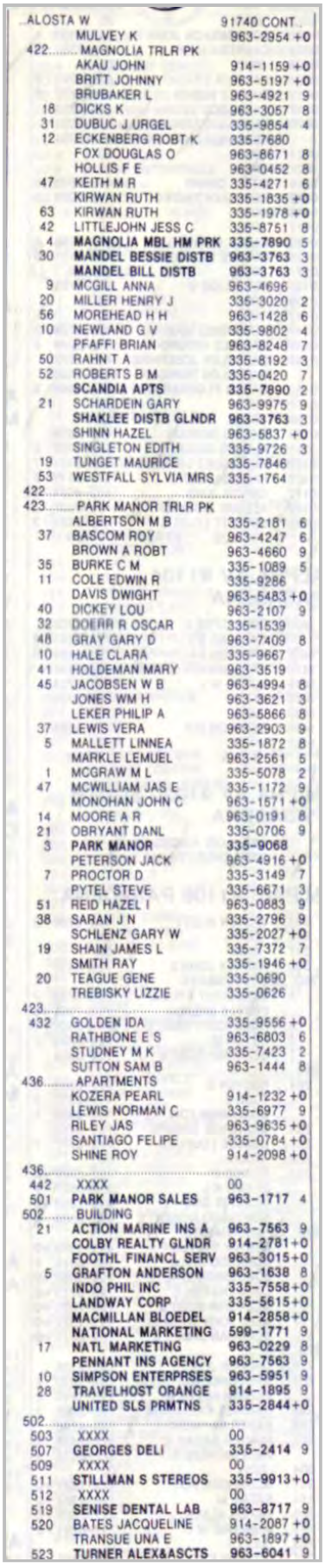
PARKER DR S 91740
GLENDORA

500	HALL J	335-8602	+0
	SIMONS MARIAN	963-0921	9
	WILKINS CLAUDIA	963-7816	+0
	WILLIAMS BRAD J	335-2259	+0
501	MULLIGAN DENNIS	335-1950	+0
506	DROVANDI M	335-3667	+0
	KELLEY ALZINA C	335-7554	8
	SHIDELER E L	963-8980	5
507	GOMEZ EMILIO	963-8191	7
511	GARNER KAY P	963-2240	3
512	GELALICH LOUIS	335-6700	7
515	DAHME ARNOLD A	963-4426	5
518	CYR PAUL E	335-4375	9
	DEUEL THOS	963-3423	+0
	NIEDERMAN MICHAEL	963-1017	8
	ROSS STEVEN L	963-5574	9
519	XXXX	00	
521	COMSTOCK EARL L JR	335-2527	3
523	SHANNON TOM	963-6859	+0
524	APARTMENTS		
	EVANS ELMER C	963-5546	3
4	HENRY FRANCIS	963-9628	9
2	JOHNSON MICHAEL	963-7892	9
7	KRAMER BERT	963-0733	9
	WORTHLEY L H	914-1042	+0
524			
525	RODRIGUEZ ALBERT	335-6263	5
527	XXXX	00	
532	BOWEN STEPHEN L	963-1926	5
533	WILLIAMS ROSE MRS	335-7888	4
545	FRAZIER GEO G	963-8928	9
*	0 BUS 29 RES	8 NEW	

W ALOSTA AVE 1980

351	CHIC COIFFURES	963-2413	
353	BATT REALTY	335-4064	3
	BETTER HOMES REALTY	335-4064	9
355	XXXX	00	
363	XXXX	00	
415	GARDNER JOHN C	963-3879	8
	MASELLI JOS	335-4798	+0

W ALOSTA AVE 1980

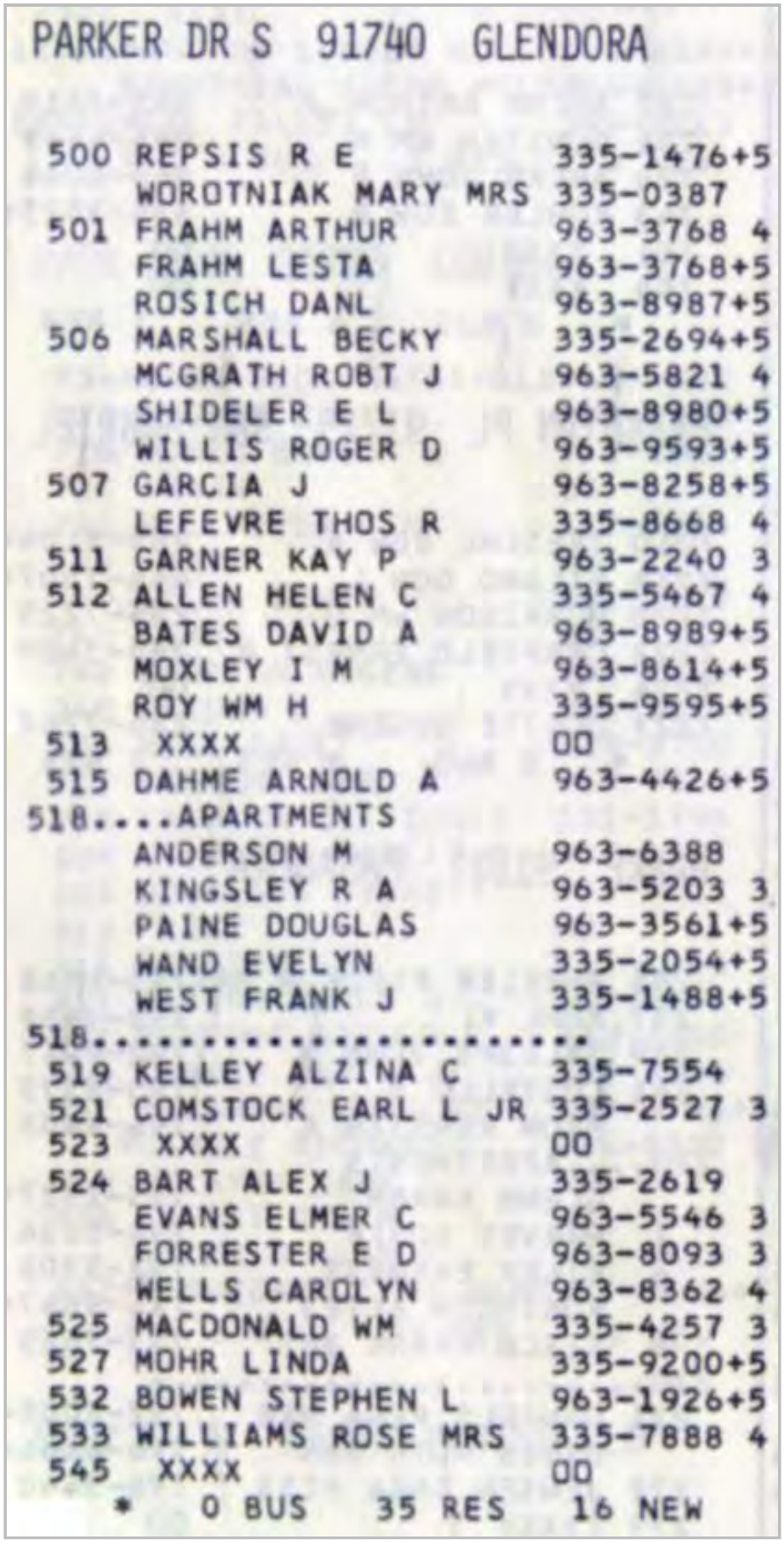


ALOSTA W 91740 CONT

	MULVEY K	963-2954 +0
422	MAGNOLIA TRLR PK	
	AKAU JOHN	914-1159 +0
	BRITT JOHNNY	963-5197 +0
	BRUBAKER L	963-4921 9
18	DICKS K	963-3057 8
31	DUBUC J URGEL	335-9854 4
12	ECKENBERG ROBT K	335-7680
	FOX DOUGLAS O	963-8671 8
	HOLLIS F E	963-0452 8
47	KEITH M R	335-4271 6
	KIRWAN RUTH	335-1835 +0
63	KIRWAN RUTH	335-1978 +0
42	LITTLEJOHN JESS C	335-8751 8
4	**MAGNOLIA MBL HM PRK**	**335-7890** 5
30	**MANDEL BESSIE DISTB**	**963-3763** 3
	MANDEL BILL DISTB	**963-3763** 3
9	MCGILL ANNA	963-4696
20	MILLER HENRY J	335-3020 2
56	MOREHEAD H H	963-1428 6
10	NEWLAND G V	335-9802 4
	PFAFFI BRIAN	963-8248 7
50	RAHN T A	335-8192 3
52	ROBERTS B M	335-0420 7
	SCANDIA APTS	**335-7890** 2
21	SCHARDEIN GARY	963-9975 9
	SHAKLEE DISTB GLNDR	**963-3763** 3
	SHINN HAZEL	963-5837 +0
	SINGLETON EDITH	335-9726 3
19	TUNGET MAURICE	335-7846
53	WESTFALL SYLVIA MRS	335-1764
422		
423	PARK MANOR TRLR PK	
	ALBERTSON M B	335-2181 6
37	BASCOM ROY	963-4247 6
	BROWN A ROBT	963-4660 9
35	BURKE C M	335-1089 5
11	COLE EDWIN R	335-9286
	DAVIS DWIGHT	963-5483 +0
40	DICKEY LOU	963-2107 9
32	DOERR R OSCAR	335-1539
48	GRAY GARY D	963-7409 8
10	HALE CLARA	335-9667
41	HOLDEMAN MARY	963-3519
45	JACOBSEN W B	963-4994 8
	JONES WM H	963-3621 3
	LEKER PHILIP A	963-5866 8
37	LEWIS VERA	963-2903 9
5	MALLETT LINNEA	335-1872 8
	MARKLE LEMUEL	963-2561 5
1	MCGRAW M L	335-5078 2
47	MCWILLIAM JAS E	335-1172 9
	MONOHAN JOHN C	963-1571 +0
14	MOORE A R	963-0191 8
21	OBRYANT DANL	335-0706 9
3	**PARK MANOR**	**335-9068**
	PETERSON JACK	963-4916 +0
7	PROCTOR D	335-3149 7
	PYTEL STEVE	335-6671 3
51	REID HAZEL I	963-0883 9
38	SARAN J N	335-2796 9
	SCHLENZ GARY W	335-2027 +0
19	SHAIN JAMES L	335-7372 7
	SMITH RAY	335-1946 +0
20	TEAGUE GENE	335-0690
	TREBISKY LIZZIE	335-0626
423		
432	GOLDEN IDA	335-9556 +0
	RATHBONE E S	963-6803 6
	STUDNEY M K	335-7423 2
	SUTTON SAM B	963-1444 8
436	APARTMENTS	
	KOZERA PEARL	914-1232 +0
	LEWIS NORMAN C	335-6977 9
	RILEY JAS	963-9635 +0
	SANTIAGO FELIPE	335-0784 +0
	SHINE ROY	914-2098 +0
436		
442	XXXX	00
501	**PARK MANOR SALES**	**963-1717** 4
502	BUILDING	
21	**ACTION MARINE INS A**	**963-7563** 9
	COLBY REALTY GLNDR	**914-2781+0**
	FOOTHL FINANCL SERV	**963-3015+0**
5	**GRAFTON ANDERSON**	**963-1638** 8
	INDO PHIL INC	**335-7558+0**
	LANDWAY CORP	**335-5615+0**
	MACMILLAN BLOEDEL	**914-2858+0**
	NATIONAL MARKETING	**599-1771** 9
17	**NATL MARKETING**	**963-0229** 8
	PENNANT INS AGENCY	**963-7563** 9
10	**SIMPSON ENTERPRSES**	**963-5951** 9
28	**TRAVELHOST ORANGE**	**914-1895** 9
	UNITED SLS PRMTNS	**335-2844+0**
502		
503	XXXX	00
507	**GEORGES DELI**	**335-2414** 9
509	XXXX	00
511	**STILLMAN S STEREOS**	**335-9913+0**
512	XXXX	00
519	**SENISE DENTAL LAB**	**963-8717** 9
520	BATES JACQUELINE	914-2087 +0
	TRANSUE UNA E	963-1897 +0
523	**TURNER ALEX&ASCTS**	**963-6041** 9

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

PARKER DR 1975



PARKER DR S 91740 GLENDORA

```
500 REPSIS R E                335-1476+5
    WOROTNIAK MARY MRS        335-0387
501 FRAHM ARTHUR              963-3768 4
    FRAHM LESTA               963-3768+5
    ROSICH DANL               963-8987+5
506 MARSHALL BECKY            335-2694+5
    MCGRATH ROBT J            963-5821 4
    SHIDELER E L              963-8980+5
    WILLIS ROGER D            963-9593+5
507 GARCIA J                  963-8258+5
    LEFEVRE THOS R            335-8668 4
511 GARNER KAY P              963-2240 3
512 ALLEN HELEN C             335-5467 4
    BATES DAVID A             963-8989+5
    MOXLEY I M                963-8614+5
    ROY WM H                  335-9595+5
513  XXXX                     OO
515 DAHME ARNOLD A            963-4426+5
518....APARTMENTS
    ANDERSON M                963-6388
    KINGSLEY R A              963-5203 3
    PAINE DOUGLAS             963-3561+5
    WAND EVELYN               335-2054+5
    WEST FRANK J              335-1488+5
518.........................
519 KELLEY ALZINA C           335-7554
521 COMSTOCK EARL L JR        335-2527 3
523  XXXX                     OO
524 BART ALEX J               335-2619
    EVANS ELMER C             963-5546 3
    FORRESTER E D             963-8093 3
    WELLS CAROLYN             963-8362 4
525 MACDONALD WM              335-4257 3
527 MOHR LINDA                335-9200+5
532 BOWEN STEPHEN L           963-1926+5
533 WILLIAMS ROSE MRS         335-7888 4
545  XXXX                     OO
   *   0 BUS   35 RES   16 NEW
```

W ALOSTA AVE 1975



```
350....VALENCIA TRLR PK
 2E  ANDERSON HARRY H     963-3607 4
     COX RICHARD          963-3137+5
     DILLEY M M           335-2223+5
 2A  FLEMING HUGH S       335-9005
 1A  KELLY A A            335-7562 4
     LAINE ROY D          963-8858+5
 4B  NETTLEBECK O H       335-8964
 6C  OSBORNE C W          963-5887 3
 2D  ROBERTSON E M        963-4556
     RYAN C               963-7237+5
     SHELLMAN DAVID       963-5036+5
 2A *VALENCIA TRAILER PK335-9005
350.......................
 351*CHIC CFRS DE LORES 963-2413
 353*BATT REALTY        335-4064 3
 363*NOAKES MORTUARY    335-4061
 415  XXXX              00
422....MAGNOLIA TRLR PK
     ADDY MARY E          963-3223+5
  5  AGUILAR J EDUARDO    963-6772 4
    *ALOSTA PROPERTIES    335-7890
 49  BAHR AGNES E         335-5559
 25  BERTRAND W S         963-5820 3
 47  DAVIS DAVID H        963-5721
 31  DUBUC J URGEL        335-9854 4
 12  ECKENBERG ROBT K     335-7680
  8  ELLIOTT LLOYD F      335-8726
 42  GRAZIANO JOS F JR    335-3271 4
 52  HOFFA RUDOLPH H      963-1801
 44  JACOBS AGNES S       335-4264
    *MAGNOLIA MBL HM PRK335-7890+5
 30 *MANDEL BESSIE DISTB963-3763 3
 30 *MANDEL BILL DSTRBTR963-3763 3
     MCDONALD F A         335-3786+5
  9  MCGILL ANNA          963-4696
 57  MCROBERTS GERALD     335-3450
 20  MILLER HENRY J       335-3020 2
 10  NEWLAND G V          335-9802 4
     QUIROZ MINNIE        963-8927+5
 50  RAHN T A             335-8192 3
 51  ROOT CLAYTON E       335-3526
  4  RUST DON             335-0939 4
    *SCANDIA APTS         335-7890 2
 30 *SHAKLEE DISTRIBUTOR963-3763 3
 32  SINGLETON EDITH MRS335-9726 3
 27  STIKES EULA MAY      335-8683
     THOMAS F             963-8741+5
 19  TUNGET MAURICE       335-7846
 43  TURNER I M           963-5248 4
 40  WAMSLEY LINNIE H     335-4652
 53  WESTFALL SYLVIA MRS335-1764
 29  WILLIAMS GLEN E      963-2797
 22  ZUG PERCY E          963-1367 2
422.......................
423....PARK MANOR TRLR PK
     BALLARD STEVEN       963-7703+5
 50  BEELES M             335-6422 4
  7  BOND JOHN            963-2782 4
 44  CLODIUS BESSIE E     335-0730
 11  COLE EDWIN R         335-9286
 38  CRIGLER WM F         335-0045
 21  DOBBS ROY            335-0195 4
 32  DOERR R OSCAR        335-1539
 43  GARLAND DEMUS R      963-3501
 10  HALE CLARA           335-9667
```

W ALOSTA AVE 1975

..ALOSTA W 91740 CONT..

41	HOLDEMAN MARY	963-3519
25	JONES WM H	963-3621 3
26	LUKER FREDA	335-7563 3
	MARKLE LEMUEL	963-2561+5
55	MCCOIN H W	335-2277
1	MCGRAW M L	335-5078 2
	*PARK MANOR	335-9068
13	PYTEL STEVE	335-6671 3
36	RAUCH JOS I	335-2826 4
23	REMUS IDA	335-7958
19	ROBBINS H	335-4884
33	STEWARD RUSSELL	963-6394 4
20	TEAGUE GENE	335-0690
9	TREBISKY LIZZIE	335-0626
39	TURNER CHAS E	335-2658 2
4	TYLER FRANCES	335-0497 4
45	WARD CLINTON E	963-5798 4
5	WATERS W J	335-3807 3
49	YOUNG ERNEST L	335-7863 3
423	.....	
432	SAPERSTON L V	335-3846 3
	STUDNEY M K	335-7423 2
	THURMAN E N	963-6803+5
436	SIRIKORANUN C	335-4730+5
	STAUTY JACK L	335-3098+5
442	XXXX	OO
501	*PARK MANOR SALES	963-1717 4
502	*BECKWITH GENE	963-4963
	*CAMPBELL GRAVES&ASC	963-9308 4
	*NATL GUARANTEE MRTG	963-8591+5
	*NICHOLS NORMAN R	963-7711
	*PARKER CRWN BRDG LB	335-6110 2
	*RAY BIRD&ASC RLTRS	335-0515
	*RESERVE LIFE INS CO	963-7627
	*STANLEY HOME PRD	963-6130 3
	*UNION AMER PHYSCNS	963-8711+5
	WALTERS JACKSON K	335-7582 2
507	XXXX	OO
509	*DER WIENERSCHNITZEL	335-0012+5
511	XXXX	OO
512	REED BLANCHE LEE	335-9096
	*SUNDECK APARTMENTS	335-9096
519	*COMMUNTY AMBULANCE	967-3974 2
	*GLENDORA AMBLNCE SV	967-3974 2
520	XXXX	OO
523	*GLENDRA MBL ACCSSRY	335-9262 4
	*PARK ALL CONSTRCTN	623-2916 4
	*WATERS PAUL C	335-5466 4

PARKER DR 1972

PARKER DRIVE, (GI)
91740 S from Leeside,
1 E of Grand Av

500 Apartments
- a Sell Karl J 335-5132
- b Snyder Michael
- c Miller Harry L 963-6654
- d No Return
- e Worotniak Mary Mrs 335-0387

501 Apartments
- a Debesiens Dennis
- b Thurman E N 963-6803
- c Vohs Kenneth 963-4296
- d Vohs Lesta 963-3768

506 Lido Royal Aparments
- 1 Morrison Richard 335-0086
- 2 Witschger Dave 335-1139
- 3 Dapper Ida
- 4 Refused
- 5 Buhal Hershel E 335-3066
- 6 McQuarie Mary

507 Kidd Richard N 335-7709
511 Garner Kay P 963-2240
512 Lido Royal Apartments
- 1 Nelson Tarry B 963-5687
- 2 Stabile Frank
- 3 Bartholomew Charles
- 4 Harmon Robert 963-2481
- 5 Suesque Wayne
- 6 Vacant

513 Workman Florence J 335-9731
515 Miko H * 963-3940
517 Roehrig Marguerite 335-2036
518 Lido Royal Apartments
- 1 McGrath Jerry 963-8089
- 2 Dennewitz Grace M 963-2859
- 3 Low John
- 4 Love Sandra 963-4369
- 5 Anderson M 963-6388
- 6 Dissette Marilyn

519 Kelley Alzina C 335-7554
521 Comstock E L Jr 335-2527
523 Dilonardo Dan A 963-6944
524 Lido Royal Apartments
- 1 Roberts Doug
- 2 Vacant
- 3 Moore Michael
- 4 Bart Alex J 335-2619
- 5 Shaw Georgia D
- 6 Novak Mary
- 7 Staley William
- 8 Evans T

525 Ward Nancy 335-3093
527 Deck John A 335-8380
532 Hawley William J Jr 963-4670
533 Vacant
545 Frazier George

W ALOSTA AVE 1972

351 Chic Coiffures by DeLores 963-2413
353 Vacant
355 Duhart Dance Studio
363 Noakes Mortuary 335-4061
415 Sally's Antiques 335-5415
Bali-Hai Motel
2 No Return
422 Alosta Properties 335-7890
Magnolia Mobile Home Park 335-7890

W ALOSTA AVE 1972

1 Thomas F M 335-7864
2 Burns Marie
4 Milam John A 963-2856
5 Parnell E
7 Hodgerney Mildred
8 Elliott Lloyd F 335-8726
9 McGill Anna Mrs 963-4696
10 Pasko J
11 Addy Jolly 963-3223
12 Eckenberg R K 335-7680
13 Patrick E J
14 Davis James T
15 Durham Davie Mrs
16 Ramsdal Della Mrs
17 No Return
19 Burford R C 335-6623
20 Miller Henry J 335-3020
21 Struss Johnnie 963-6292
22 Zug Percy E 963-1367
23 Vacant
24 Vacant
25 Bertrand Winnifred 963-5820
26 Bonar L R
27 Stikes Eula Mae 335-8683
28 Sailors Martin B 963-4857
29 Williams Glen E 963-2797
30 Mandel W
31 Graziano Joseph F Jr
32 Singleton Edith 335-9726
40 Wamsley Linnie H
41 Kantz R
42 Gillespie Bettie
43 Dodson R
44 Jacobs Agnes S 335-4264
45 Chavez Lou 963-4382
46 Finley Ed 335-6134
47 Davis David H 963-5721
48 Tunget Maurice 335-7846
49 Bahr Agnes E 335-5559
50 Refused
51 No Return
52 Hoffa Rudolph H 963-1801
53 Westfall Sylvia Mrs 335-1764
54 Baldwin Louise
55 McManis James W 963-5688
56 Cox William T
57 McRoberts Gerald 335-3450
58 Refused

423 Park Manor Trailer Park 335-9068
1 McGraw Jesse E
2 Dodge Residence
3 Queen Jan
4 Refused
5 Phillips Dorris M
6 Bailey Ruth L 963-3184
7 Herbert E M 963-2782
8 Green Philip O 963-1562
9 Trebisky Elizabeth 335-0626
10 Hale Clara 335-9667
11 Cole Muriel 335-9286
12 Ogle Fred J 335-8338
13 Mindeman Albert
14 Shepard R E
15 Milliken Allen C 335-2268
16 Morris Dorothea L 963-5656
17 Bedore Emma 335-7227
18 Gochard Ruth
19 Robbins H 335-4884
20 Teague Gene 335-0690
21 Dobbs Ray
22 Craig Marie
23 Remus Ida M 335-7958
24 Chisholm Wallace 963-6349
25 Jones William H 963-3621
26 Luker Freda 335-7563
27 Douglas Residence
28 Collins Ross 963-3923
32 Doerr R Oscar 335-1539
33 Steward Elwyn J
34 Steward Russell
35 Burke Charolotte M 335-1089
36 Recke Fredrick
37 Natale Ralph J 963-7779
38 Crigler W F 335-0045
39 Turner Charles E 335-2658
40 Hewitt Laura
41 Holdeman Mary R 963-3519
42 Wendt Cleo 963-1216
43 Garland Demus 963-3501
44 Clodius Bessie E 335-0730
45 Goddard Paul A 335-3774
46 Cosby T E
47 Carreau Leo 963-7973
48 Busby Agnes
49 Young Ernest L 335-7863
50 Vacant
51 Curfman Mabel 335-7625
52 Markle Lemuel L 335-2283
53 Houlihan Madeline
54 Chase R W
55 McCoin Howard W 335-2277

432 Scandia Apartments 335-7890
1 Studney M K 335-7423

W ALOSTA AVE 1972

2 Vacant
3 Rathborne Emily
3 Marshall Ethel
4 Fleming Carl J 963-6606
5 Minder Dennis L 335-2561
6 Saperston L V 335-3846
436 Scandia Apartments 335-7890
1 Grimes Grace
2 Gill Dane 335-2136
2 Grimes Kenneth 335-1652
3 Vacant
4 Moore J W
5 Isaacson Dorothy 335-8984
6 Vacant
7 Vacant
8 Vacant
9 Watson Rodger 335-5482
10 Pogue William E 963-3598
11 Vacant
12 No Return
501 St John's Auto Sales 963-3117
502 Building
Avco Community Developers 963-4176
Beckwith Gene 963-4963
Donmoyer Carl & Associates 963-5710
Hoy Edmond Jr & Associates 963-6068
Kuhn Insurance Agency 963-7694
Mitchell Martha Interiors 335-8027
Mensics Co 963-1835
Nichols Norman R 963-7711
Parker Crown, Bridge & Ceramic Laboratory 335-6110
Ray-Bird & Associates 335-0515
Reserve Life Insurance Co 963-7627
Stanley Home Products 963-6130
Walters Jackson K 335-7582
507 Bee Hive 335-9617
509 Der Wienerschnitzel 335-9006
511 Vacant
512 Sundeck Apartments 335-9096
Reed Blanche 335-9096
1 No Return
2 Olson Diane
3 Knuth Raymond
4 Studebaker Dan
5 Reed John
6 Rice Howard
7 Kelner Judy
8 Nielsen Ben
9 Crawford Barbara J Mrs 963-4970
520 Apartments
1 Roy Richard
2 Tapparo Dean
3 Thomas Patrick 963-3426
4 Burger Robert
5 Meyers Bill
6 Hunt Charles 963-7421
7 Arce Frank
523 Park-All Inc 335-0544
525 Be Jay's Grooming 335-0188

PARKER DR 1968

PARKER DRIVE (Glendora)
S from Leeside,
1 E of Grand Av
500a Savage A C
500b Rugiano Anthony 335-2701
500c Mlavjn Jos
500d Puspak Geo
500e Worotniak Mary 335-0387
501a Oxley E G 963-5190
501b Sell K J 335-5132
501c Roehrig Marguerite Mrs
963-3315
501d Harder H C 335-1362
506 Lido Royal Apts
1 Kelley Alzina C
963-1591
2 Konow C H
3 Bruce Jas
4 Miles Z E Mrs
5 Buhal H E 335-3066
6 Himes A A 963-6857
507b Blackman E M 335-9803
507c Vacant
511 Davis R W
512 Lido Royal Apts
1 Mol Michl 963-1130
2 Daglio Louis
3 Allis G W 963-4598
4 Frederick E
5 Dalby Rex 963-6801
6 Dorsch Bonnie
513 Workman F J Mrs
335-9731
515 Misko Paul 963-3940
517 Brazeau N D 963-3738
518 Lido Royal Apts
1 Holland Irma 963-6995
2 Humble J R 963-7132
3 Schmekel G L 963-6279
4 Otterson Eliz 963-6489
5 Cegielsfi Jerry
6 Cobbett Geoffrey
963-5647
519 Vacant
521 Farrow C S ® 335-5714
523 Leeson C W 335-6418
524 Apartments
1 Shaw Babe Mrs
963-2974
2 Paine Wm 335-3740
3 Peticolas Wm 335-8206
4 Bart A J 335-2619
6 Novak M E Mrs
7 Johnson J A 963-1360
8 Lotz Ethel Mrs 335-3465
525 Phillips W W 335-9468
527 Vacant
532 Williams D R
533 Williams J S ® 963-2080
545 Conley R J 335-4419

W ALOSTA AVE 1968

351 Chic Coiffures by DeLores
963-2413
353 Annette Fashion Wigs
963-4811
355 Duhart Dance Studio
363 Noakes Mortuary 335-4061
415 Bali-Hai Motel 335-7867
422 Magnolia Trailer Pk
335-7890
Alosta Properties 335-7890
1 Thomas E E 336-7864
3 Mensch Henry 335-0758
4 Cole E L 335-1850

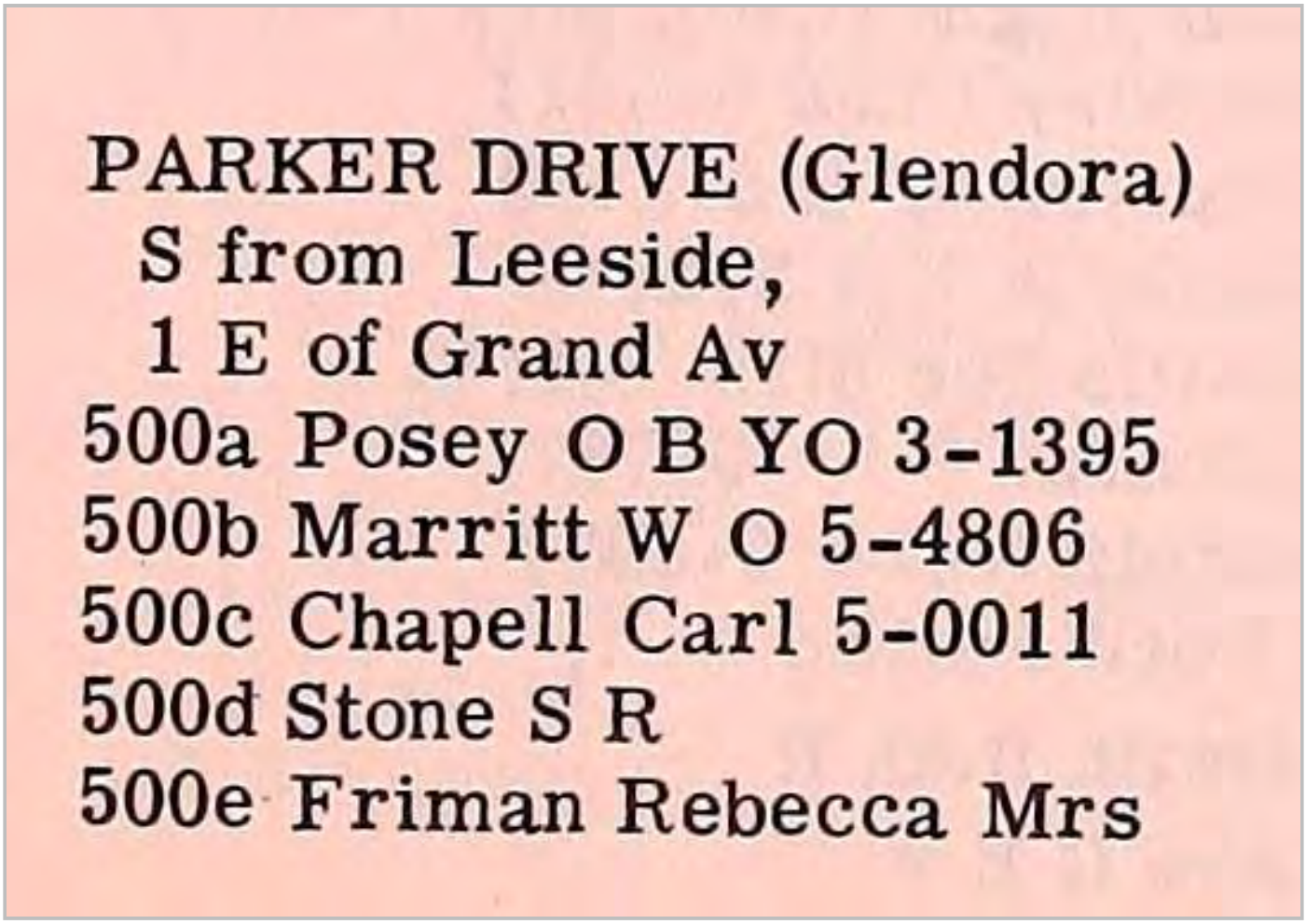
W ALOSTA AVE 1968

7 Maxwell E E
8 Elliott P B Mrs
335-8726
9 McGill Anna Mrs
963-4696
10 Johnston Retta
11 Parnell Emory
12 Eckenberg R K 335-7680
Murphy Robt
13 Patrick E J
14 Augustine R R 335-3864
15 Madjardki Petra Mrs
16 Ramsdal Della Mrs
335-7983
17 Buschlen B L
18 Wells W R 963-5842
19 Evans J M 335-2228
20 Costello Minnie Mrs
26 Bonar L R 335-2225
27 Derry W L
28 Sailors M B 963-4857
30 Havekost K W
31 Stikes E M Mrs
335-8683
32 Miller H J
33 McRoberts G F 335-3450
34 Havekost W V
35 Bulmer R D 963-3764
36 Durham Davie Mrs
37 Newell Dora Mrs
39 Gray Loftus
40 Wamsley L Mrs 335-4652
41 Kantz Roy
43 Dodson Ruth
44 Chatwell W H 963-5220
48 McDonnell R Mrs
963-3988
49 Bahr A E Mrs 335-5559
51 Bartholomew Thos
335-7152
52 Studney M K Mrs
963-3674
53 Westfall S M Mrs
335-1764
58 Laffoon S S
423 Park Manor Trlr Pk
335-9068
1 Baird T N 963-4985
2 Anderson Emma Mrs
335-1707
3 McGraw J E 335-5078
4 Geoffray E F Mrs
335-1093
5 Latzel L G
6 Raabe J S 335-7640
7 Hensley W H 335-7769
8 Green P O 963-1562
9 Trebisky Lizzie Mrs
10 Hale Clara Mrs
335-9667
11 Cole Muriel Mrs
335-9286
12 Ogle F J 335-8338
13 Anderson Helen Mrs
963-2115
14 Langham Lola Mrs
963-1903
15 Duncanson C E Mrs
16 Johnston O L 335-0456
17 Wise A B Mrs 335-7292
18 Vacant
19 Robbins Nell Mrs
335-4884
20 Chick Oscar 963-4337
21 Dobbs Roy
22 Teague Jean
23 McIlwain Melvin
24 Wells Jos 335-2291
25 Nolin E E Mrs 963-5039
26 Luker Freda Mrs
27 Mannich P R
28 Wickham Parker
963-3178
32 Bruss Josephine Mrs
335-3551
33 Steward E J
34 Steward R E
35 Bunke C M
36 Vacant
37 Lytle Ruth M 335-6953
38 Crigler W F 335-0045
39 Eyre D R 335-3175
40 Hewitt Laura Mrs
41 Holdeman M R Mrs
963-3519
42 Wendt Cleo Mrs
963-1216
43 Edgin O L
44 Myers Leah Mrs
45 McCoin H W 335-2277
46 Vacant

W ALOSTA AVE 1968

47 Kelly A A
48 Fowler C C 963-2251
49 Young E L
50 Bussell R E Mrs
963-2631
51 Cureman Mable Mrs
335-7625
52 Lowry T R
53 White L G Mrs 335-9295
54 Chase R W
55 Garland D R 963-3501
432-36 Scandia Motel 963-5135
1 Hegeman J F 335-9787
2 Patrick Ruth Mrs
3 Walker Dorothy
4 Stratman A J 963-6391
5 Cservits Nick
436 Scandia Motel 963-5135
1 Wiley Neil Mrs
2 Taney Ora
7 Turner Mildred
11 Buchlew Richd
12 Lee Roger
501 Figgs Mtrs 335-7116
502 Business Aides 963-3313
Electric Flex Co 963-7010
Kelleher R H Co 963-1515
Reserve Life Ins Co
963-6097
Thorn H C & Assoc
335-0507
509 Der Wienerschnitzel
511 Ellis A L Realty 963-6091
512 Sundeck Motor Lodge
335-9096
Reed C D © 335-9096
519 Ford Contracting Co
335-7047
520 Citrus Courts
1 Nam Cho E
2 Campbell Jerry
3 Larner Inez Mrs 335-3355
4 Conklin Bruce 963-6860
5 Picard Nancy 335-0672
6 Cadillac Joe
7 McGhee L R
525 Vacant

PARKER DR 1963



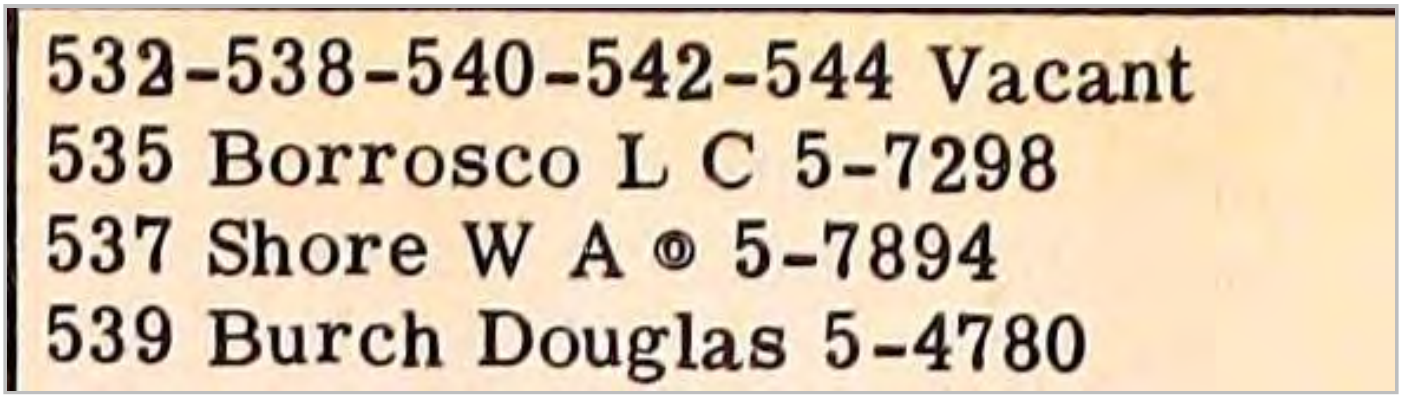
PARKER DR 1963

501a Silva Saml
501b Warpole R T 5-6503
501c Lifton S J Mrs YO 3-1409
501d Kelly B T Mrs
506 Lido Royal Apts
Anderson F E ® YO 3-1463
Benning J K YO 3-3016
Buhal H E 5-3066
Fletke C J Mrs YO 3-3021
Friedrich Eunice 5-3288
Wilson R L 5-7832
507a Compton J S YO 3-2540
507b Hansel Jerry
507c Manus G L 5-9673
511 Davis R W 5-1021
512 Solka Richd 5-3639
Spooner D R 5-6790
513 Williams P H Mrs
YO 3-1089
515 Crane G E 5-3710
517 Browman Roda Mrs
518 Apartments
Kulbeth M L Mrs 5-5652
Stover Jean 5-7453
519 Shinn C E 5-6328
521 Thorndal R L 5-8353
523 Lesson C W 5-6418
524 Barrett H R 5-3005
Bart A J 5-2619
Brittian M P Mrs 5-3571
Imfeld R J 5-7522
Johnson J A YO 3-1360
Laffoon S S 5-4194
Novak M E Mrs YO 3-2192
525 Vacant
527 Brighton Robt ®
532 Plaetz C G 5-6559
533 Williams J S ® YO 3-2080
545 Lopache A A 5-4369

W ALOSTA AVE 1963

350 Kip's Bike Shop YO 3-2312
356 Chicken Delight 5-4068
360 H & H Liquors 5-4331
405 B & J Cbt Cntr 5-6006
414 Rotunni Rlty 5-3040
Rotunni Ruth ◎ YO 3-2293
421 Highland Meat Mart
423 George's Barber Shop
425 Flagship Tavern 5-9062
428 Tropics Trlr Pk YO 3-3110
Baldwin R L YO 3-2186
Emch E E Mrs 5-8946
Haley H H 5-4124
Jones W H 5-3047
Lee J A 5-0196
Rogan T A YO 3-3110
431 Glendora Auto Pts
YO 3-1635
431½ Hi-Performance Auto
5-2551
440 Artistic Interiors YO 3-2525
Glendora Clnrs 5-1505
Smith G H YO 3-2558
445 Aloha Motel 5-9043
Salisbury Thos 5-9043
450 Hahn Hugh uphol 5-8628
Pasadena Av intersects
505 Kaczor Luke ◎ 5-4578
520 Vela Al J & Assoc 5-8316
522 Reid Robt Interiors 5-3019
524 Catalina Ins YO 3-2414
526 Crest Realty 5-0925
Crestview Bldrs YO 3-1100

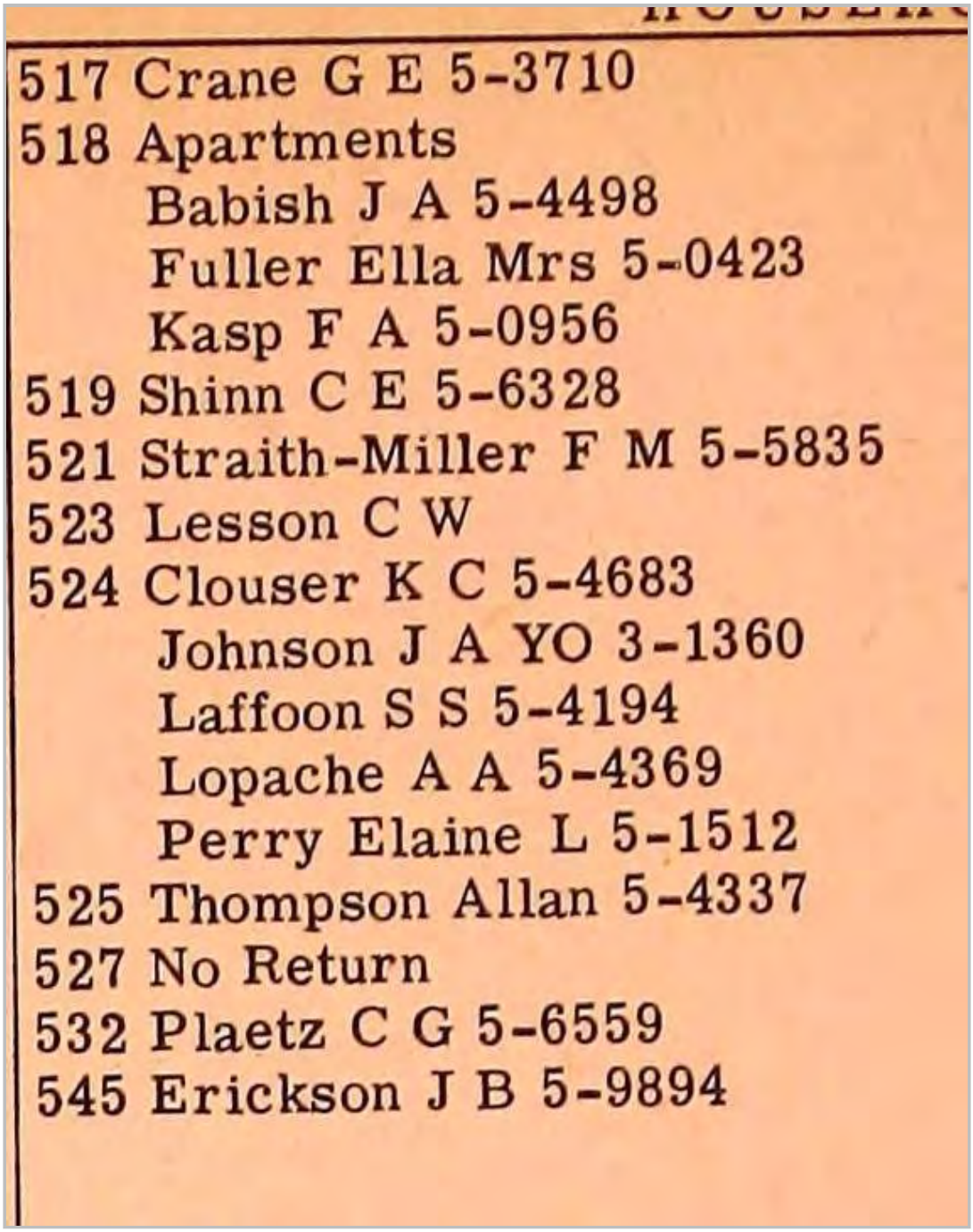
W ALOSTA AVE 1963


532-538-540-542-544 Vacant
535 Borrosco L C 5-7298
537 Shore W A © 5-7894
539 Burch Douglas 5-4780

PARKER DR 1961

PARKER DRIVE (Glendora)
S from Leeside,
1 E of Grand Av
500a Williams J
500b Owens B F 5-9705
500c Noah A A
500d Hall R D 5-9228
500e Friman Rebecca Mrs
YO 3-1579
501a Silva Saml
501b Vicatto Mickey
501c Matlock Dorothy Mrs 5-2790
501d Kelly B T Mrs 5-6761
506 Anderson Euray YO 3-1463
Buhal Herschel 5-3066
Friedrich Eunich 5-3288
Gram R D YO 3-1279
507a Hardin G L 5-4967
507b Lonetti Chas YO 3-1334
507c Manus G L 5-9673
511 Davis R W 5-1021
512 Batters R H 5-1171
Cory Frank
Spooner D R 5-6790
513 Flavelle Cyril 5-7013
515 Misko Paul ® 5-2916

PARKER DR 1961

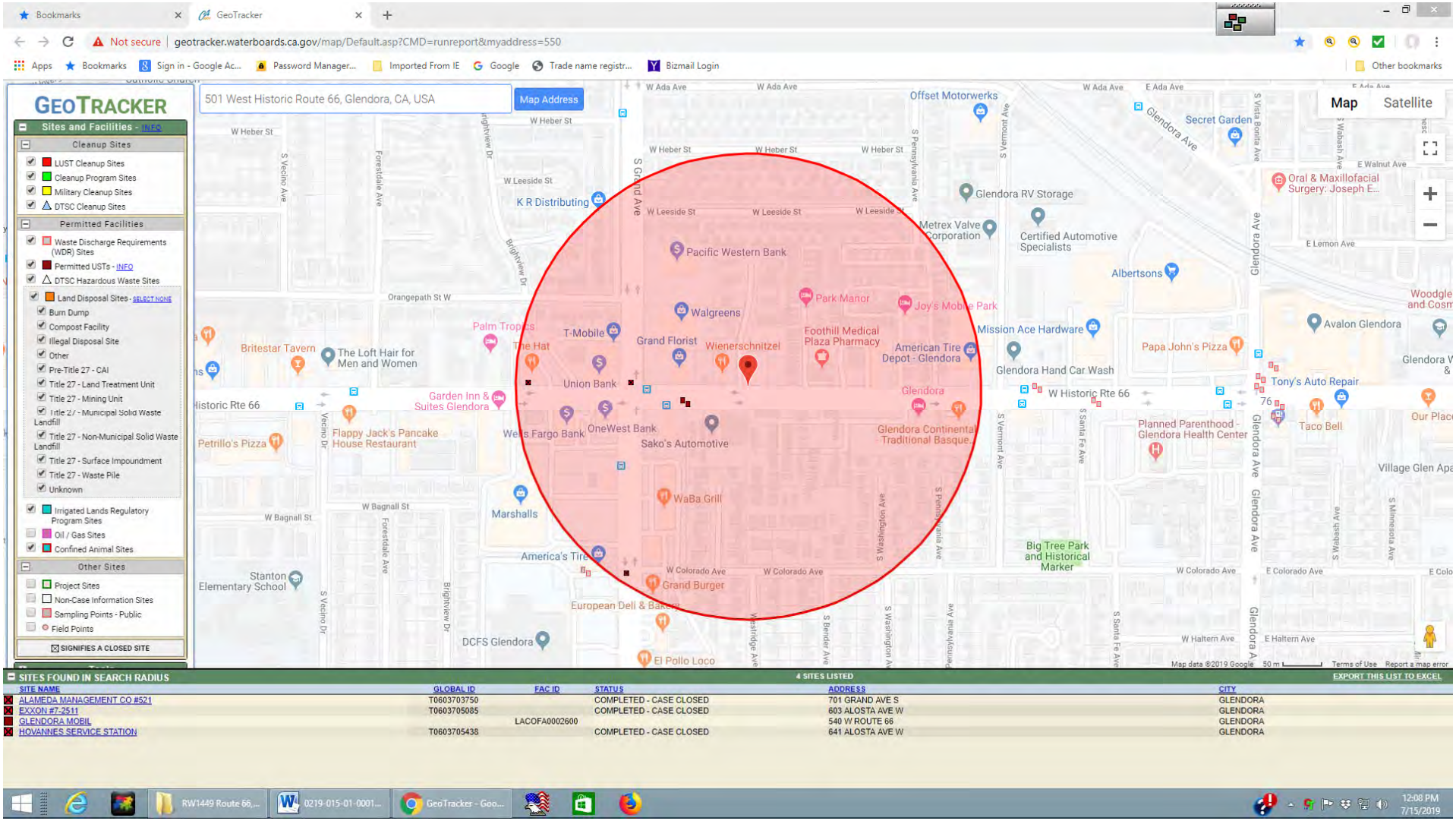


517 Crane G E 5-3710
518 Apartments
Babish J A 5-4498
Fuller Ella Mrs 5-0423
Kasp F A 5-0956
519 Shinn C E 5-6328
521 Straith-Miller F M 5-5835
523 Lesson C W
524 Clouser K C 5-4683
Johnson J A YO 3-1360
Laffoon S S 5-4194
Lopache A A 5-4369
Perry Elaine L 5-1512
525 Thompson Allan 5-4337
527 No Return
532 Plaetz C G 5-6559
545 Erickson J B 5-9894

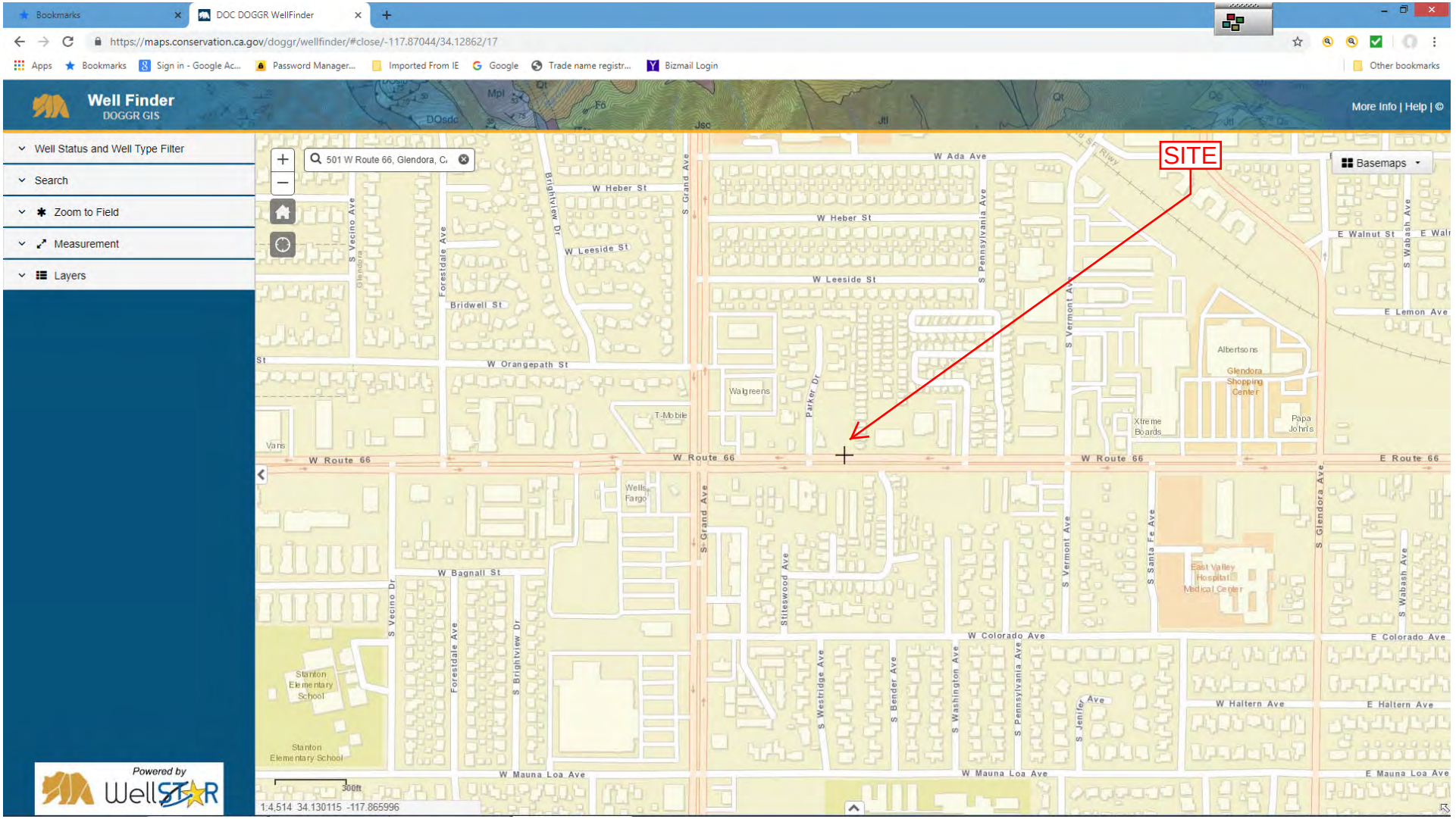
W ALOSTA AVE 1961

350 Valencia Trailer Pk 5-9005
Barnes John 5-7610
Beloyed F P 5-9915
Fleming H S ® 5-7317
Furney C C 5-0371
Jefferson Rowena 5-7610
Kinney D M Mrs 5-3707
Milk H B 5-0150
351 Cindy's Coiffures YO 3-1510
363 Noakes Mortuary 5-4061
Noakes W G ® 5-4061
406 Magnolia Ct Annex 5-7890
415 Bali-Hai Motel
King J V 5-7867
Smith H L
422 Magnolia Trailer Pk 5-7890
Cortvriendt C C ® 5-7890
Bletcher Andy 5-9367
Darnell Esther Mrs 5-6877
Diven D C 5-7108
Eckenberg R K 5-7680
Evans J M 5-2228
Graves C B 5-9779
Krauss Robt YO 3-1454
Thomas E D 5-0968
423 Park Manor Trlr Park 5-9068
Bryan J A YO 3-1068
Clements H L 5-3891
Davies H A Mrs 5-5920
Green P O ® YO 3-1562
Kammerdiener F F 5-6955
Kline M A Mrs YO 3-1241
Mallard Zeola O YO 3-1504
Mann C E 5-4782
Martin W F 5-3680
Potts F H 5-6601
Rielly Bernadette YO 3-1504
Shields H W YO 3-1047
Steel V C Mrs 5-2635
432 Lyness G J 5-6549
436 Scandia Motel 5-9011
Nicosia Jos ® 5-9011
501 Vacant
502 Lopache A A patio furn
5-0616
511 Ellis A L Realty
5-0125 & 5-9427
512 Sundeck Motor Lodge 5-9096
Reed C D 5-9096
519 Alosta Donut Shop 5-9139
520 Apartments
Kallmeyer A R 5-1914
Willis Alberta Mrs
523 Harry's TV Serv 5-1493
525 Mahoney C J barber

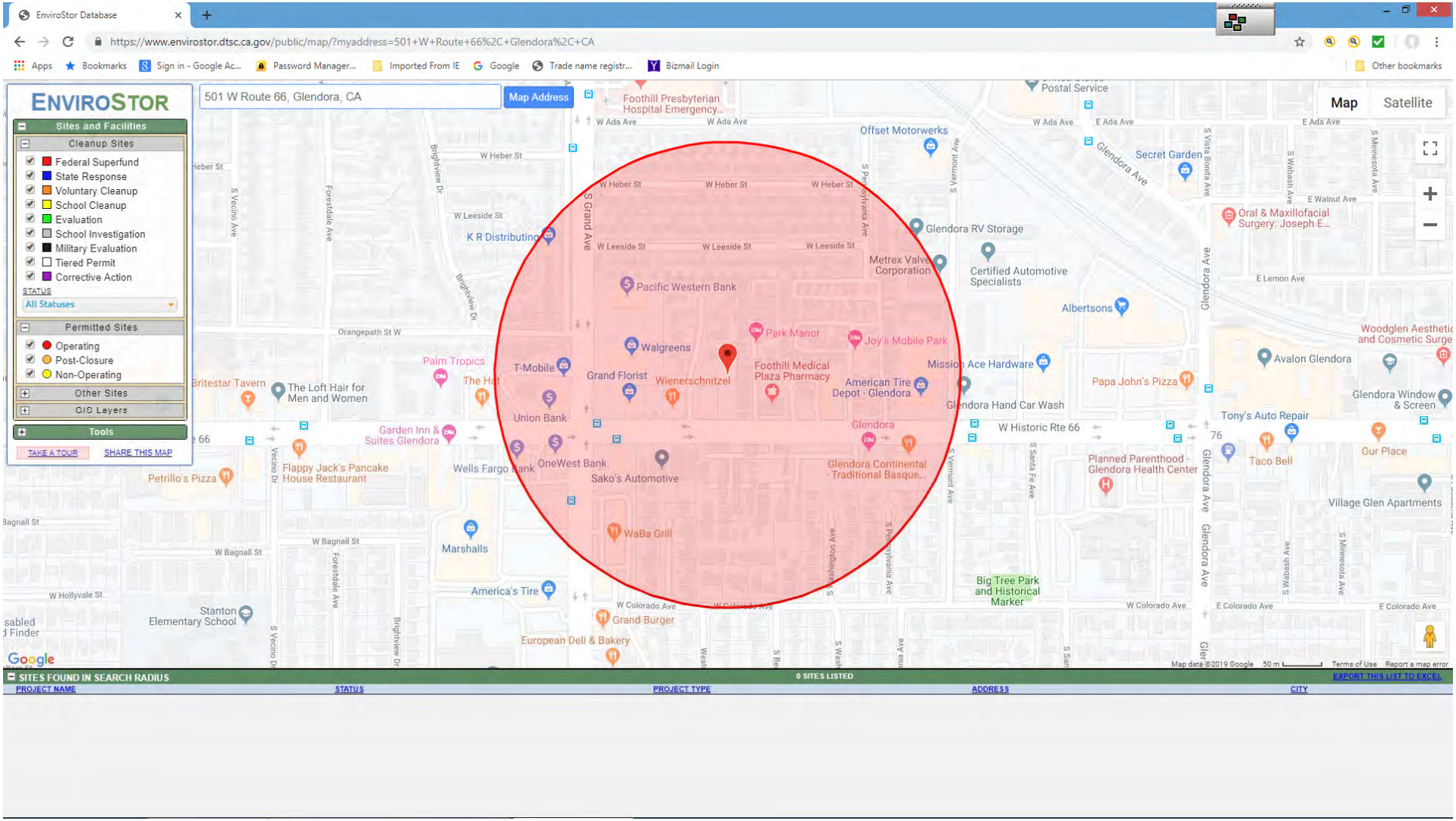
APPENDIX 8.8 - GeoTracker Findings


geotracker.waterboards.ca.gov/map/Default.asp?CMD=runreport&myaddress=550
GEOTRACKER
Sites and Facilities - INFO
Cleanup Sites
LUST Cleanup Sites
Cleanup Program Sites
Military Cleanup Sites
DTSC Cleanup Sites
Permitted Facilities
Waste Discharge Requirements (WDR) Sites
Permitted USTs - INFO
DTSC Hazardous Waste Sites
Land Disposal Sites - SELECT NONE
Burn Dump
Compost Facility
Illegal Disposal Site
Other
Pre-Title 27 - CAI
Title 27 - Land Treatment Unit
Title 27 - Mining Unit
Title 27 - Municipal Solid Waste Landfill
Title 27 - Non-Municipal Solid Waste Landfill
Title 27 - Surface Impoundment
Title 27 - Waste Pile
Unknown
Irrigated Lands Regulatory Program Sites
Oil / Gas Sites
Confined Animal Sites
Other Sites
Project Sites
Non-Case Information Sites
Sampling Points - Public
Field Points
SIGNIFIES A CLOSED SITE
501 West Historic Route 66, Glendora, CA, USA
Map Address
Map
Satellite
Pacific Western Bank
Walgreens
Park Manor
Joy's Mobile Park
Foothill Medical Plaza Pharmacy
American Tire Depot - Glendora
Wienerschnitzel
Grand Florist
T-Mobile
Union Bank
Wells Fargo Bank
OneWest Bank
Sako's Automotive
Glendora
Glendora Continental - Traditional Basque
WaBa Grill
Marshalls
America's Tire
Grand Burger
European Deli & Bakery
El Pollo Loco
DCFS Glendora
Stanton Elementary School
Petrillo's Pizza
Flappy Jack's Pancake House Restaurant
Garden Inn & Suites Glendora
Britestar Tavern
The Loft Hair for Men and Women
Palm Tropics
The Hat
K R Distributing
Offset Motorwerks
Glendora RV Storage
Metrex Valve Corporation
Certified Automotive Specialists
Albertsons
Mission Ace Hardware
Glendora Hand Car Wash
Papa John's Pizza
Avalon Glendora
Tony's Auto Repair
Taco Bell
Planned Parenthood - Glendora Health Center
Big Tree Park and Historical Marker
Secret Garden
Oral & Maxillofacial Surgery: Joseph E...
Village Glen Apa
Glendora Ave
W Ada Ave
W Heber St
W Leeside St
W Colorado Ave
W Bagnall St
W Haltern Ave
E Haltern Ave
E Colorado Ave
E Lemon Ave
E Walnut Ave
Orangepath St W
S Grand Ave
S Vermont Ave
S Pennsylvania Ave
S Washington Ave
S Santa Fe Ave
S Vecino Ave
Forestdale Ave
Brightview Dr
Vecino Dr
Westridge Ave
S Bender Ave
S Vista Bonita Ave
S Wabash Ave
S Minnesota Ave
Map data ©2019 Google
50 m
Terms of Use
Report a map error
SITES FOUND IN SEARCH RADIUS
4 SITES LISTED
EXPORT THIS LIST TO EXCEL
SITE NAME | GLOBAL ID | FAC ID | STATUS | ADDRESS | CITY
ALAMEDA MANAGEMENT CO #521 | T0603703750 | | COMPLETED - CASE CLOSED | 701 GRAND AVE S | GLENDORA
EXXON #7-2511 | T0603705085 | | COMPLETED - CASE CLOSED | 603 ALOSTA AVE W | GLENDORA
GLENDORA MOBIL | | LACOFA0002600 | | 540 W ROUTE 66 | GLENDORA
HOVANNES SERVICE STATION | T0603705438 | | COMPLETED - CASE CLOSED | 641 ALOSTA AVE W | GLENDORA
RW1449 Route 66,...
0219-015-01-0001...
GeoTracker - Goo...
12:08 PM
7/15/2019

APPENDIX 8.9 - Oil, Gas and Geothermal Resources Well Search Findings


Bookmarks
DOC DOGGR WellFinder
https://maps.conservation.ca.gov/doggr/wellfinder/#close/-117.87044/34.12862/17
Well Finder
DOGGR GIS
More Info | Help | ©
Well Status and Well Type Filter
Search
Zoom to Field
Measurement
Layers
501 W Route 66, Glendora, C
Basemaps
SITE
W Ada Ave
W Heber St
W Leeside St
Bridwell St
W Orangepath St
W Route 66
E Route 66
W Bagnall St
W Colorado Ave
E Colorado Ave
W Haltern Ave
E Haltern Ave
W Mauna Loa Ave
E Mauna Loa Ave
E Walnut St
E Lemon Ave
S Grand Ave
S Vecino Ave
Forestdale Ave
S Brightview Dr
S Pennsylvania Ave
S Vermont Ave
S Santa Fe Ave
S Glendora Ave
S Wabash Ave
Parker Dr
Stiteswood Ave
S Westridge Ave
S Bender Ave
S Washington Ave
S Jenifer Ave
Albertsons
Glendora Shopping Center
Walgreens
T-Mobile
Xtreme Boards
Papa John's
Wells Fargo
East Valley Hospital Medical Center
Stanton Elementary School
Vans
Powered by WellSTAR
300ft
1:4,514 34.130115 -117.865996

APPENDIX 8.10 - EnviroStor Findings


EnviroStor Database
https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=501+W+Route+66%2C+Glendora%2C+CA
ENVIROSTOR
501 W Route 66, Glendora, CA
Map Address
Sites and Facilities
Cleanup Sites
Federal Superfund
State Response
Voluntary Cleanup
School Cleanup
Evaluation
School Investigation
Military Evaluation
Tiered Permit
Corrective Action
STATUS
All Statuses
Permitted Sites
Operating
Post-Closure
Non-Operating
Other Sites
GIS Layers
Tools
TAKE A TOUR
SHARE THIS MAP
Map
Satellite
Foothill Presbyterian Hospital Emergency...
Offset Motorwerks
Secret Garden
Glendora RV Storage
Metrex Valve Corporation
Certified Automotive Specialists
Oral & Maxillofacial Surgery: Joseph E...
K R Distributing
Pacific Western Bank
Albertsons
Park Manor
Joy's Mobile Park
Walgreens
T-Mobile
Grand Florist
Wienerschnitzel
Foothill Medical Plaza Pharmacy
American Tire Depot - Glendora
Mission Ace Hardware
Glendora Hand Car Wash
Papa John's Pizza
Avalon Glendora
Woodglen Aesthetic and Cosmetic Surge
Glendora Window & Screen
Tony's Auto Repair
Taco Bell
Our Place
Palm Tropics
The Hat
Britestar Tavern
The Loft Hair for Men and Women
Union Bank
Garden Inn & Suites Glendora
Flappy Jack's Pancake House Restaurant
Petrillo's Pizza
Wells Fargo Bank
OneWest Bank
Sako's Automotive
Glendora Continental - Traditional Basque...
Planned Parenthood - Glendora Health Center
Village Glen Apartments
WaBa Grill
Marshalls
America's Tire
Big Tree Park and Historical Marker
Stanton Elementary School
Grand Burger
European Deli & Bakery
W Heber St
W Ada Ave
W Leeside St
W Bagnall St
W Hollyvale St
W Colorado Ave
E Ada Ave
E Walnut Ave
E Lemon Ave
E Colorado Ave
W Historic Rte 66
Orangepath St W
S Grand Ave
S Vecino Ave
Forestdale Ave
Brightview Dr
S Vermont Ave
S Pennsylvania Ave
Glendora Ave
S Santa Fe Ave
S Vista Bonita Ave
S Wabash Ave
S Minnesota Ave
Google
Map data ©2019 Google
50 m
Terms of Use
Report a map error
SITES FOUND IN SEARCH RADIUS
0 SITES LISTED
EXPORT THIS LIST TO EXCEL
PROJECT NAME
STATUS
PROJECT TYPE
ADDRESS
CITY

APPENDIX 8.11 – Preliminary Title Report

Fidelity National Title Company
4210 Riverwalk Parkway, Suite 100, Riverside, CA 92505
Phone: (951) 710-5900• Fax: (951) 710-5955

Issuing Policies of Fidelity National Title Insurance Company

Title Officer: Steven Gomez/Andrew Margo (MA-RIV) Order No.: 012-**30029553**-SG9
Escrow Officer: Janette DeLap

TO:

TVM Commercial Realty Group
140 Harvard 67
Claremont, CA 91711

ATTN: .**Frank Artura**
YOUR REFERENCE:

PROPERTY ADDRESS: 501 West Alosta Avenue, 501 West Route 66, 532 Parker Drive, Glendora, CA

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Fidelity National Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a Florida Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned by:

Authorized Signature

Fidelity National Title Company
4210 Riverwalk Parkway, Suite 100, Riverside, CA 92505
Phone: (951) 710-5900• Fax: (951) 710-5955

PRELIMINARY REPORT

EFFECTIVE DATE: **May 3, 2019 at 7:30 a.m.**

ORDER NO.: 012-30029553-SG9

The form of policy or policies of title insurance contemplated by this report is:

ALTA Extended Owners Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   GLENDORA COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GLENDORA IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 2 AND 3 OF TRACT NO. 20122, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 513, PAGE(S) 4 AND 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTHERLY 122.00 FEET OF SAID LOT 2, TRACT NO. 20122.

ALSO EXCEPT THEREFROM THE EASTERLY 8 FEET OF SAID LOT 2, TRACT NO. 20122.

SAID LEGAL WAS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE, WHICH RECORDED DECEMBER 18, 1992 AS INSTRUMENT NO. 92-0238824 OFFICIAL RECORDS.

PARCEL B:

THE SOUTHERLY 122.00 FEET OF LOT 2, OR TRACT NO. 20122, IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 513, PAGE(S) 4 AND 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE EASTERLY 8 FEET OF SAID LAND.

SAID LEGAL WAS MADE PURSUANT TO THAT CERTAIN OF COMPLIANCE, WHICH RECORDED DECEMBER 18, 1992 AS INSTRUMENT NO. 92-0238824 OFFICIAL RECORDS.

APN: **8639-027-900, 8639-027-901, 8639-027-902**

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

A. General and special city and/or county taxes, bonds or assessments which may become due on said land, if and when title to said land is no longer vested in a governmental or quasigovernmental agency. Tax parcels for said land are currently shown as 8639-027-900, 8639-027-901, and 8639-027-902.

B. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Irrigation pipe
Recording No:	Book 15324, page 372 Official Records
Affects:	The exact location and extent of said easement is not disclosed of record.

3. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	City of Glendora
Recording Date:	December 7, 1976
Recording No:	2967 Official Records

Amendment thereto recorded April 4, 1979 as Instrument No. 79-365974 Official Records and March 22, 1991 as Instrument No. 91-405950 Official Records.

4. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

5. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

6. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. This Company will require evidence of compliance with the statutory limitations incident to the governmental agency named below, with reference to any conveyance of an interest in the Land this Company will be asked to record and/or rely upon in the issuance of any form of title insurance.

   Governmental agency: Glendora Community Redevelopment Agency, a public body corporate and politic

2. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

2. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

3. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

4. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

5. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

6. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF INFORMATIONAL NOTES

Steven Gomez/Andrew Margo (MA-RIV)/aag

WIRE SAFE™ | Inquire before you wire!

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

TM and © Fidelity National Financial, Inc. and/or an affiliate. All rights reserved

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected
We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:
- contact information (*e.g.,* name, address, phone number, email address);
- demographic information (*e.g.,* date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:
- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website

How Personal Information is Collected
We may collect Personal Information about you from:
- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected
If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics
Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information
FNF uses Personal Information for three main purposes:
- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed
We may make disclosures of your Personal Information and Browsing Information in the following circumstances:
- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or

 Copyright © 2018. Fidelity National Financial, Inc. All Rights Reserved

- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information
If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information

 Copyright © 2018. Fidelity National Financial, Inc. All Rights Reserved

collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Copyright © 2018. Fidelity National Financial, Inc. All Rights Reserved

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the field rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for each discount. These discounts only apply to transaction involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company
FNTC - Fidelity National Title Company
FNTCCA –Fidelity National Title Company of California

FNF Underwriter
FNTIC - Fidelity National Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (FNTIC)
Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 or 36 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge.

DISASTER LOANS (FNTIC)
The charge for a lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (FNTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 40% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

OWNER'S DECLARATION

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)

   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 30029553-012-JDL-SG9 for full legal description (the "Land").

   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 30029553-012-JDL-SG9 for full legal description (the "Land").

2. (Fill in the applicable paragraph and strike the other)

   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.

   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Fidelity National Title Company against any and all claims arising therefrom.

3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.

4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records.

5. The Land is currently in use as _____; _____occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.

7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

This declaration is made with the intention that Fidelity National Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on ____ at _____.

Signature: _____

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION

STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;

d. improvements on the Land;
e. land division; and
f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% % of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% % of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;

(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

(Except as provided in Schedule B - Part II,(t(or T)his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(PART I

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions, or location of any improvement erected on the Land;
      (iii) the subdivision of land; or
      (iv) environmental protection;
      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or

(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: (The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. (Variable exceptions such as taxes, easements, CC&R's, etc. shown here.)

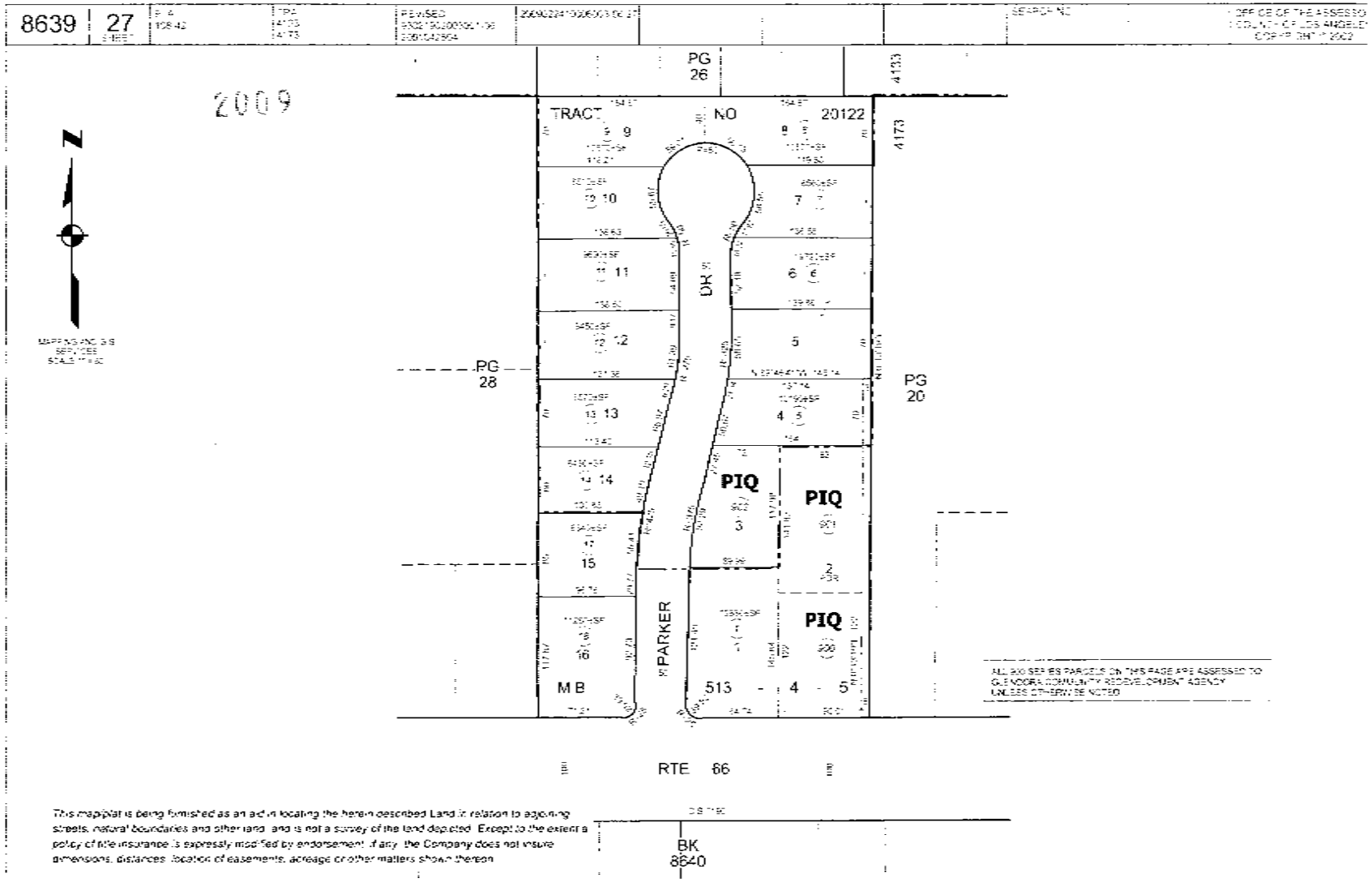
ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.

8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.


8639
27
2009
N
PG 26
TRACT NO 20122
4133
4173
PG 28
PG 20
DR
PIQ
PIQ
PIQ
PARKER
M B
513 - 4 - 5
RTE 66
BK 8640
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

OWNER'S DECLARATION

Escrow No.: 30029553-012-JDL-SG9
Property Address: 501 West Alosta Avenue, 501 West Route 66, 532 Parker Drive
Glendora, CA 91741

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)
   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at 501 West Alosta Avenue, 501 West Route 66, 532 Parker Drive, Glendora, CA 91741, further described as follows: See Preliminary Report/Commitment No. 30029553-SG for full legal description (the "Land").
   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at 501 West Alosta Avenue, 501 West Route 66, 532 Parker Drive, Glendora, CA 91741, further described as follows: See Preliminary Report/Commitment No. 30029553-SG for full legal description (the "Land").
2. (Fill in the applicable paragraph and strike the other)
   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Fidelity National Title Company against any and all claims arising therefrom.
3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.
5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____
6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.
8. Between the most recent Effective Date of the above-referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Fidelity National Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____ at _____.

Signature: _____

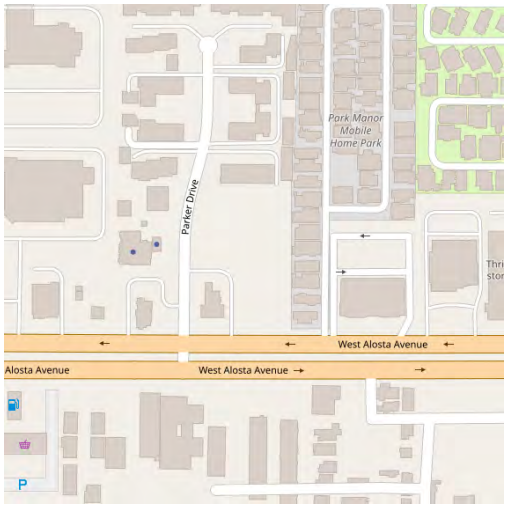
APPENDIX 8.12 - Aerial Photographs



30m
100f

N
W
E
S

2014 aerial photograph
USDA (2014-05-13 - 2014-10-05)



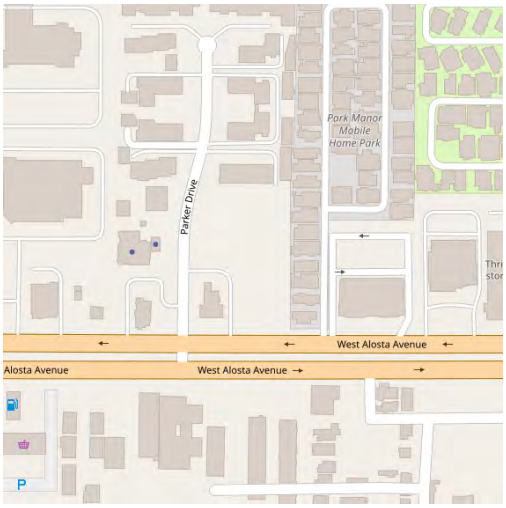
prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



30m
100f

N
W
E
S

2012 aerial photograph
USDA (2012-04-23 - 2012-07-20)

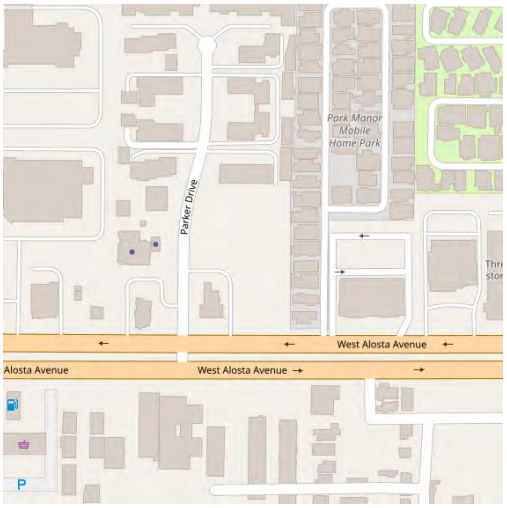


prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



30m
100f

2010 aerial photograph
USDA (2010-04-24 - 2010-10-10)



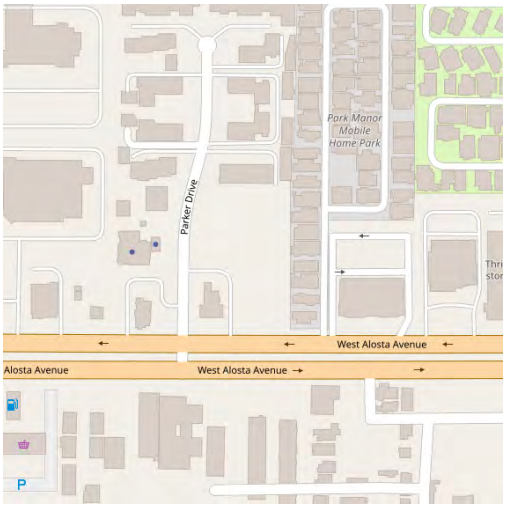
prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



30m
100f

N
W
E
S

2009 aerial photograph
USDA (2009-05-28 - 2009-07-18)



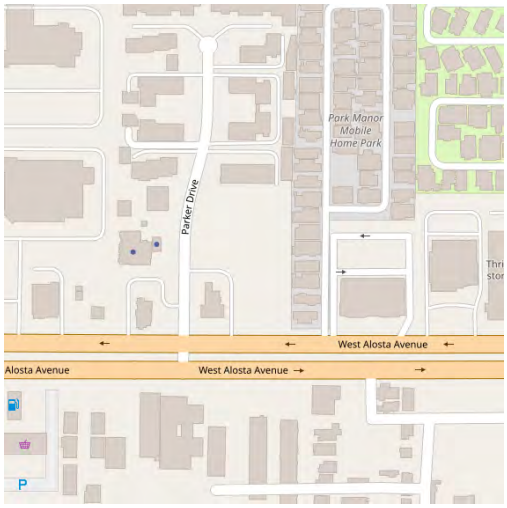
prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



30m
100f

N
W
E
S

2005 aerial photograph
US Departmen of Agriculture (2005-05-29 - 2005-09-29)



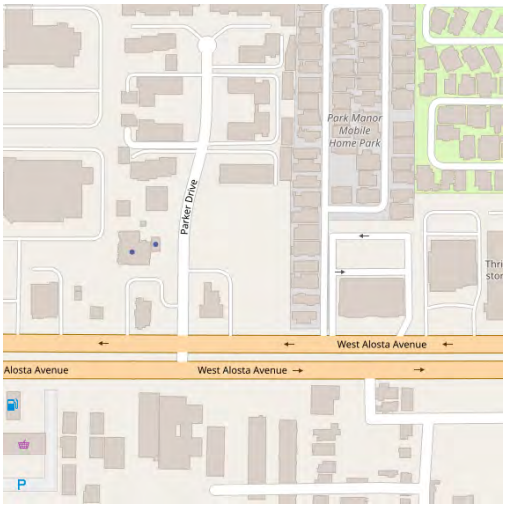
prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



30m
100f

N
W
E
S

2003 aerial photograph

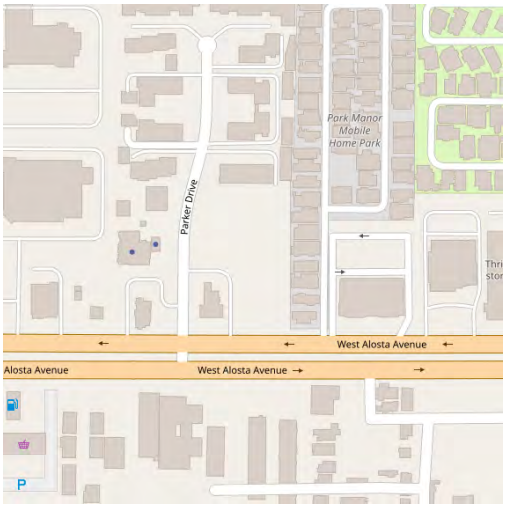


prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



30m
100f

2002 aerial photograph
USGS_DOQQ (2002-02-10 - 2002-09-10)



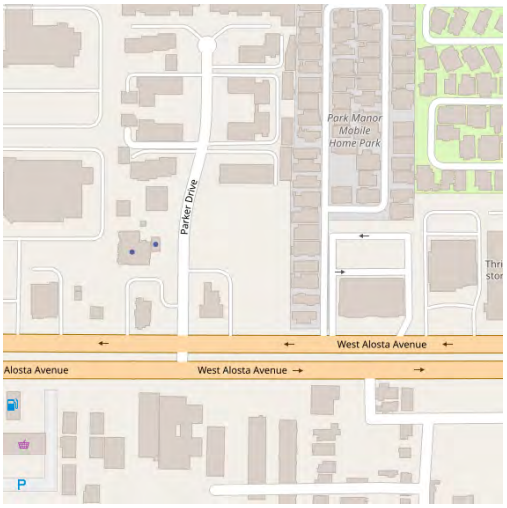
prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



30m
100f

N
W
E
S

1994 aerial photograph
USGS DOQQ (1994-01-01 - 1994-10-02)

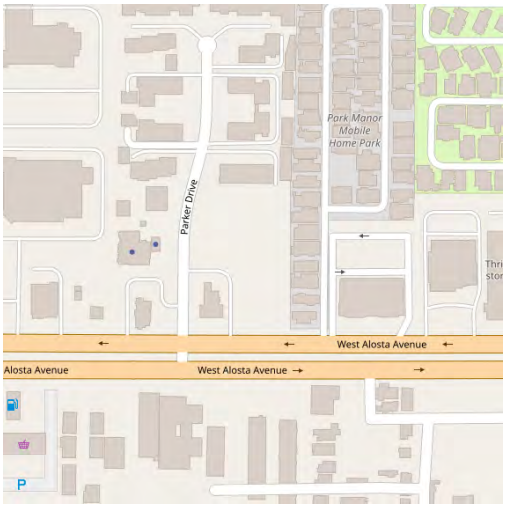


prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



30m
100f

1980 aerial photograph
USGS (1980-10-21 - 1980-12-16)

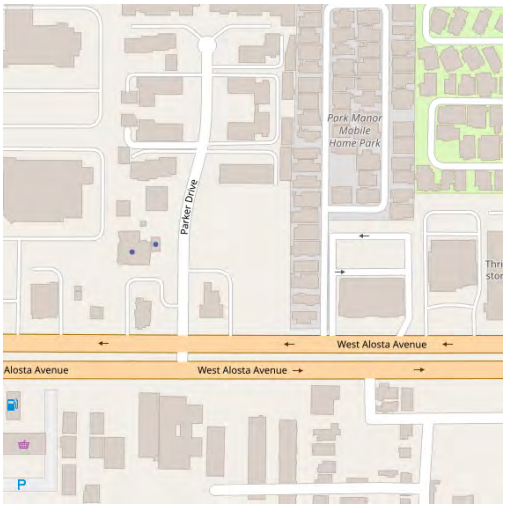


prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



30m
100f

1978 aerial photograph
USGS (1978-06-16 - 1978-12-04)

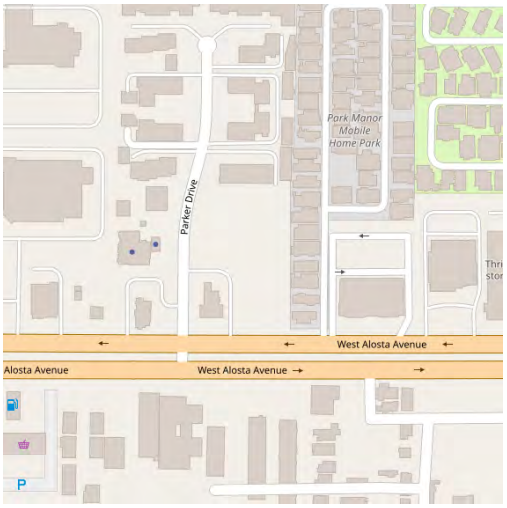


prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



30m
100f

1977 aerial photograph
USGS (1977-11-23 - 1977-11-25)

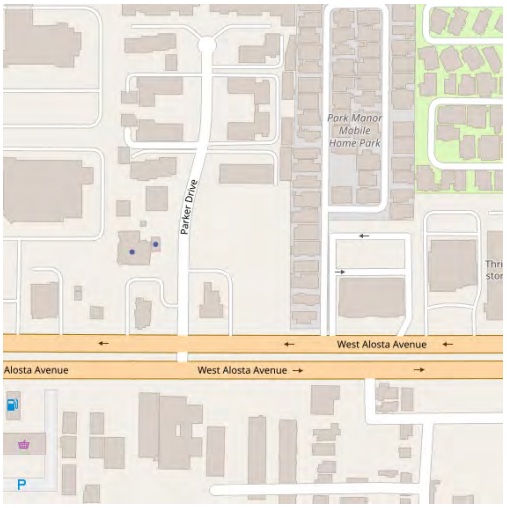


prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



30m
100f

1972 aerial photograph
USGS (1972-09-20 - 1972-10-25)

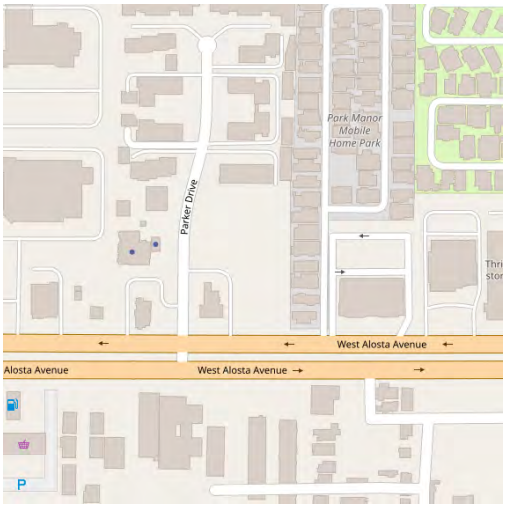


prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



30m
100f

1965 aerial photograph
USDA (1965-09-21 - 1965-09-21)

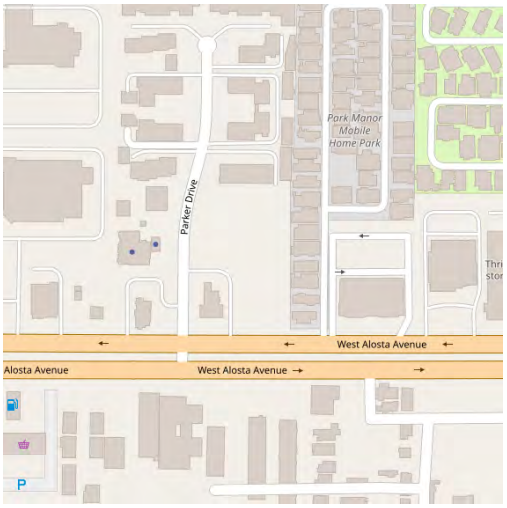


prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.

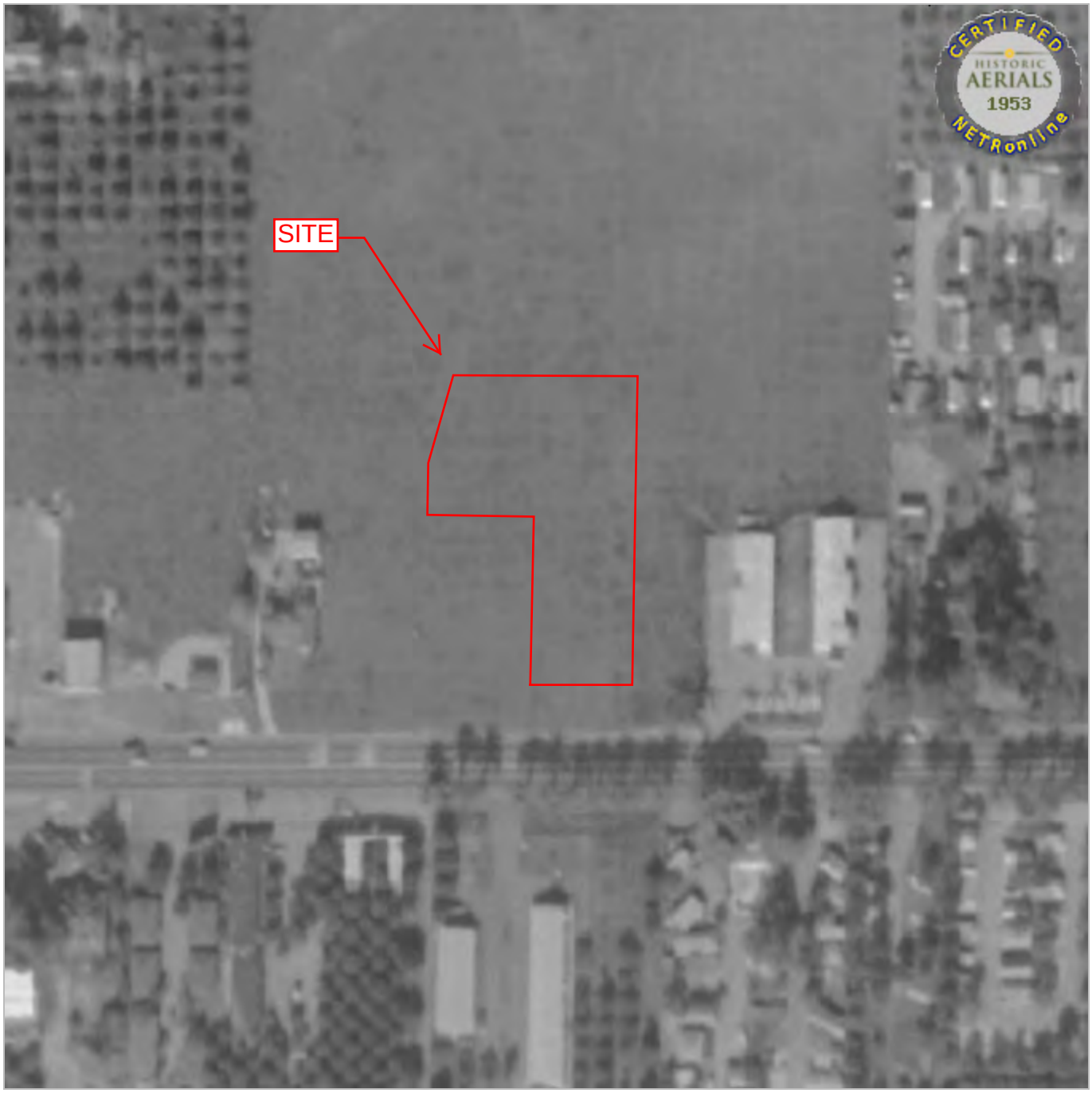


30m
100f

1964 aerial photograph
USGS (1964-07-28 - 1964-09-22)

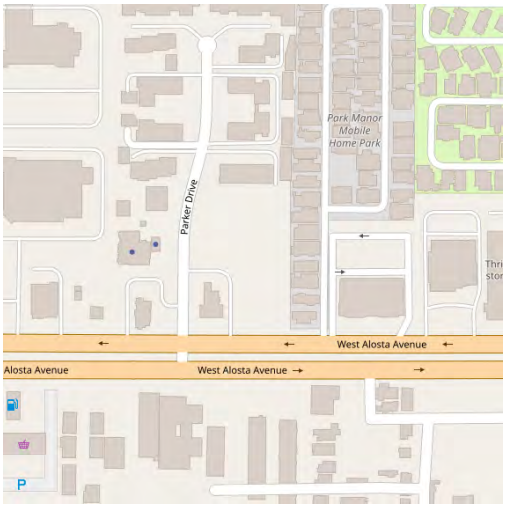


prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.

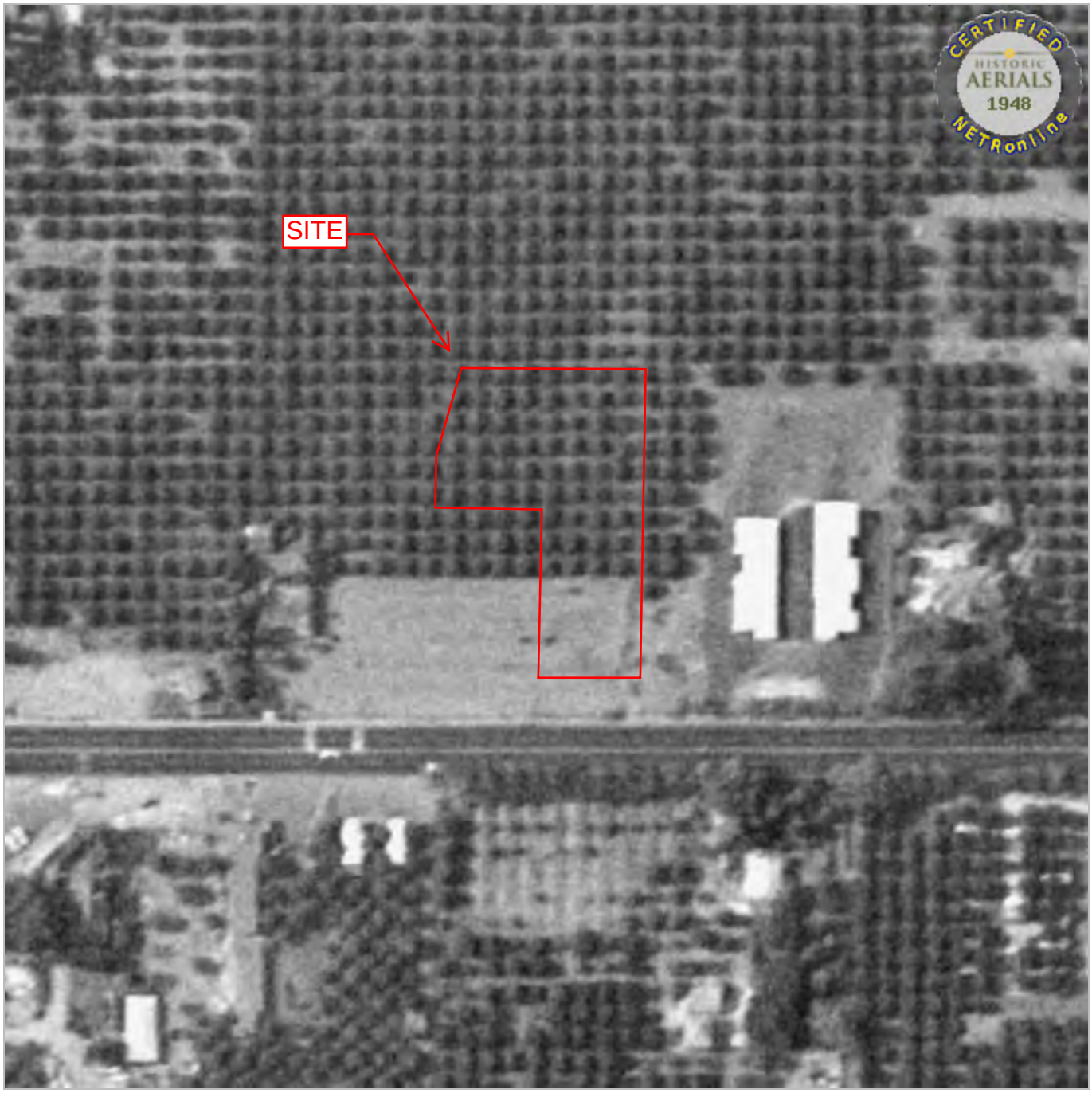


30m
100f

1953 aerial photograph
USDA (1953-01-02 - 1953-11-19)

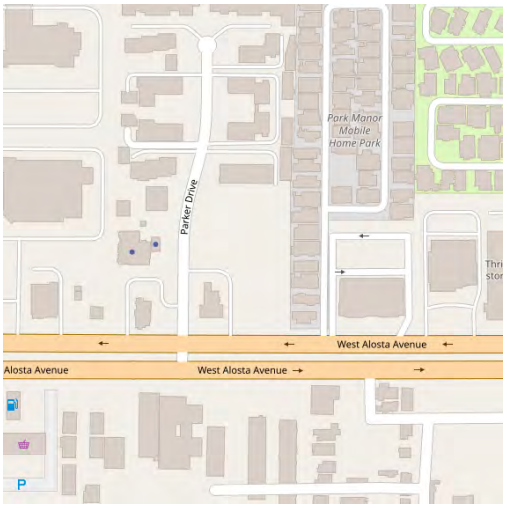


prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.



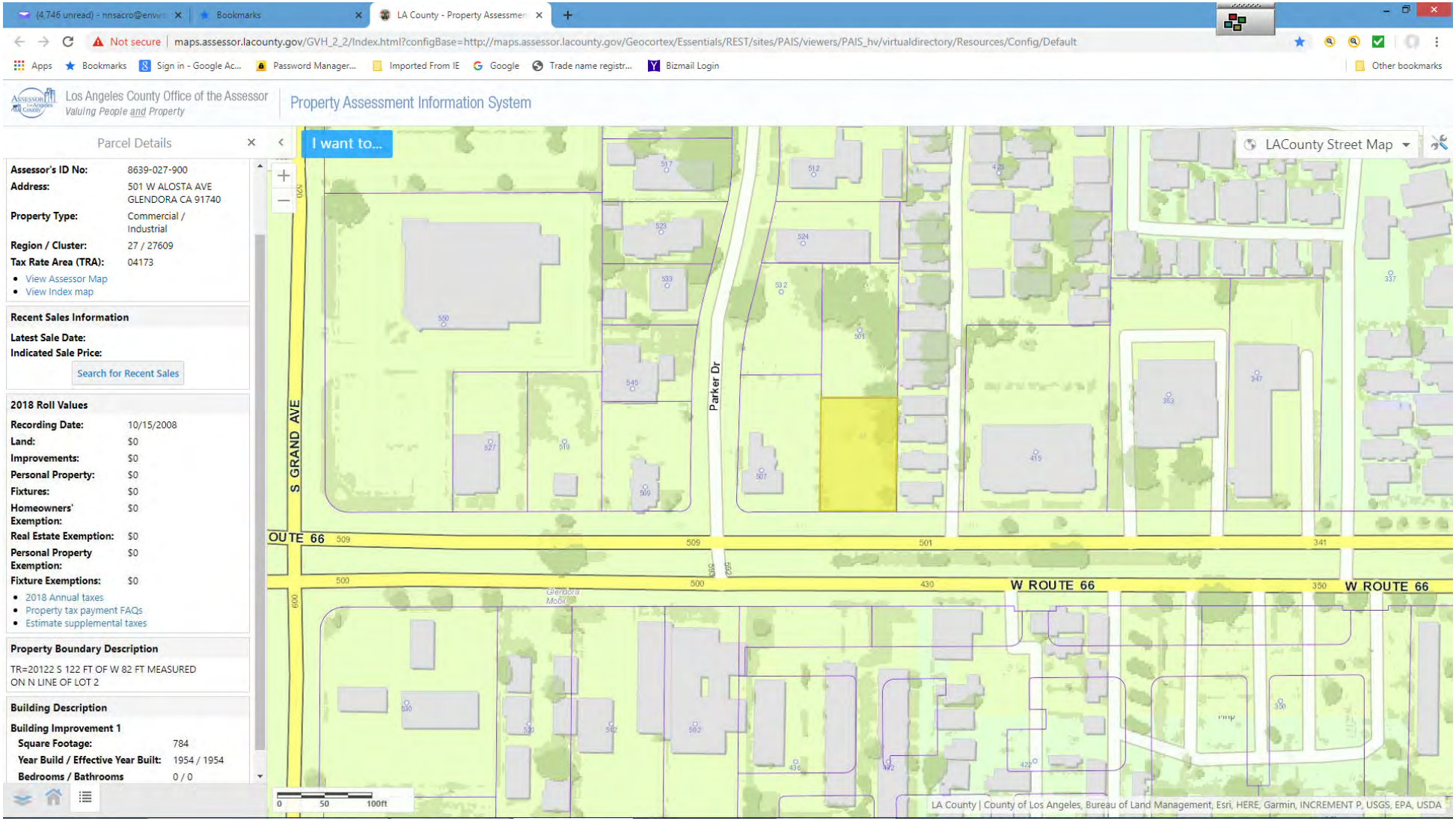
30m
100f

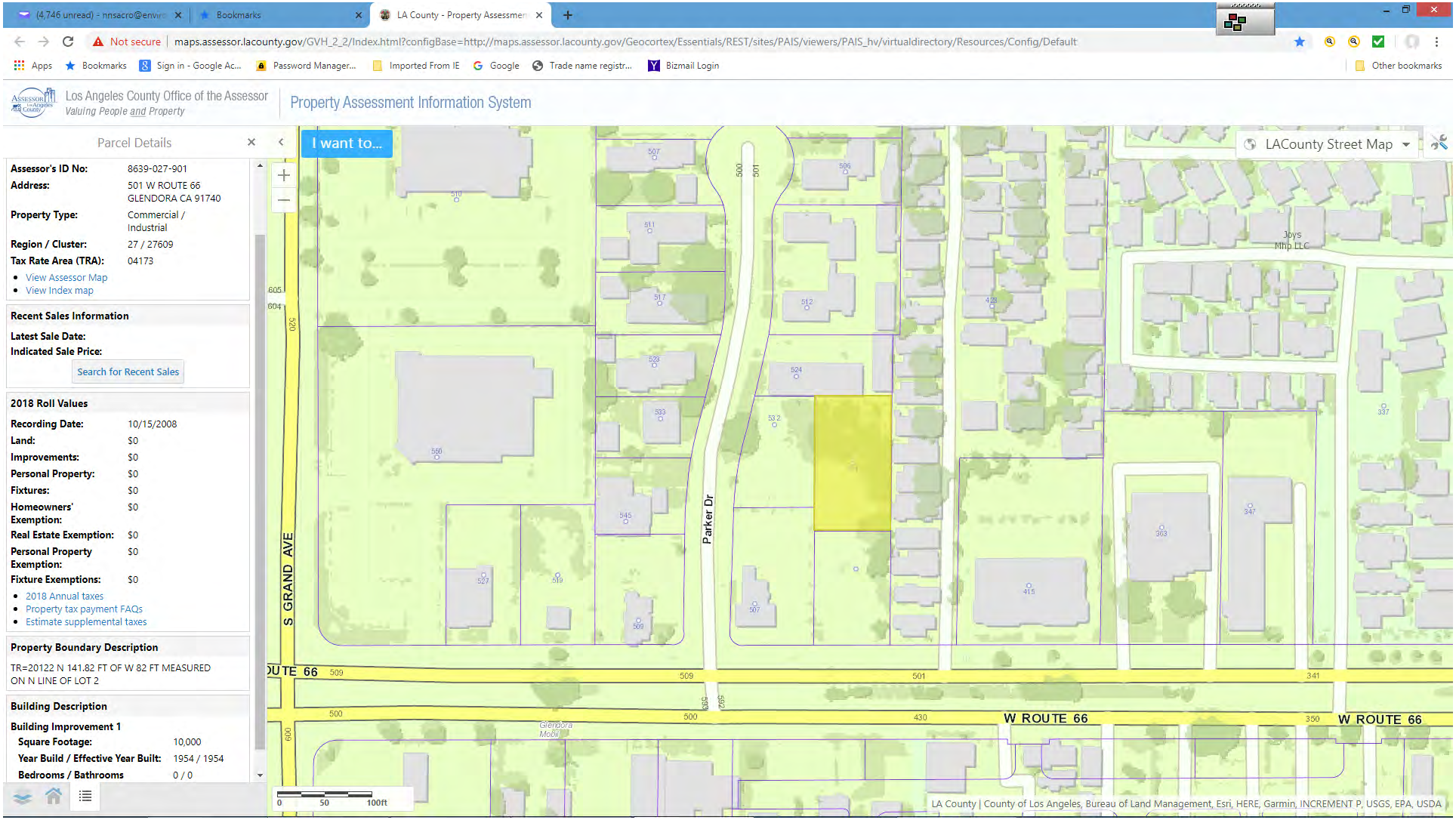
1948 aerial photograph
USGS (1948-07-10 - 1948-07-20)

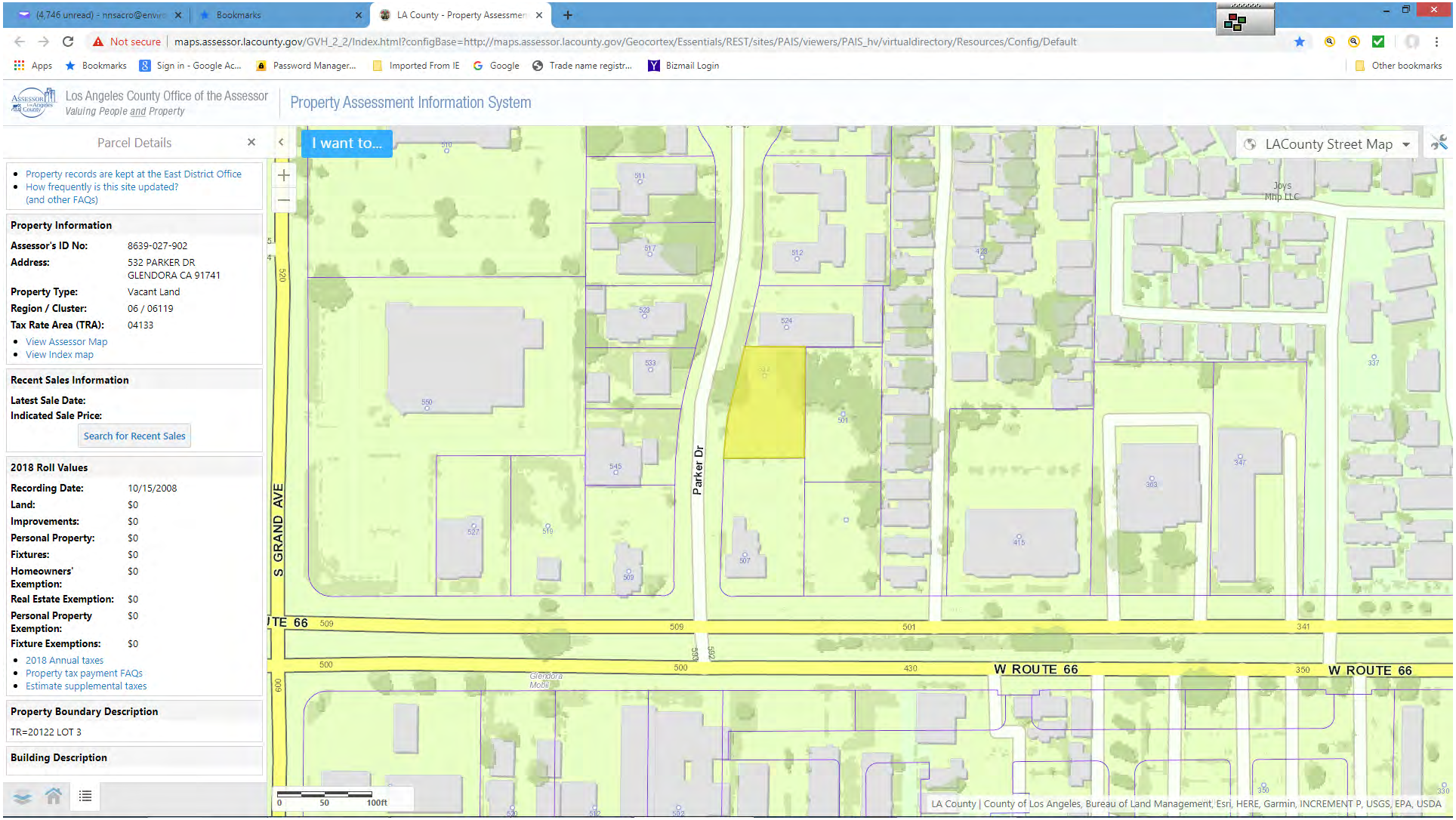


prepared July 15, 2019 -- Historic Aerial imagery © 2019 , NETRonline, LLC.

APPENDIX 8.13 – Parcel Details


Not secure maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default
Los Angeles County Office of the Assessor
Valuing People and Property
Property Assessment Information System
Parcel Details
I want to...
LACounty Street Map
Assessor's ID No: 8639-027-900
Address: 501 W ALOSTA AVE GLENDORA CA 91740
Property Type: Commercial / Industrial
Region / Cluster: 27 / 27609
Tax Rate Area (TRA): 04173
View Assessor Map
View Index map
Recent Sales Information
Latest Sale Date:
Indicated Sale Price:
Search for Recent Sales
2018 Roll Values
Recording Date: 10/15/2008
Land: $0
Improvements: $0
Personal Property: $0
Fixtures: $0
Homeowners' Exemption: $0
Real Estate Exemption: $0
Personal Property Exemption: $0
Fixture Exemptions: $0
2018 Annual taxes
Property tax payment FAQs
Estimate supplemental taxes
Property Boundary Description
TR=20122 S 122 FT OF W 82 FT MEASURED ON N LINE OF LOT 2
Building Description
Building Improvement 1
Square Footage: 784
Year Build / Effective Year Built: 1954 / 1954
Bedrooms / Bathrooms 0 / 0
S GRAND AVE
Parker Dr
OUTE 66
W ROUTE 66
W ROUTE 66
0 50 100ft
LA County | County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA


Not secure maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default
Los Angeles County Office of the Assessor
Valuing People and Property
Property Assessment Information System
Parcel Details
I want to...
LACounty Street Map
Assessor's ID No: 8639-027-901
Address: 501 W ROUTE 66 GLENDORA CA 91740
Property Type: Commercial / Industrial
Region / Cluster: 27 / 27609
Tax Rate Area (TRA): 04173
View Assessor Map
View Index map
Recent Sales Information
Latest Sale Date:
Indicated Sale Price:
Search for Recent Sales
2018 Roll Values
Recording Date: 10/15/2008
Land: $0
Improvements: $0
Personal Property: $0
Fixtures: $0
Homeowners' Exemption: $0
Real Estate Exemption: $0
Personal Property Exemption: $0
Fixture Exemptions: $0
2018 Annual taxes
Property tax payment FAQs
Estimate supplemental taxes
Property Boundary Description
TR=20122 N 141.82 FT OF W 82 FT MEASURED ON N LINE OF LOT 2
Building Description
Building Improvement 1
Square Footage: 10,000
Year Build / Effective Year Built: 1954 / 1954
Bedrooms / Bathrooms 0 / 0
S GRAND AVE
Parker Dr
W ROUTE 66
Joys Mhp LLC
Glendora Mobil
LA County | County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA


Not secure
maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default
Los Angeles County Office of the Assessor
Valuing People and Property
Property Assessment Information System
Parcel Details
I want to...
LACounty Street Map
Property records are kept at the East District Office
How frequently is this site updated? (and other FAQs)
Property Information
Assessor's ID No: 8639-027-902
Address: 532 PARKER DR GLENDORA CA 91741
Property Type: Vacant Land
Region / Cluster: 06 / 06119
Tax Rate Area (TRA): 04133
View Assessor Map
View Index map
Recent Sales Information
Latest Sale Date:
Indicated Sale Price:
Search for Recent Sales
2018 Roll Values
Recording Date: 10/15/2008
Land: $0
Improvements: $0
Personal Property: $0
Fixtures: $0
Homeowners' Exemption: $0
Real Estate Exemption: $0
Personal Property Exemption: $0
Fixture Exemptions: $0
2018 Annual taxes
Property tax payment FAQs
Estimate supplemental taxes
Property Boundary Description
TR=20122 LOT 3
Building Description
S GRAND AVE
Parker Dr
W ROUTE 66
Joys Mhp LLC
Glendora Mobil
0 50 100ft
LA County | County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

APPENDIX 8.14 – Los Angeles County Fire Department Record Search Findings

HHMD No File Responsive :: H011531-071519

From: LACoFD (lacountyfire@mycusthelp.net)

To: nnsacro@enviroassessors.com

Date: Monday, July 15, 2019, 01:58 PM PDT

RE: PRA of July 15, 2019, Reference # H011531-071519.

Dear Project Director Norman N Sacro,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

Re: 501 Alosta Avenue
Glendora CA 91740

The search revealed that your noted address did not match our database.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destroyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

County of Los Angeles Fire Department

HHMD No File Responsive :: H011532-071519

From: LACoFD (lacountyfire@mycusthelp.net)

To: nnsacro@enviroassessors.com

Date: Monday, July 15, 2019, 02:02 PM PDT

RE: PRA of July 15, 2019, Reference # H011532-071519.

Dear Project Director Norman N Sacro,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

Re: 501 W Alosta Avenue
Glendora CA 91740

The search revealed that your noted address did not match our database.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destroyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

County of Los Angeles
Fire Department

HHMD No File Responsive :: H011538-071519

From: LACoFD (lacountyfire@mycusthelp.net)

To: nnsacro@enviroassessors.com

Date: Monday, July 15, 2019, 02:13 PM PDT

RE: PRA of July 15, 2019, Reference # H011538-071519.

Dear Project Director Norman N Sacro,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

Re: 501 Route 66
Glendora CA 91740

The search revealed that your noted address did not match our database.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destroyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

County of Los Angeles
Fire Department

HHMD No File Responsive :: H011533-071519

From: LACoFD (lacountyfire@mycusthelp.net)

To: nnsacro@enviroassessors.com

Date: Monday, July 15, 2019, 02:07 PM PDT

RE: PRA of July 15, 2019, Reference # H011533-071519.

Dear Project Director Norman N Sacro,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

Re: 501 W Route 66
Glendora CA 91740

The search revealed that your noted address did not match our database.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destroyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

County of Los Angeles
Fire Department

HHMD No File Responsive :: H011534-071519

From: LACoFD (lacountyfire@mycusthelp.net)

To: nnsacro@enviroassessors.com

Date: Monday, July 15, 2019, 02:10 PM PDT

RE: PRA of July 15, 2019, Reference # H011534-071519.

Dear Project Director Norman N Sacro,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

Re: 532 Parker Drive
Glendora CA 91741

The search revealed that your noted address did not match our database.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destroyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

County of Los Angeles
Fire Department

APPENDIX 8.15 – Qualifications of Environmental Professional

Dr. NORMAN N. SACRO, MND, MS, PEnvA, DipAES

CREDENTIALS

Missionary Natural Doctor
Dansalan College in consortium with Institute of Integrative & Natural Health Sciences, 2012

Master of Science in Environmental Science
Loyola Marymount University, 1985

Bachelor of Science in Chemistry
University of the Philippines, 1975

Contractor License (No. 895032) in the following classifications: General Engineering (A), General Building (B) and Hazardous Substances Removal Certification (HAZ)

Engineer-in-Training, State of California, XE072011

Registered Environmental Assessor I, #00118 (Note: Dr. Sacro was one of the first REAs. The 2012/2013 California budget removed the REA Program from statute, effective July 1, 2012, due to budgetary considerations.)

Registered Environmental Assessor II, # 20205 (Note: Dr. Sacro was one of only approximately 200 REA IIs. The 2012/2013 California budget removed the REA Program from statute, effective July 1, 2012, due to budgetary considerations.)

Professional Environmental Assessor, PEnvA No. 00001

Diplomate of the American Environmental Society, DipAES No. 00001

EPA Radon Measurement Operators Training Course

Risk Assessment and its Application at Contaminated Release Sites, University of California, Riverside

Conceptual Site Models and the Data Necessary to Make Technical Decisions Regarding Cleanup and Site Closure, University of California, Riverside

EXPERIENCE SUMMARY

Dr. Sacro has over thirty years of experience covering various fields including basic research (e.g., chemical, environmental, production oriented, analytical), laboratory analysis, production (e.g., petroleum products, chemical specialties), environmental chemistry and engineering, and construction management.

Dr. Sacro has performed numerous environmental audits in California and other states as well. His environmental audits have included evaluation of facility regulatory compliance and property transfer liability assessments. Regulatory compliance audits conducted included evaluation against local, State, and Federal regulations as well as good management practice norms. He has performed regulatory audits on various facilities including manufacturing and research establishments; Federal facilities such as navy, marine, army, and nuclear sites; and hazardous waste handling facilities such as waste haulers and landfills. His property transfer assessments have included

manufacturing, office, and residential establishments that were conducted for mortgage brokers, property managers, banks, insurance companies, developers, and law firms.

Dr. Sacro has been extensively involved in various environmental projects including waste minimization, subsurface investigations, engineering design and evaluation, remediations, indoor air quality investigations, and greenhouse gas emissions modeling. He has performed waste minimization studies for both the industry and the Environmental Protection Agency. He has been involved in investigations of contamination of the soil and the groundwater in different types of facilities due to leakage from underground storage tanks, manufacturing equipment, and faulty material handling practices. Mr. Sacro has been involved in the engineering design of environmental facilities including a municipal hazardous waste transfer facility, flood routing for an oil recycling firm, and wastewater treatment system for gasoline contaminated groundwater. He has been involved in environmental remediations of soil and groundwater contamination due to various operations. Mr. Sacro has also testified as both expert and percipient witness in court in connection with contaminated property investigation and remediations.

Dr. Sacro manages construction projects including excavation and grading, office buildings, industrial buildings and facilities, parking lots, building and facility upgrades to comply with American with Disabilities Act (ADA), church building, tenant improvements, and underground storage tank removal and remediation.

KEY PROJECTS

- Managed the construction of a tank farm foundation for a large olive oil processing facility.
- General contractor for tenant improvements for various commercial and industrial facilities.
- General contractor for various projects for a major defense and communications facility that included a communications tower, radar facility, anechoic chamber, etc.
- General contractor for the construction of an industrial olive oil packing plant.
- Managed the removal of underground storage tanks in at least fifteen different sites, both private and government, and conducted environmental remediation where required.
- General contractor for the building and parking lot ADA upgrade of a California Department of Motor Vehicles facility.
- Managed multi-million dollar contracts for the California Department of Transportation involving hazardous waste site investigations in connection with freeway construction activities (e.g., widening, sound wall installation, turn-out construction), seismic retrofit of bridges and overpasses, repair of earthquake damaged freeways and interchanges, maintenance station waste management related problems, property acquisitions for public works related projects, and hazardous waste remedial activities.
- Managed multi-million dollar contracts for the California Department of Transportation involving evaluation and cleanup of hazardous waste contamination in maintenance stations, particularly those due to the use of underground storage tanks.
- Conducts environmental assessments of commercial and industrial facilities/real estates to identify potential environmental liabilities in connection with property transfers. Some of the environmental assessments performed include potential environmental liability cost estimates associated with multi-billion-dollar property acquisitions or company asset transfer. His clients include major government transportation agencies (e.g., California Department of Transportation, Southern California Metropolitan Transit Authority), port facilities (e.g., Worldport Los Angeles), major developers and brokers, nationwide insurance companies, and high-tech industrial facilities.

- Managed and prepared Material Safety Data Sheet for steel products of a major worldwide steel company.

- Managed and conducted pre-demolition asbestos surveys of residential, apartment, commercial, and industrial buildings for California Department of Transportation in connection with the widening of Freeways 110 and 5 and the construction of Freeway 30.

- For various clients, managed and conducted asbestos surveys of properties including industrial, commercial, residential, clinical, and hospital buildings in connection with property transfers and/or company mergers.

- Performed numerous environmental regulatory compliance audits on government and private facilities. Private facilities for which work have been conducted include manufacturing, waste recycling facilities and hazardous waste treatment and storage facilities in various states.

- Conducted numerous environmental characterization and remediation for various facilities. Some of the work was performed in connection with real estate transfer transactions.

- Managed and performed compliance to SARA Title III, Section 313 reporting requirements for various industrial facilities.

- Provided expert advise to lawyers in connection with a litigation involving injury potentially caused by exposure to agricultural chemicals.

- Managed and accomplished reporting requirements under the California Hazardous Waste Management Review Act of 1989 (SB 14).

- Provided health and safety oversight and monitoring for remedial activities associated with a former manufactured gas site operated by Southern California Gas.

- Managed and conducted a detailed study involving volatile organic carbon emission compliance with rules and regulations of the South Coast Air Quality Management District. The study was performed for a subsidiary of a major world-wide steel company. The study involved air sampling, conceptual process modeling, interpretation of data, and interface with regulatory personnel.

- For the University of California, managed the development and submission of the Source Test Protocols for air emissions risk assessment under the California Air Toxics "Hot Spots" Information and Assessment Act of 1987 (AB 2588).

- Performed remedial investigation studies in connection with the construction of a freeway strip over a California Superfund site. The site is an inactive landfill that showed heavy metal (e.g., lead) and organics contamination.

- Accomplished reporting requirements under SARA Title III, Section 313, Toxic Chemical Release Inventory for a major oil company. The project included development of a novel approach of evaluating complicated process operations for calculating emissions of chemicals into various media.

- Conducted an environmental impact analysis of the Orange County Hazardous Waste Management Plan. His involvement was the evaluation of impacts on utility resources by the build out of the proposed hazardous waste facilities in Orange County.

- Lead in the study of waste minimization options for waste streams encountered in electric utility facilities. Specifically, the waste streams included chromate contaminated waters, surface impoundment wastes, oily wastes, and paint wastes.

- Preparation of Verification Study Action Plan for the Naval Weapons Station (Seal Beach, California). This Verification Study is aimed at confirming or denying the presence of hazardous wastes disposed of for many years at several sites. The study involves grab sampling, soil core sampling, and drilling of monitoring wells in sensitive areas such as explosives contaminated soils and where endangered species of plants and animals are found.

- Evaluation of a clean-up Feasibility Study performed by another environmental consulting firm on a property that is partly on an NPL (National Priority List) site.

- Managed and prepared Toxic Hot Spots (AB 2588) Inventory Plans for General Motors, THUMS Long Beach (Consortium of Texaco, Humbel, Union, Mobil, and Shell), Chemical Waste Management Kettleman Hill Hazardous Waste Landfill, and BHI Steel.

- Managed and prepared Air Toxic Inventory Plans (ATIP) Air Toxic Inventory Reports (ATIR) for the University of California and several industrial facilities in compliance with the California Air Toxics "Hot Spots" Information and Assessment Act of 1987 (AB2588).

- Performed an engineering study involving storm water routing for a waste oil recycling facility.

- Performed soil sampling and supervised drilling and installation of vadose zone monitoring wells for underground storage tank leak detection for a manufacturing firm.

- Managed and conducted groundwater treatment program for a hospital whose leaking underground storage tank contaminated the groundwater with gasoline. The project also involved the supervision of the installation of a double wall fiberglass tank and the interstitial leak monitoring system, as well as the design and installation of a treatment system for contaminated groundwater. Interfaced with the DOHS, Public Works Department and the Fire Department on permitting requirements.

- Prepared Business Plans for compliance with the Right-To-Know legislation.

- Performed a Site Investigation involving field sampling at an abandoned mining area contaminated with cyanide. The project also involved performing and EPA Hazardous Waste Site Ranking System which is used to evaluate a site for listing in the NPL (National Priority List).

- For a major electronics manufacturer, managed subsurface investigation of underground storage tanks to verify potential past discharge of metal plating degreasing liquid baths.

- Performed RCRA compliance audits of various facilities including manufacturing facilities, a major nuclear weapons plant metal parts supplier, a major hazardous waste landfill, a hazardous materials/waste hauler, as well as army, navy, and marine installations.

- Managed and conducted asbestos evaluation survey of various facilities for the California Office of State Architects, as well as other facilities in connection with real estate transfer transactions.

- Lead engineer in the preparation of an Engineering Evaluation/Cost Analysis (EE/CA) for a removal action at a CERCLA site with known soil and groundwater contamination due to toxic/hazardous liquid chemical discharge.

- Conducted groundwater sampling at various pumping stations of a major petroleum company for the evaluation of PCB on-site discharge.

- For a sheet metal coating firm, managed a study on the search for alternatives to land disposal of chrome-bearing hazardous waste in compliance with RCRA land disposal restrictions.

- Performed for the U.S. EPA a project to determine whether hazardous sludge is scoured or resuspended and carried out with petroleum refinery API separator wastewater. The project involved site inspection of general major oil refineries, sludge and wastewater sampling, and experimental pilot testing.

- Lead engineer for a U.S. EPA study characterizing the waste streams from the inorganic chemicals manufacturing industries and evaluating current waste treatment practices.

- Conducted for U.S. EPA a study assessing the cost-effectiveness of various control strategies for underground storage tanks.

- Performed for the U.S. EPA a study evaluating various hazardous waste treatment technologies and their restrictive characteristics.

- Lead engineer in a U.S. EPA study to determine the compatibility of petroleum products and chemical substances with storage tanks and the development of laboratory test procedures for compatibility evaluation.

- Lead engineer in a U.S. EPA study on waste minimization by source reduction or product substitution in various industries that are suspected to generate the greatest volumes of hazardous wastes.

- Lead engineer in a U.S. EPA study evaluating the technical effectiveness of traditional tank leak integrity tests to underground storage tanks with hazardous wastes.

- Lead engineer in a U.S. EPA study characterizing the K and D code hazardous wastes encountered in the manufacture of paints and veterinary pharmaceuticals; This also included the evaluation of statutory and BDAT (best demonstrable available technology) waste treatment technologies.

- Conducted a U.S. EPA study on the reduction and recycling of incinerable liquid organic hazardous waste.

- Performed an engineering analysis of an existing plating wastewater treatment plant and suggested measures to take to optimize the operation and bring the effluent heavy metal characteristics within regulatory standards.

- Lead engineer in a study on the characterization of selected industries by 4-digit SIC codes for a waste minimization report to U.S. Congress.

- Conducted an investigation of the disposal of wastes exhibiting hazardous properties in a low level radioactive waste landfill for the U.S. EPA and the Washington State Department of Health.

- Lead engineer in a U.S. EPA project on the development of Federal regulations for underground storage tanks containing hazardous materials/wastes.

- Involved in a feasibility and design project of a hazardous waste transfer and storage facility for the City of Albuquerque, New Mexico.

- Designed and supervised the fabrication and installation of an air pollution control device.

- Supervised the construction and operation of a wastewater treatment plant for a textile manufacturing facility.

- Conducted Bhopal-India-type safety evaluation of several facilities belonging to major U.S. chemical manufacturing companies such as Occidental Chemicals.

PUBLICATIONS AND MAJOR REPORTS

- Sacro, Norman. 1991-1995. Over 30 major reports on hazardous waste remedial activities (e.g., gasoline stations, industrial sites, Caltrans maintenance stations) and hazardous waste site investigations all over California in connection with freeway construction activities (e.g., widening, soundwall installation, turn-out construction), seismic retrofit of bridges and overpasses, repair of earthquake damaged freeways and interchanges, maintenance station waste management related problems, property acquisitions for public works related projects, asbestos surveys (e.g., apartment complexes, over 150 residential houses, and commercial/industrial buildings along freeway/interchange expansion areas). California Department of Transportation.

- Sacro, N. September 1991. Investigation of SupraCote's Afterburner Overall VOC Removal Efficiency. Technical Report, Environmental Managers & Auditors, Inc.

- Sacro, N. December 1988. Chromate Contaminated Wastewaters in the Electric Utility Industry, Waste Minimization. Electric Power Research Institute.

- Sacro, N. Oct. 1986. Printing Operations, In: Waste Minimization - Issues and Options, Volume II. United States EPA, Office of Solid Waste and Emergency Response. EPA 530-SW-86-07

- Sacro, N. 1986. Waste Characterization and Evaluation of Treatment Technologies in the Manufacture of Paints. Technical Report, Jacobs Engineering Group, Inc.

- Sacro, N. 1986. Waste Characterization and Evaluation of Treatment Technologies in the Manufacture of Veterinary Pharmaceuticals. Technical Report, Jacobs Engineering Group, Inc.

- Sacro, N. (contributing author). 1986. Reduction and Recycling of Incinerable Liquid Organic Hazardous Waste. EPA Contract No. 68-01-7053, Work Assignment No. 39.

- Sacro, N. (contributing author). 1986. API Separator Study. EPA TES No. 68-01-7053, Work Assignment No. 253.

- Sacro, N. (contributing author). 1985. Preliminary Engineering Analysis to Characterize Waste in the Inorganic Chemical Industry. EPA Contract No. 68-01-7053, Task No. 939.8.

- Sacro, N (contributing author). 1985. Assessment of Treatment Technologies and Their Restrictive Waste Characteristics. EPA Contract No. 68-01-7053, Work Assignment No. 14.

- Sacro, N. (contributing author). 1985. Cost/Effectiveness Analysis of Leaking Underground Tank Regulatory Options. EPA Contract No. 68-01-7053, Work Assignment No. 24.

- Sacro, N. (contributing author). 1985. Compatibility of Petroleum Products and Chemical Substances with Storage Tanks. EPA Contract No. 68-01-7053, Work Assignment No. 19.

- Sacro, N. (contributing author). 1985. Waste Minimization, Volume 2 -- Source Reduction. EPA Contract No. 17.

- Baluyut, E.A., and Norman Sacro. 1980. The Physico-chemical Environment of Laguna de Bay. The Phil. Biota. xv(3): 92-105

- Sacro, Norman. 1977. Algal Blooms and Aquatic Weeds Control. Aquatic Weed Control Unit, Central Inland Fisheries Research Institute, Barrackpore, India.

Appendix G

Preliminary Hydrology Analysis

Item #4. Page 1014 of 1025

EGL ASSOCIATES
11819 Goldring Road, Unit A, Arcadia, CA 91006
Tel.: 626-263-3588; Fax: 626-263-3599; E-mail: mail@egl88.com

Preliminary Hydrology Analysis

Building Address: 501 W. Route 66 Ave.,
Glendora, CA 91006

EGL JOB NO. 19-128-004
DATE: 12/05/19



Meeting Date: 3/9/2021 / Packet Page #: 1025

DATA:

1. Maximum flow in a 50 yr period (PRE DEVELOPMENT- Subarea A)

AREA (ACRES)	IMP. (%)	FREQUENCY	SOIL TYPE	LENGTH	SLOPE	Isohyet
0.34	59	50	006	203	0.024	7.4

$Q_{50\text{-Pre Sub A}}$ = 1.34 CFS

2. Maximum flow in a 50 yr period (PRE DEVELOPMENT- Subarea B)

AREA (ACRES)	IMP. (%)	FREQUENCY	SOIL TYPE	LENGTH	SLOPE	Isohyet
0.38	79	50	006	271	0.017	7.4

$Q_{50\text{-Pre Sub B}}$ = 1.51 CFS

3. Maximum flow in a 50 yr period (POST DEVELOPMENT- Subarea A)

AREA (ACRES)	IMP. (%)	FREQUENCY	SOIL TYPE	LENGTH	SLOPE	Isohyet
0.34	73	50	006	243	0.020	7.4

$Q_{50\text{-Pre}}$ = 1.35 CFS

4. Maximum flow in a 50 yr period (POST DEVELOPMENT- Subarea B)

AREA (ACRES)	IMP. (%)	FREQUENCY	SOIL TYPE	LENGTH	SLOPE	Isohyet
0.38	76	50	006	262	0.015	7.4

$Q_{50\text{-Post}}$ = 1.51 CFS

Based on the results of HydroCalc, there is a 0.01 cfs increase at the post development from subarea A and no increase in peak flow from subarea B. All existing drainage pattern will be maintained at the post development.
The Impervious area has changed from 59% to 73% in subarea A and 79% to 76% in subarea B; therefore two of the mitigation measures from the LA County LID (Low Impact Development) Manual 2009 requirements will be taken into action to mitigate the storm runoff:

1. Downspout routing:
   All the roof drain downspouts shall be connected to the nearby catch basins/ drainage pipes. When over flow occurs, the run-off will slowly discharge to the public street.

2. Disconnect Impervious surfaces:
   Direct the runoff from the impervious surfaces to landscaping areas by designed flow lines. The runoff will infiltrate as much as possible when it flows on the natural grass areas. When overflow occurs, the run-off will slowly discharge to the public street.

The existing drainage pattern of this project is draining from the most northeast point to southwest in subarea A and toward south of the property in subarea B. At post development the drainage pattern will be maintain the same and drain through catch basins and pipes, and it will be delivered to the street through underground Curb-O-Let. Runoff in Subarea A will be drained and discharge to Parker Dr., while Subarea B will drain to W Route 66.

Pipe Capacity Calculation

Subarea A

1. AREA = A1 = 0.16 AC

   Q = 1.35 x (0.16/0.34) = 0.63 cfs

   Use 1-6" PVC Pipe

   D = 0.50' S = 0.75%
   Q = 0.63 cfs $\geq$ 0.63 cfs (OK)

2. AREA = A2 = 0.22 AC

   Q = 1.35 x (0.22/0.34) = 0.87 cfs

   Use 1-6" PVC Pipe

   D = 0.50' S = 1.50%
   Q = 0.89 cfs > 0.87 cfs (OK)

Item #4. Page 1017

Subarea A Curb-O-Let Capacity Check
Q= 1.35 cfs
Use Curb-O-Let Model TCD-317

Size = 3" x 17"
Q = 1.39 cfs > 1.35 cfs (OK)

Subarea B

3. AREA = A3 = 0.10 AC

   Q = 1.51 x (0.10/0.38) = 0.40 cfs

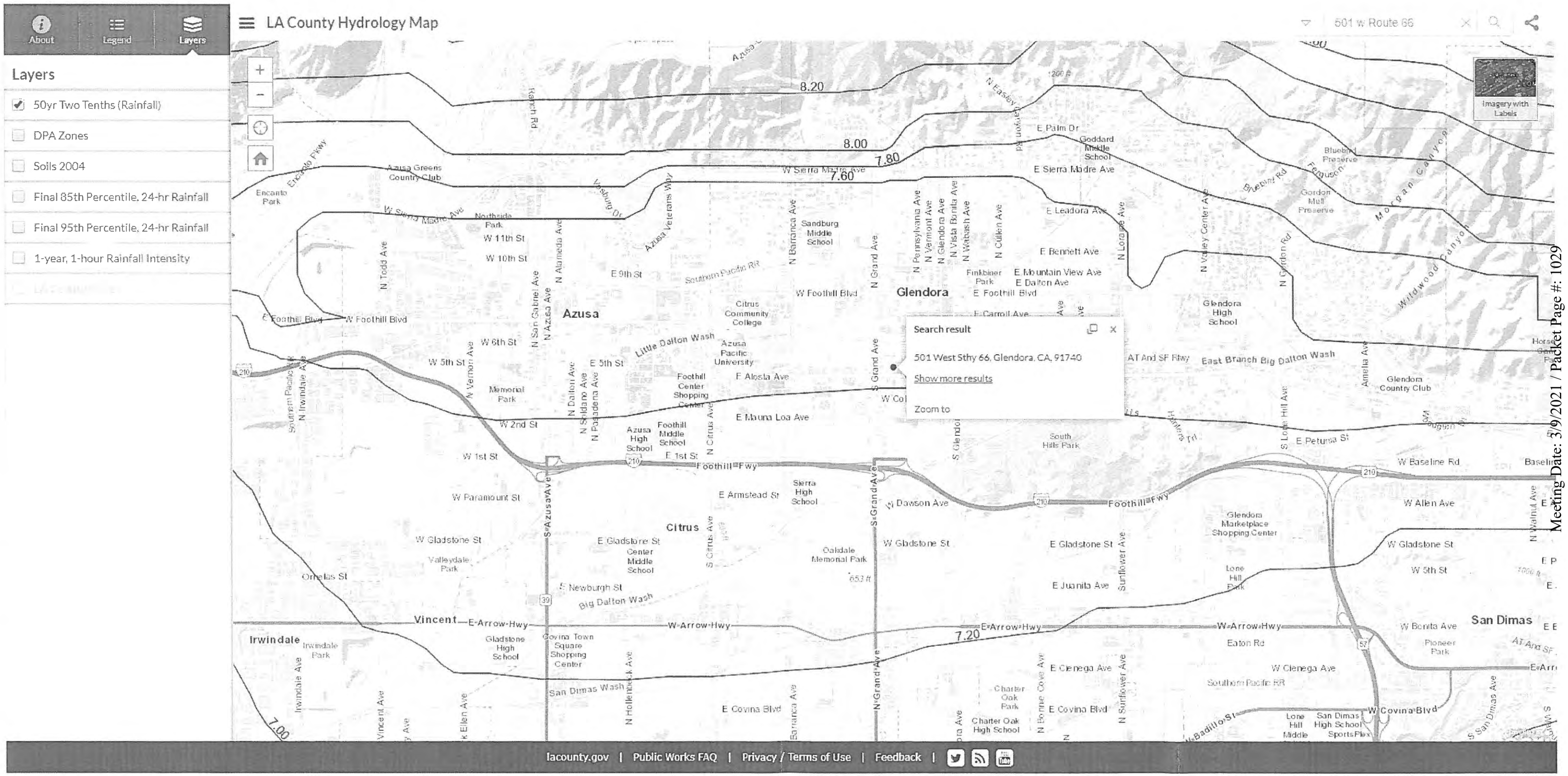
   Use 1-6" PVC Pipe

   D = 0.50' S = 0.50%
   Q = 0.52 cfs > 0.40 cfs (OK)

Subarea B Curb-O-Let Capacity Check
Q= 1.51 cfs
Use Curb-O-Let Model TCD-414

Size = 4" x 14"
Q = 1.72 cfs > 1.51 cfs (OK)

Meeting Date: 3/9/2021 / Packet Page #: 1028


About
Legend
Layers
LA County Hydrology Map
501 w Route 66
Layers
50yr Two Tenths (Rainfall)
DPA Zones
Soils 2004
Final 85th Percentile, 24-hr Rainfall
Final 95th Percentile, 24-hr Rainfall
1-year, 1-hour Rainfall Intensity
Imagery with Labels
8.20
8.00
7.80
7.60
7.20
7.00
Search result
501 West Sthy 66, Glendora, CA, 91740
Show more results
Zoom to
Azusa
Glendora
Citrus
Irwindale
Vincent
San Dimas
Foothill Fwy
E Foothill Blvd
W Foothill Blvd
W Sierra Madre Ave
E Sierra Madre Ave
E Bennett Ave
E Leadora Ave
E Mountain View Ave
E Dalton Ave
E Carroll Ave
W 11th St
W 10th St
E 9th St
W 6th St
W 5th St
E 5th St
W 2nd St
W 1st St
E 1st St
E Alosta Ave
E Mauna Loa Ave
E Armstead St
W Paramount St
W Gladstone St
E Gladstone St
E Juanita Ave
E Cienega Ave
W Cienega Ave
E Covina Blvd
W Covina Blvd
W Baseline Rd
E Baseline Rd
E Foothill Blvd
E Arrow Hwy
W Arrow Hwy
E Newburgh St
W 5th St
W Bonita Ave
W Allen Ave
E Petunia St
Eaton Rd
Azusa Greens Country Club
Encanto Park
Northside Park
Sandburg Middle School
Goddard Middle School
Glendora High School
Glendora Country Club
Glendora Marketplace Shopping Center
Citrus Community College
Azusa Pacific University
Foothill Center Shopping Center
Azusa High School
Foothill Middle School
Memorial Park
South Hills Park
Sierra High School
Gladstone High School
Covina Town Square Shopping Center
Valleydale Park
Oakdale Memorial Park
Finkbiner Park
Gordon Hall Preserve
Bluebird Preserve
Pioneer Park
Lone Hill Park
Charter Oak Park
Charter Oak High School
San Dimas High School SportsPlex
Lone Hill Middle
Irwindale Park
Little Dalton Wash
East Branch Big Dalton Wash
Big Dalton Wash
San Dimas Wash
Southern Pacific RR
AT And SF Rlwy
Morgan Canyon
Wildwood Canyon
Ferguson
Helmin Rd
Encinito Pkwy
Vosburg Dr
Azusa Veterans Way
N Easley Canyon Rd
Bluebird Rd
N Todd Ave
N San Gabriel Ave
N Azusa Ave
N Alameda Ave
N Barranca Ave
N Grand Ave
N Pennsylvania Ave
N Vermont Ave
N Glendora Ave
N Vista Bonita Ave
N Wabash Ave
N Cullen Ave
N Loraine Ave
N Valley Center Ave
N Gordon Rd
N Irwindale Ave
N Vernon Ave
N Dalton Ave
N Peck Rd
N Citrus Ave
S Azusa Ave
S Grand Ave
S Glendora Ave
S Citrus Ave
S Sunflower Ave
N Hollenbeck Ave
N Sunflower Ave
N Bonnie Cove Ave
S Lone Hill Ave
S San Dimas Ave
Amelia Ave
N Walnut Ave
W Badillo St
E Covina Blvd
Barranca Ave
Dawson Ave
Glendora Ridge Rd
Glendora Mtn Rd
1200 ft
1000 ft
653 ft
210
39
57
lacounty.gov | Public Works FAQ | Privacy / Terms of Use | Feedback

HYDROLOGY MAP

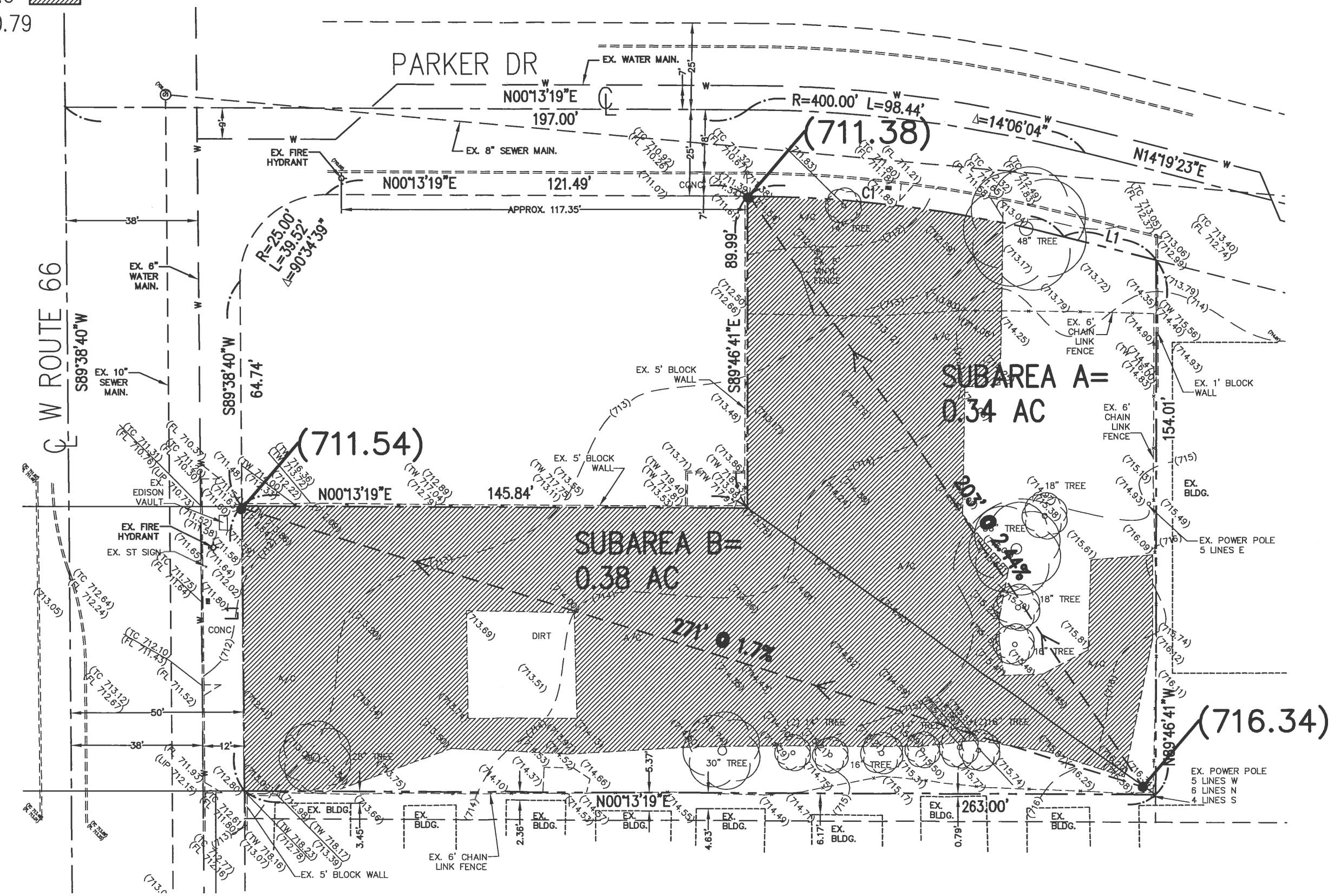
PRE-DEVELOPMENT

TOTAL AREA=0.72 AC
IMPERVIOUS SUBAREA A =0.20 AC
IMPERVIOUS RATIO= 0.20/0.34=0.59

IMPERVIOUS SUBAREA B =0.30 AC
IMPERVIOUS RATIO= 0.30/0.38=0.79

NORTH

SCALE : 1"=30'-0"



HYDROLOGY MAP

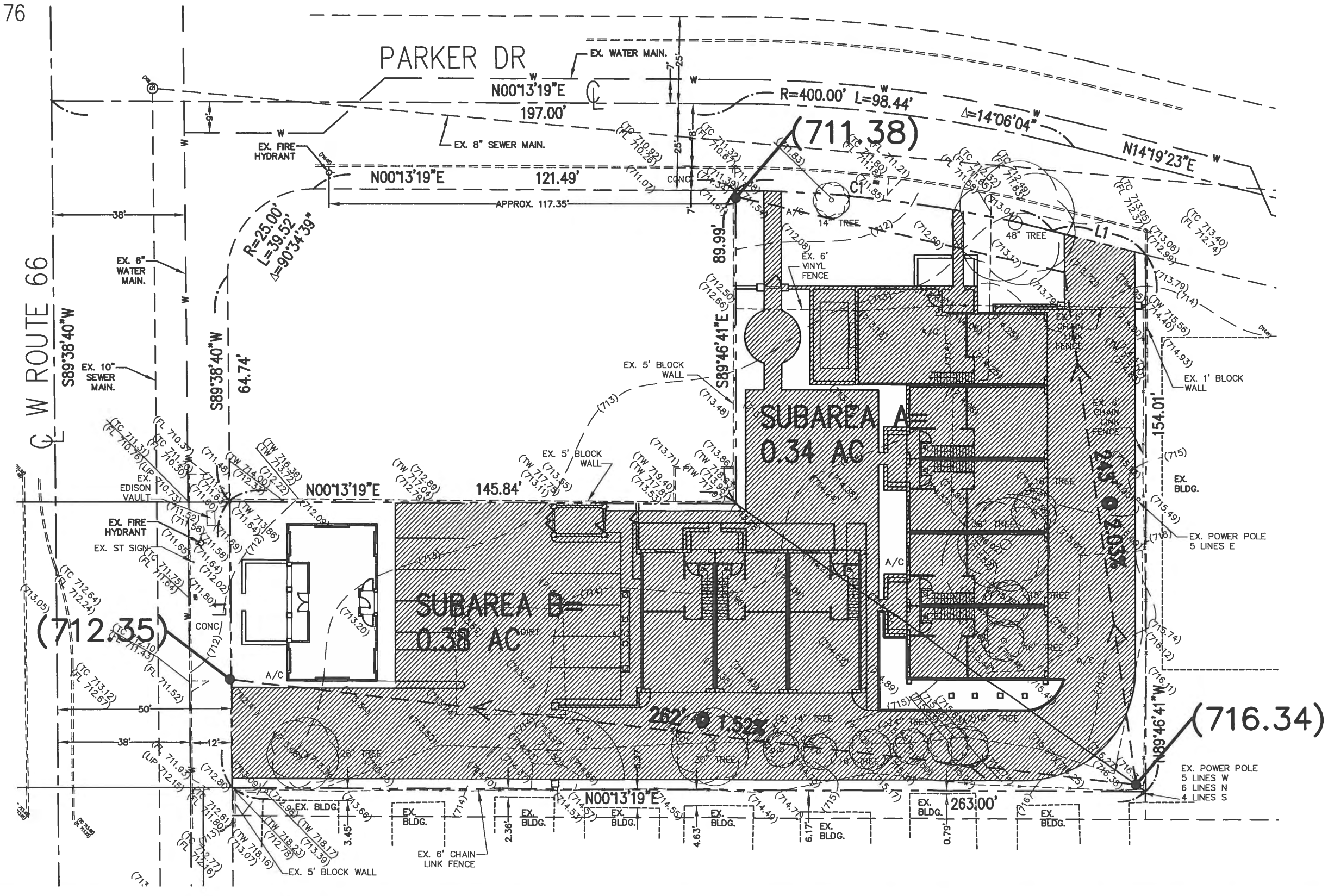
POST-DEVELOPMENT

TOTAL AREA=0.72 AC
IMPERVIOUS SUBAREA A =0.25 AC
IMPERVIOUS RATIO= 0.20/0.34=0.73

IMPERVIOUS SUBAREA B =0.29 AC
IMPERVIOUS RATIO= 0.29/0.38=0.76

NORTH

SCALE : 1"=30'-0"



Item #4. Page 1021

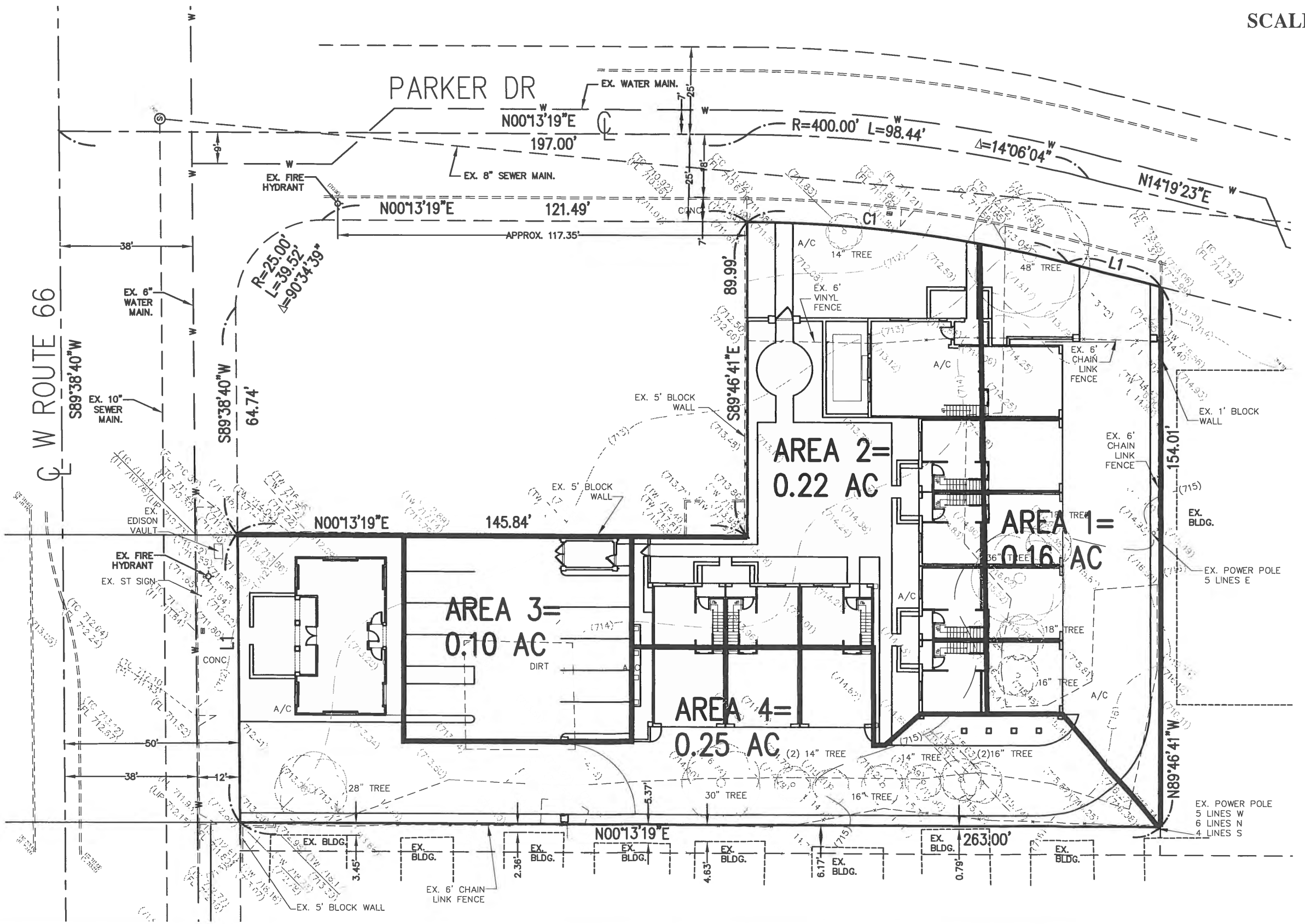
TOTAL AREA=0.73 AC

HYDROLOGY MAP

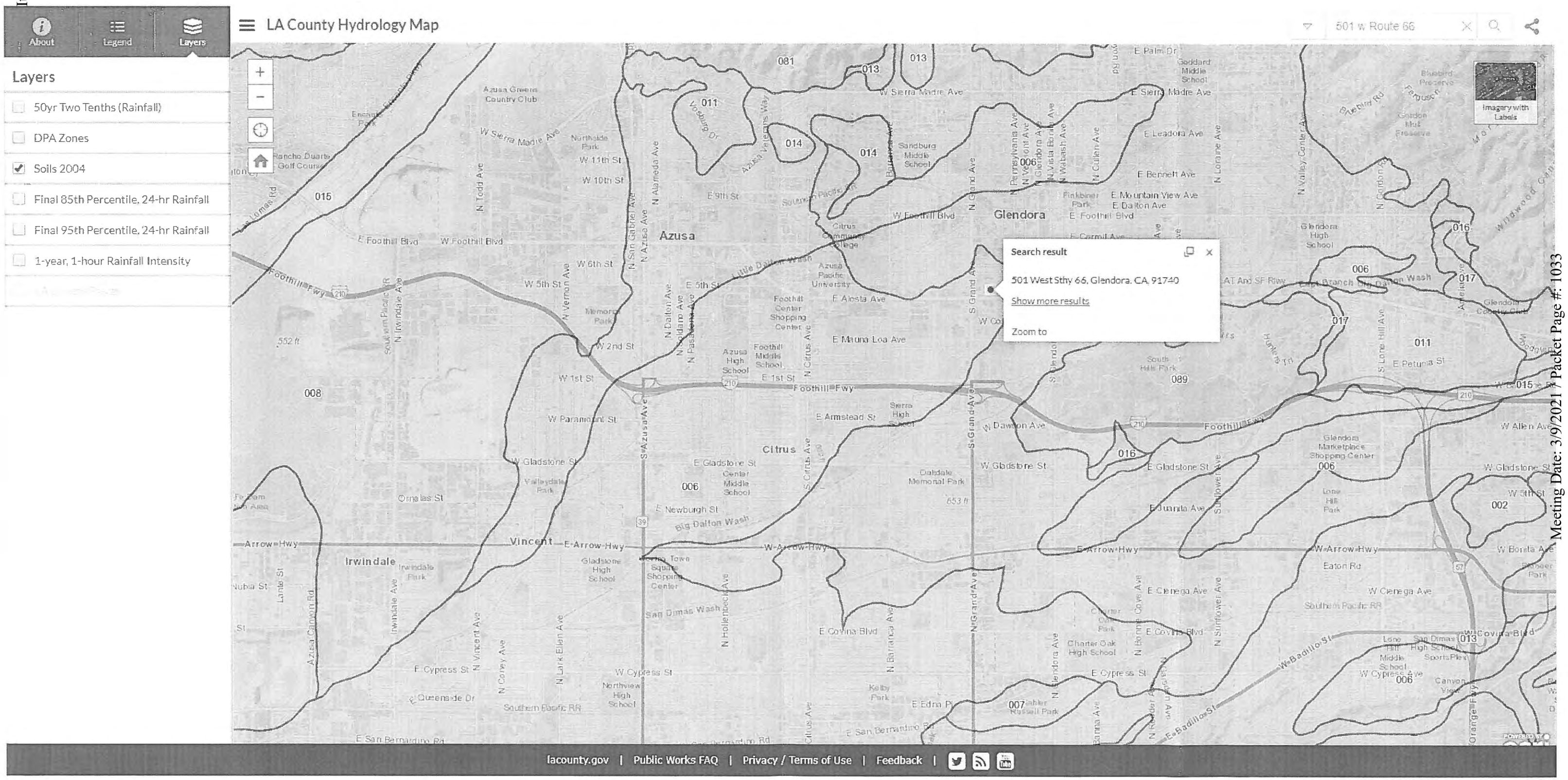
PIPE CALCULATION

NORTH

SCALE : 1"=30'-0"



Meeting Date: 3/9/2021 / Packet Page #: 1032


About
Legend
Layers
LA County Hydrology Map
501 w Route 66
Layers
50yr Two Tenths (Rainfall)
DPA Zones
Soils 2004
Final 85th Percentile, 24-hr Rainfall
Final 95th Percentile, 24-hr Rainfall
1-year, 1-hour Rainfall Intensity
Search result
501 West Sthy 66, Glendora, CA, 91740
Show more results
Zoom to
Imagery with Labels
Azusa
Glendora
Citrus
Vincent
Irwindale
Foothill Fwy
E Foothill Blvd
W Foothill Blvd
W Sierra Madre Ave
E Sierra Madre Ave
W Gladstone St
E Gladstone St
E Arrow Hwy
W Arrow Hwy
E Covina Blvd
W Covina Blvd
E Alosta Ave
E Mauna Loa Ave
E Leadora Ave
E Bennett Ave
E Mountain View Ave
E Dalton Ave
E Carmel Ave
E Palm Dr
E Dawson Ave
E Newburgh St
E Cypress St
W Cypress St
E Queenside Dr
E San Bernardino Rd
W Paramount St
E Armstead St
E 1st St
W 1st St
W 2nd St
W 5th St
W 6th St
W 9th St
W 10th St
W 11th St
E 5th St
E 9th St
E Amanda St
E Petunia St
W Allen Ave
W Bonita Ave
E Cienega Ave
W Cienega Ave
W Badillo St
E Badillo St
E Edna Pl
W Cypress Ave
E Juanita Ave
W 5th St
Azusa Greens Country Club
Rancho Duarte Golf Course
Northside Park
Memorial Park
Foothill Center Shopping Center
Azusa High School
Foothill Middle School
Azusa Pacific University
Citrus Community College
Sandburg Middle School
Goddard Middle School
Glendora High School
Gladstone High School
Northview High School
Charter Oak High School
Lone Hill Middle School
San Dimas High School
Glendora Marketplace Shopping Center
Eaton Rd
Southern Pacific RR
Big Dalton Wash
San Dimas Wash
Little Dalton Wash
Valley Center Ave
Glendora Mountain Rd
Glendora Ridge Rd
Orange Fwy
Irwindale Ave
Azusa Canyon Rd
N Vincent Ave
N Citrus Ave
N Grand Ave
N Glendora Ave
N Barranca Ave
N Hollenbeck Ave
N Lark Ellen Ave
N Corvey Ave
N Todd Ave
N Alameda Ave
N San Gabriel Ave
N Azusa Ave
N Dalton Ave
N Pasadena Ave
N Vernon Ave
N Irwindale Ave
N Lone Hill Ave
N Sunflower Ave
N Valley Center Ave
N Loraine Ave
N Gordon Rd
N Cullen Ave
N Pennsylvania Ave
N Vallombrosa Ave
N Wabash Ave
S Grand Ave
S Citrus Ave
S Azusa Ave
S Lone Hill Ave
Valleydale Park
Pinkerton Park
Glendora Community Park
Gladstone Center Middle School
Citrus Ave
Orwell Rd
Glenbury Rd
Bluebird Preserve
Ferguson
Gordon Mut Preserve
Whitewood Canyon
Lante St
Nubia St
Ornelas St
Queenside Dr
Lomas Rd
Foothill Fwy
Arrow Hwy
Big Dalton Wash
Little Dalton Wash
Hunter Trl
Sierra High School
Caldale Memorial Park
Kelby Park
Russell Park
Canyon View
Sports Plex
Lone Hill Park
Pioneer Park
Charter Oak Park
South Hills Park
Gordon Mut Preserve
Bluebird Preserve
Ferguson
Whitewood Canyon
552 ft
653 ft
081
013
011
014
015
006
008
089
007
016
017
002
552 ft
653 ft
About | Legend | Layers
LA County Hydrology Map
Layers
50yr Two Tenths (Rainfall)
DPA Zones
Soils 2004
Final 85th Percentile, 24-hr Rainfall
Final 95th Percentile, 24-hr Rainfall
1-year, 1-hour Rainfall Intensity
Search result
501 West Sthy 66, Glendora, CA, 91740
Show more results
Zoom to
Imagery with Labels
Azusa
Glendora
Citrus
Vincent
Irwindale
Foothill Fwy
E Foothill Blvd
W Foothill Blvd
W Sierra Madre Ave
E Sierra Madre Ave
W Gladstone St
E Gladstone St
E Arrow Hwy
W Arrow Hwy
E Covina Blvd
W Covina Blvd
E Alosta Ave
E Mauna Loa Ave
E Leadora Ave
E Bennett Ave
E Mountain View Ave
E Dalton Ave
E Carmel Ave
E Palm Dr
E Dawson Ave
E Newburgh St
E Cypress St
W Cypress St
E Queenside Dr
E San Bernardino Rd
W Paramount St
E Armstead St
E 1st St
W 1st St
W 2nd St
W 5th St
W 6th St
W 9th St
W 10th St
W 11th St
E 5th St
E 9th St
E Amanda St
E Petunia St
W Allen Ave
W Bonita Ave
E Cienega Ave
W Cienega Ave
W Badillo St
E Badillo St
E Edna Pl
W Cypress Ave
E Juanita Ave
W 5th St
Azusa Greens Country Club
Rancho Duarte Golf Course
Northside Park
Memorial Park
Foothill Center Shopping Center
Azusa High School
Foothill Middle School
Azusa Pacific University
Citrus Community College
Sandburg Middle School
Goddard Middle School
Glendora High School
Gladstone High School
Northview High School
Charter Oak High School
Lone Hill Middle School
San Dimas High School
Glendora Marketplace Shopping Center
Eaton Rd
Southern Pacific RR
Big Dalton Wash
San Dimas Wash
Little Dalton Wash
Valley Center Ave
Glendora Mountain Rd
Glendora Ridge Rd
Orange Fwy
Irwindale Ave
Azusa Canyon Rd
N Vincent Ave
N Citrus Ave
N Grand Ave
N Glendora Ave
N Barranca Ave
N Hollenbeck Ave
N Lark Ellen Ave
N Corvey Ave
N Todd Ave
N Alameda Ave
N San Gabriel Ave
N Azusa Ave
N Dalton Ave
N Pasadena Ave
N Vernon Ave
N Irwindale Ave
N Lone Hill Ave
N Sunflower Ave
N Valley Center Ave
N Loraine Ave
N Gordon Rd
N Cullen Ave
N Pennsylvania Ave
N Vallombrosa Ave
N Wabash Ave
S Grand Ave
S Citrus Ave
S Azusa Ave
S Lone Hill Ave
Valleydale Park
Pinkerton Park
Glendora Community Park
Gladstone Center Middle School
Citrus Ave
Orwell Rd
Glenbury Rd
Bluebird Preserve
Ferguson
Gordon Mut Preserve
Whitewood Canyon
Lante St
Nubia St
Ornelas St
Queenside Dr
Lomas Rd
Foothill Fwy
Arrow Hwy
Big Dalton Wash
Little Dalton Wash
Hunter Trl
Sierra High School
Caldale Memorial Park
Kelby Park
Russell Park
Canyon View
Sports Plex
Lone Hill Park
Pioneer Park
Charter Oak Park
South Hills Park
Gordon Mut Preserve
Bluebird Preserve
Ferguson
Whitewood Canyon
552 ft
653 ft
081
013
011
014
015
006
008
089
007
016
017
002
lacounty.gov | Public Works FAQ | Privacy / Terms of Use | Feedback |

Peak Flow Hydrologic Analysis

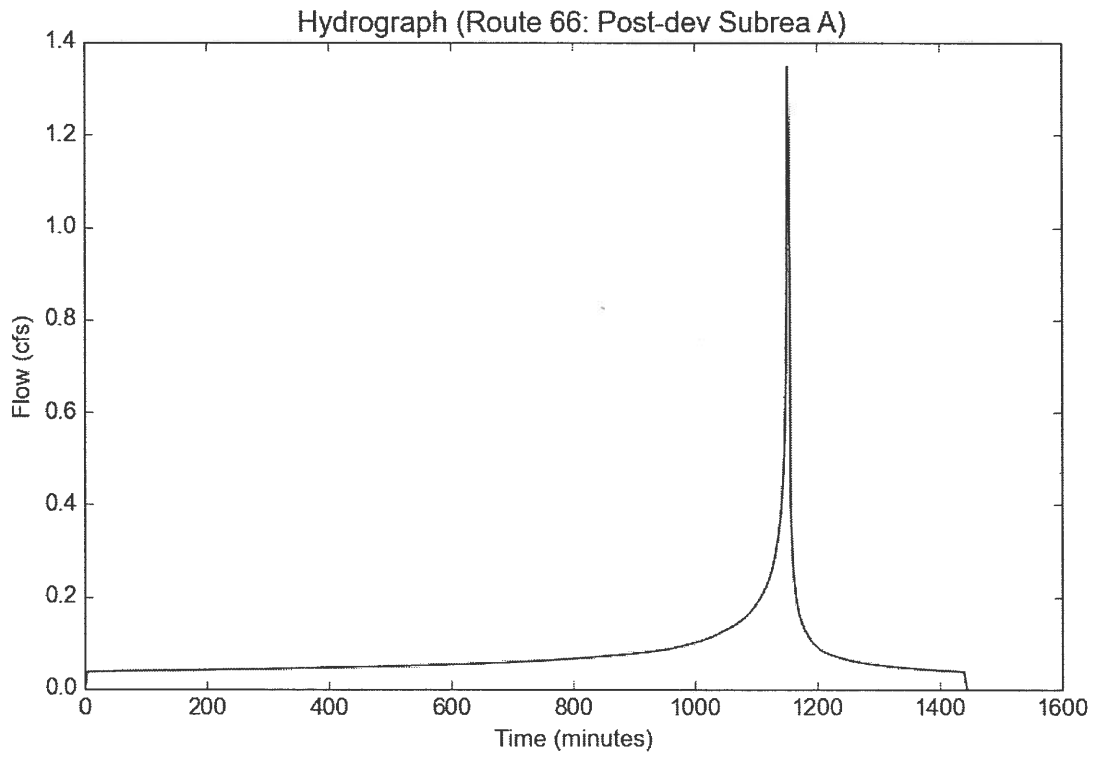
File location: Z:/Hank/ACAD/Mursol (128)/2019/19128004/Conceptual Grading/Route 66 - Post-dev Subrea A.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Route 66
Subarea ID	Post-dev Subrea A
Area (ac)	0.34
Flow Path Length (ft)	243.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	7.4
Percent Impervious	0.73
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	7.4
Peak Intensity (in/hr)	4.415
Undeveloped Runoff Coefficient (Cu)	0.8924
Developed Runoff Coefficient (Cd)	0.8979
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.3479
Burned Peak Flow Rate (cfs)	1.3479
24-Hr Clear Runoff Volume (ac-ft)	0.1505
24-Hr Clear Runoff Volume (cu-ft)	6557.8664



Peak Flow Hydrologic Analysis

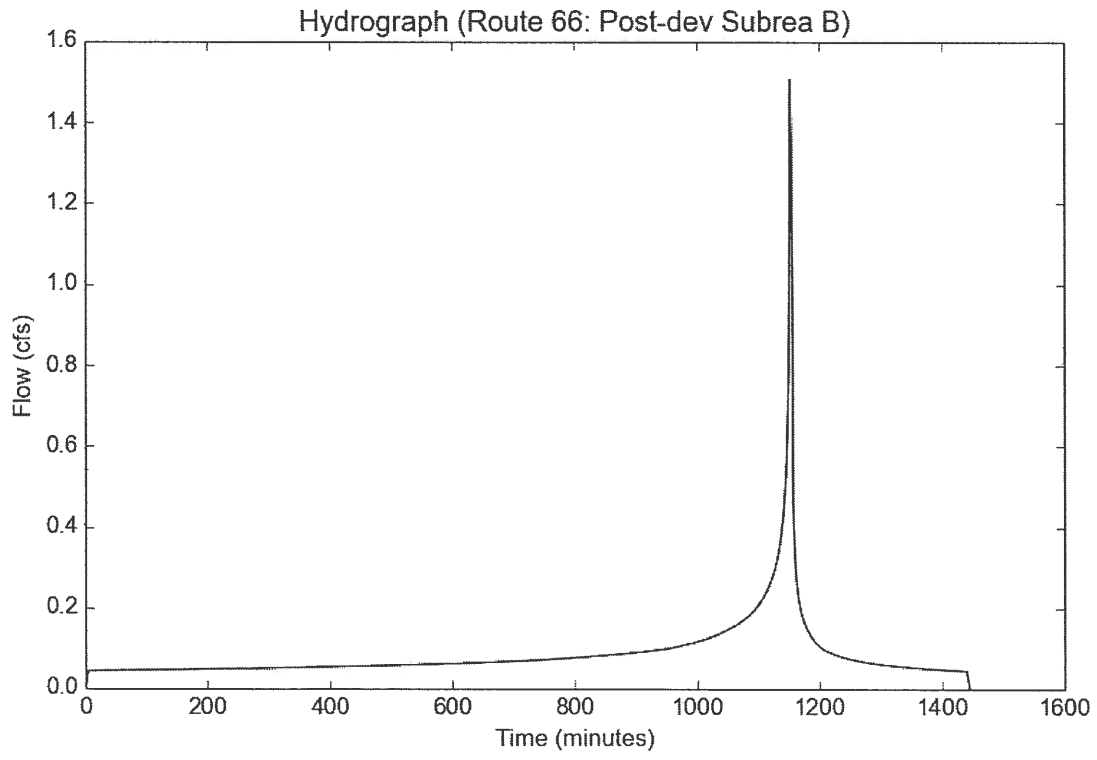
File location: Z:/Hank/ACAD/Mursol (128)/2019/19128004/Conceptual Grading/Route 66 - Post-dev Subrea B.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Route 66
Subarea ID	Post-dev Subrea B
Area (ac)	0.38
Flow Path Length (ft)	262.0
Flow Path Slope (vft/hft)	0.015
50-yr Rainfall Depth (in)	7.4
Percent Impervious	0.76
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	7.4
Peak Intensity (in/hr)	4.415
Undeveloped Runoff Coefficient (Cu)	0.8924
Developed Runoff Coefficient (Cd)	0.8982
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.5069
Burned Peak Flow Rate (cfs)	1.5069
24-Hr Clear Runoff Volume (ac-ft)	0.1728
24-Hr Clear Runoff Volume (cu-ft)	7527.3249



Peak Flow Hydrologic Analysis

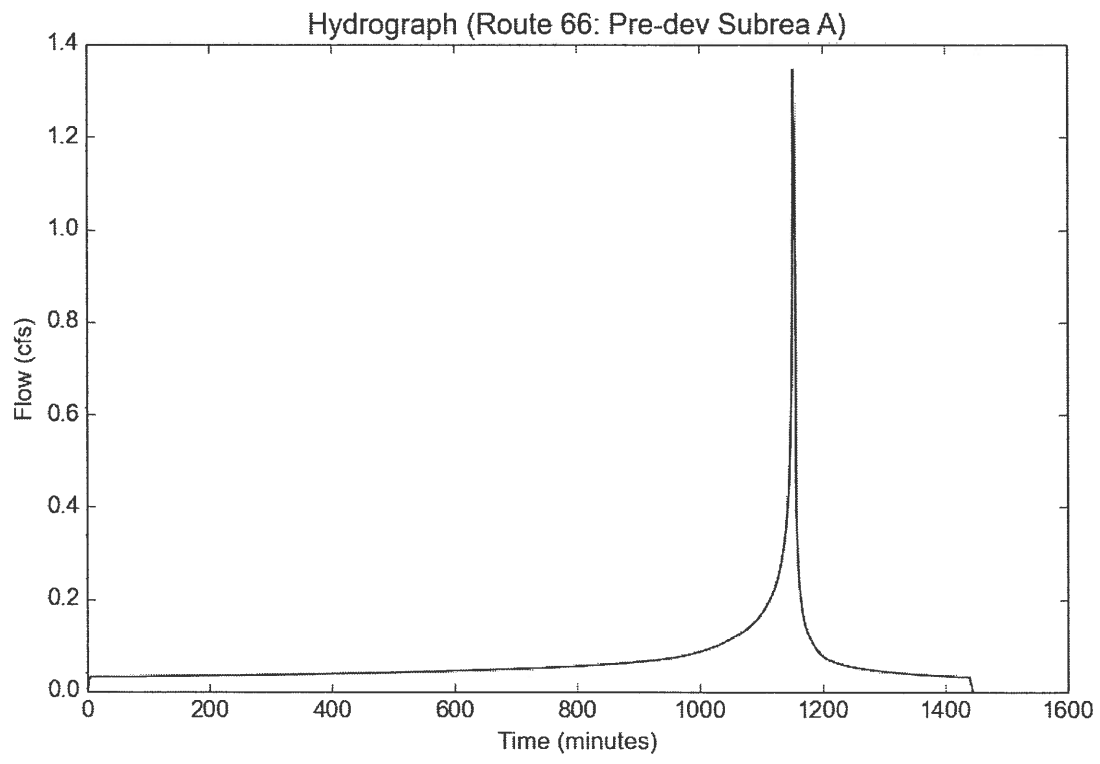
File location: Z:/Hank/ACAD/Mursol (128)/2019/19128004/Conceptual Grading/Route 66 - Pre-dev Subrea A.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Route 66
Subarea ID	Pre-dev Subrea A
Area (ac)	0.34
Flow Path Length (ft)	203.0
Flow Path Slope (vft/hft)	0.024
50-yr Rainfall Depth (in)	7.4
Percent Impervious	0.59
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	7.4
Peak Intensity (in/hr)	4.415
Undeveloped Runoff Coefficient (Cu)	0.8924
Developed Runoff Coefficient (Cd)	0.8969
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.3463
Burned Peak Flow Rate (cfs)	1.3463
24-Hr Clear Runoff Volume (ac-ft)	0.1316
24-Hr Clear Runoff Volume (cu-ft)	5731.3603



Peak Flow Hydrologic Analysis

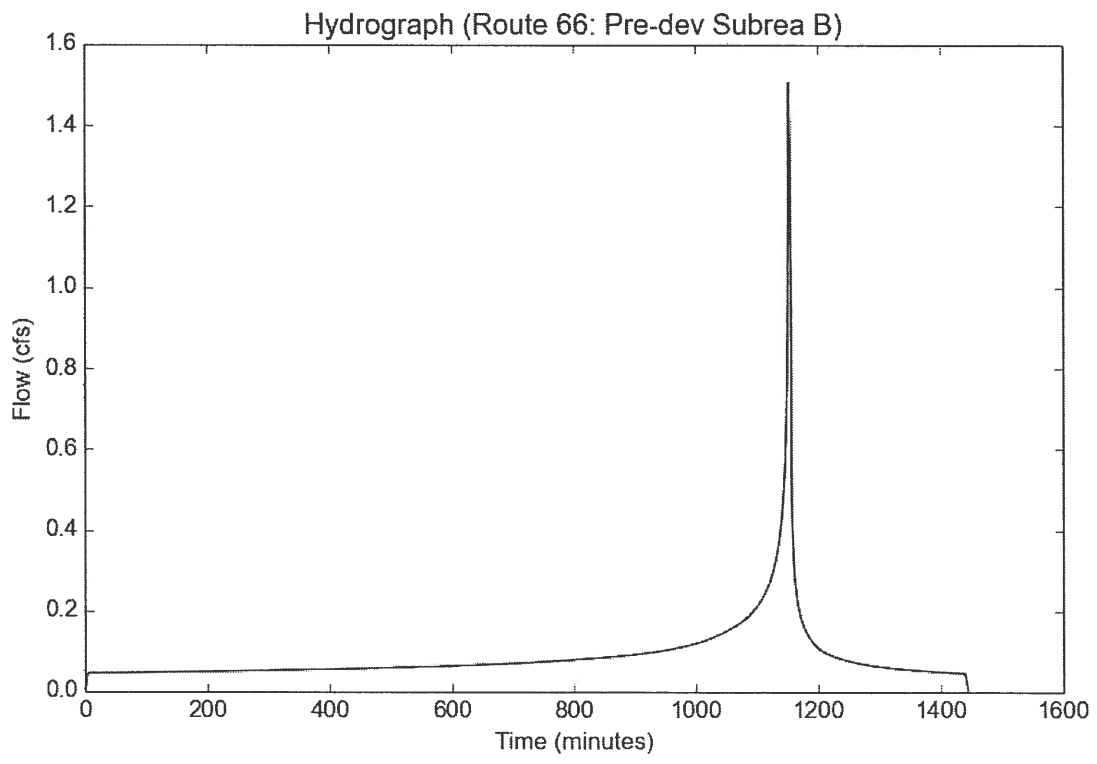
File location: Z:/Hank/ACAD/Mursol (128)/2019/19128004/Conceptual Grading/Route 66 - Pre-dev Subrea B.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Route 66
Subarea ID	Pre-dev Subrea B
Area (ac)	0.38
Flow Path Length (ft)	271.0
Flow Path Slope (vft/hft)	0.017
50-yr Rainfall Depth (in)	7.4
Percent Impervious	0.79
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	7.4
Peak Intensity (in/hr)	4.415
Undeveloped Runoff Coefficient (Cu)	0.8924
Developed Runoff Coefficient (Cd)	0.8984
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.5073
Burned Peak Flow Rate (cfs)	1.5073
24-Hr Clear Runoff Volume (ac-ft)	0.1773
24-Hr Clear Runoff Volume (cu-ft)	7725.2696



Appendix H

Preliminary Standard Urban Stormwater Mitigation Plan

PRELIMINARY
STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP)

For:
New 9-Unit Mix-use Condominium
501 W Route 66,
Glendora, CA 91740
APN: 8713-040-028

Submitted for:
501 W. Route 66 Partners, LLC
130 N. Glendora Ave
Glendora, CA 91741
(909) 839-7040

Owner:
Contact: Mr. Robert Artura
130 N. Glendora Ave,
Glendora, CA 91740
Phone: (626) 232-3251

Prepared by:
EGL ASSOCIATES, INC.
11819 Goldring Road
Arcadia, CA, 91006
(626) 263-3588
Contact: Hank Jong Engineer

Prepared Date:
December 6, 2019

SUSMP Notes:

1. Determine and provide the pre- and post-development pervious and impervious areas created by the proposed development.

Pre-Development

Impervious Area 0.50 Acres, Percent Impervious 69 %
Pervious Area 0.22 Acres, Percent Pervious 31 %

Post-Development

Impervious Area 0.54 Acres, Percent Impervious 75%
Pervious Area 0.18 Acres, Percent Pervious 25%

2. All structural BMP's shall be accessible for inspection and maintenance and shall bear a "No Dumping-Drains to Ocean" symbol in traffic rated paint per detail herein.

3. Prior to commencement of any work within the road right of way and/or connection to a City or County-maintained storm Drain, and encroachment permit from Construction Division is required. For more information call (626) 358-3218

4. Prior to commencement of any work and/or discharge of drainage to a watercourse, a permit from both the California Department of Fish and Game and U.S. Army Corps of Engineers may be required, if applicable.

5. A copy for the approved SUSMP must be in possession of a responsible person and available at the project site at all times.

6. Any modification to the approved SUSMP must be re-submitted to the permitting office of Building and Safety Division for approval.

7. STATEMENT OF UNDERSTANDING

As a Civil Engineer of the project, I have reviewed the Development Planning for Storm Water Management- A manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), and have proposed the implementation of the permanent Best Management Practices (BMP's) applicable to effectively minimize the negative impacts of the project's stormwater runoff. The selected BMP's will be installed per the approved plans and as recommended by the product manufacturer as applicable.



Signature Engineer — Date 12/9/19

Table of Contents

Section			Page
SUSMP Notes			
1.	**SUSMP REQUIREMENTS AND PROJECT DESCRIPTION**		3
	1.1	SUSMP BACKGROUND	3
	1.2	PROJECT PRIORITY CATEGORIES	4
	1.3	PROJECT LOCATION	5
	1.4	PROJECT DEVELOPMENT	6
	1.5	DRAINAGE PATTERNS AND WATERSHED AREA	6
	1.6	PRE-EXISTING WATER QUALITY CONDITIONS	6
	1.7	GENERATED POLLUTANTS	6
		1.7.1 EXPECTED POLLUTANTS	7-8
		1.7.2 POTENTIAL POLLUTANTS	8
		1.7.3 POLLUTANTS OF CONCERN	8
2.	**BEST MANAGEMENT PRACTICES (BMPs)**		9
	2.1	GENERATED POLLUTANTS	9
		2.1.1 EXISTING CONDITION	9
		2.1.2 DEVELOPED CONDITION	9
	2.2	CONSERVE NATURAL AREAS	9-10
	2.3	MINIMIZE STORMWATER POLLUTANTS OF CONCERN	10
	2.4	PROTECT SLOPES AND CHANNELS	10
	2.5	PROVIDE STORM DRAIN STENCILING AND SIGNAGE	10
	2.6	PROPERLY DESIGN OUTDOOR MATERIAL STORAGE AREAS	10
	2.7	PROPERLY DESIGN TRASH STORAGE AREAS	10
	2.8	PROVIDE PROOF ON ONGOING BMP MAINTENANCE	10-11
	2.9	DESIGN STANDARDS FOR STRUCTURAL OR TREATMENT CONTROL BMPs	11
3.	**INSPECTION AND MAINTENANCE RESPONSIBILITIES FOR BMPs**		12-13

ATTACHMENTS

A. STANDARD CONDITIONS

B. COUNTY OF LOS ANGELES WATER QUALITY ORDINANCE

C. THOMAS GUIDE PAGE 680 GRID C5

D. GRADING PLAN

E. BMP FACT SHEETS

F. COUNTY OF LOS ANGELES PUBLIC EDUCATIONAL INFORMATION

G. CITY OF GLENDORA WORKSHEETS

H. VOLUME AND FLOW RATE CALCULATIONS & HYDROLOGY ANALYSIS

I. MAINTENANCE COVENANT FOR STANDARD URBAN STORMWATER MITIGATION (SUSMP) REQUIREMENTS

J. O & M PLAN STRUCTURAL BMP INPECTIONS AND MAINTENANCE RESPOSIBILITY/FREQUENCY MATRIX

K. BMP INSPECTION MAINTENANCE RECORDS

1. SUSMP REQUIREMENTS AND PROJECT DESCRIPTIONS

1.1 SUSMP Background

In 1987, The federal Water Pollution Control Act (also referred to as the Clean Water Act [CWA] was amended to provide that the discharge of pollutants to waters of the United States from stormwater is effectively prohibited, unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) Permit. The 1987 amendments to the CWA added section 402 (p), which established a framework for regulating municipal, industrial and construction stormwater discharges under the NPDES program. In California, these permits are issued through the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards.

On December 13, 2001, the Regional Water Quality Control Board, Los Angeles Region (RWQCB), adopted Order No. 01-182. This Order is the NPDES Permit (NPDES No. CAS004001) for municipal stromwater and urban runoff discharges within the County of Los Angeles.

As adopted in December 2001, the requirements of Order No. 01-182 (the "Permit") covers 84 cities and the unincorporated areas of the Los Angeles County. Under the Permit, the Los Angeles County Flood Control District is designated as the Principal Permittee; the County of Los Angeles along with the 84 incorporated cities are designated as Permittees.

In compliance with the Permit, the permittees have implemented a stormwater quality management program (SQMP) with the ultimate goal of accomplishing the requirements of the Permit and reducing the amount of pollutants in stormwater and urban runoff wherein, new development/ redevelopment projects are required to prepare a Standard Urban Stormwater Mitigation Plan (SUSMP).

As a Permittee of the County of Los Angeles, Best Management Practices (BMPs) are enforceable by the City of Glendora pursuant to the County of Los Angeles Stormwater ordinance Chapter 12.80 is located in Attachment B of this SUSMP.

1.2 Project Priority Categories

	1. All significant re-development projects. Significant re-development is defined as the addition or creation of 5,000 or more square feet of impervious surface on an already developed site. This includes, but is not limited to, additional buildings and/or structures, extension of existing footprint of a building, construction of parking lots, etc. Where redevelopment results in an increase of less than fifty percent of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMPs, the design standards apply only to the addition, and not the entire development. When the redevelopment results in an increase of more than fifty percent of the impervious surfaces, then a WQMP is required for the entire development (new and existing).
	2. Home subdivisions of 10 units or more. This includes single family residences, multi-family residence, condominiums, apartments, etc.
	3. Industrial/commercial developments of 100,000 square feet or more. Commercial developments include non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, and light industrial facilities.
	4. Automotive repair shops (with SIC codes 5013, 5014, 5541, 7532- 7534, 7536-7539).
	5. Restaurants where the land area of development is 5,000 square feet or more.
	6. Hillside developments of 10,000 square feet or more which are located on areas with known erosive soil conditions or where the natural slope is twenty-five percent or more.
	7. Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into environmentally sensitive areas such as areas designated in the Ocean Plan as areas of special biological significance or waterbodies listed on the CWA Section 303(d) list of impaired waters.
	8. Parking lots of 5,000 square feet or more exposed to storm water. Parking lot is defined as land area or facility for the temporary storage of motor vehicles.

1.3 Project Location

This SUSMP has been prepared for NEW 9-UNIT MIX-USE CONDOMINIUM, TM 82949, APN: 8639-027-900, 901 & 902. The Project entails development of approximately, Total: 0.72 acres 0.72 acres resulting in 1 commercial building and 8 unit condominium houses. The Project is located North of W. Route 66 and east of Parker Dr with both street as nearest intersection and is bounded by commercial building to the southeast, and residential houses on the north, east and west. The project is located within the City of Glendora, County of Los Angeles. Major transportation corridors nearby include the Foothill 210 freeway to the south and the Orange 57 freeway to the east. Figure 1, Vicinity Map shown below identifies the general Project location. Additional reference is shown on the Thomas Guide, Page 680, Grid C5 Located in Attachment C of this SUSMP.

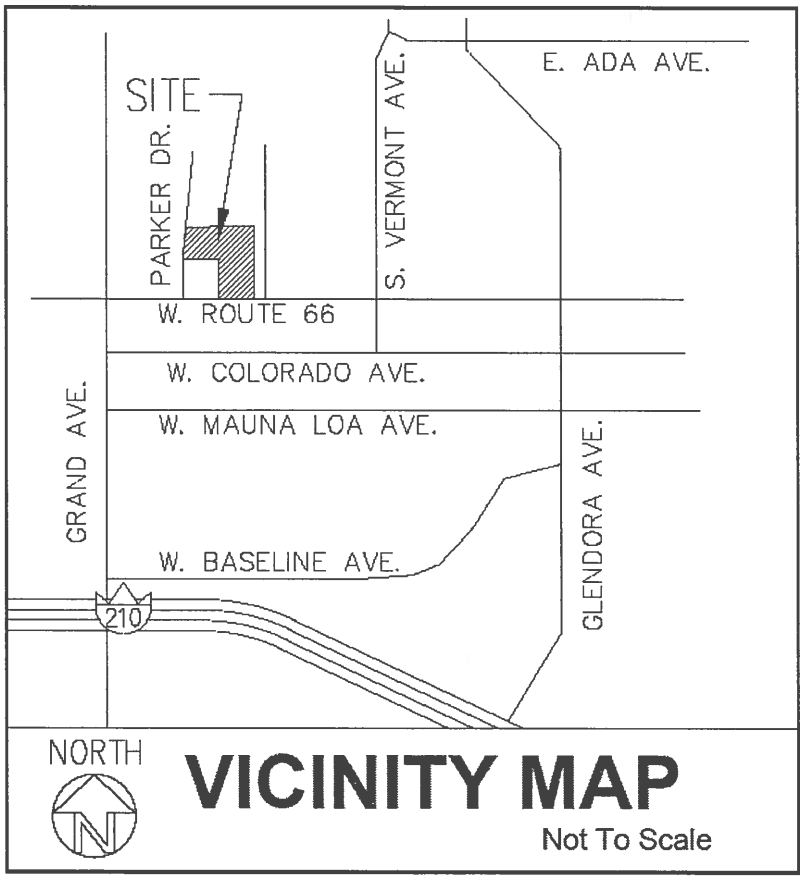


Figure 1
SINGLE FAMILY HOUSE -Tract 23483, Lot 62
Vicinity Map

1.4 Project Development

The Project area is mostly vacant but paved with asphalt concrete, and can be accessed from either W. Route 66 or Parker Dr. Project development includes construction activities, including, but not limited to, clearing and grubbing, rough grading, construction of paved areas, and storm drain inlet, new building, and attached garages.

A site Plan showing the existing and proposed development is located in Attachment D of this SUSMP.

1.5 Drainage Patterns and Watershed Area

The existing drainage pattern flows from Northeast corner to West towards Parker Dr. and South towards W Route 66. The developed drainage will drain into the proposed catch basins, which will direct flow to the proposed parkway drain on both side of the project site. The Project presides within the San Gabriel River Watershed area. The projects receiving waters have been identified as Walnut Creek Wash.

1.6 Pre-existing Water Quality Conditions

There are no known pre-existing water quality conditions associated with the project site.

1.7 Generated Pollutants

Natural grass will be used to provide peak runoff treatment of stormwater runoff. It will mitigate the runoff that flows to the catch basins. The proximate receiving water for this discharge point is Walnut Creek Wash. The downstream receiving water for this discharge point has been identified as San Gabriel River Reach 3, Reach 2, Reach 1 and San Gabriel River Estuary. Urban stormwater run-off in both the dry and rainy season contains pollutants that can be carried through the storm drain networks to lakes, streams and beaches.

Receiving waters listed in 2006 CWA section 303 (d) list have been identified as:

1) Walnut Creek Wash – Benthic-Macroinvertebrate Bioassessments, Indicator Bacteria, pH, Toxicity,

   Zinc.
2) San Gabriel River Reach 3- indicator Bacteria, Toxicity
3) San Gabriel River Reach 2 – Coliform Bacteria, Cyanide, Lead
4) San Gabriel River Reach 1 – Coliform Bacteria, pH
5) San Gabriel River Estuary – Copper, Dioxin, Nickel, DO

The potential Stormwater or urban runoff pollutants reasonably expected to be associated with this Project are as follows:

1.7.1 Expected Pollutants

- *Bacteria and Viruses* – Bacteria and Viruses are ubiquitous microorganisms that thrive under certain environmental conditions. Their proliferation is typically cause by the transport of animal or human fecal wastes from the watershed. Water, containing excessive bacteria and viruses, can alter the aquatic habitat and create a harmful environment for humans and aquatic life. Also, the decomposition of excess organic waste causes increased growth of undesirable organisms in the water.

- *Nutrients* – Nutrients are inorganic substances, such as nitrogen and phosphorus. Excessive discharge of nutrients to water bodies and streams causes eutrophication, where aquatic plants and algae growth can lead to excessive decay of organic matter in the water body, loss of oxygen in the water, release of toxins in sediment, and the eventual death of aquatic organisms. Primary sources of nutrients in urban runoff are fertilizers and eroded soils.

- *Pesticides* -- Pesticides (including herbicides) are chemical compounds commonly used to control nuisance growth or prevalence of organisms. Relatively low levels of the active component of pesticides can result in conditions of aquatic toxicity. Excessive or improper application of a pesticide may result in runoff containing toxic levels of its active ingredient (OC 2003).

- *Sediments* – Sediments are solid materials that are eroded from the land surface. Sediments can increase turbidity, clog fish gills, reduce spawning habitat, lower young aquatic organisms survival rates, smother bottom dwelling organisms, and suppress aquatic vegetation growth.

- *Trash and Debris* – Trash (such as paper, plastic, polystyrene packing foam, and aluminum materials) and biodegradable organic matter (such as leaves, grass cuttings, and food waste) are general waste products on the landscape. The presence of trash and debris may have a significant impact on the recreational value of a water body and aquatic habitat. Trash impacts water quality by increasing biochemical oxygen demand.

- *Oil and Grease* – Oil and grease in water bodies decreases the aesthetic value of the water body, as well as the water quality. Primary sources of oil and grease are petroleum hydrocarbon products, motor products from leaking vehicles, esters, oils, fats, waxes, and high molecular-weight fatty acids.

- *Oxygen-Demanding Substances* – This category includes biodegradable organic material as well as chemicals that react with dissolved oxygen in water to form other compounds. Proteins, carbohydrates, and fats are examples of biodegradable organic compounds. Compounds such as ammonia and hydrogen sulfide are examples of oxygen-demanding compounds. The oxygen demand of a substance can lead to depletion of dissolved

oxygen in a water body and possibly the development of septic conditions. A reduction of dissolved oxygen is detrimental to aquatic life and can generate hazardous compounds such as hydrogen sulfides.

1.7.2 Potential Pollutants

There are no Potential Pollutants.

1.7.3 Pollutants of Concern

There are no Pollutants of Concern.

2. BEST MANAGEMENT PRACTICES (BMPs)

Best Management Practices(BMPs) are construction devices, procedures, rules or methods which when implemented and followed, should reduce and/or eliminate the specific source of pollution of which the BMPs is targeted. The Project will employ Site Design Source Control (Structural/ Non-Structural), and Treatment Control BMPs as described herein, and shall be maintained in good and effective condition.

Sections 2.1 through 2.9 below list SUSMP requirements and provisions applicable to all SUSMP development categories. The following requirements are shown followed by specific Project information:

2.1 Peak Stormwater Runoff Discharge Rates

Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak stormwater discharge rate will result in increased potential for downstream erosion.

2.1.1 Existing Condition

Existing drainage flows from northeast corner toward west towards Parker Dr and South toward w Route 66. The existing project area of 0.72 acres produces a total 50-year runoff of 2.85 cfs.

2.1.2 Developed Condition

Developed Conditional the 0.72 acres site will consist of a commercial use building and 8-unit condominium. The rest of the property will remain the same existing drainage condition. Therefore we just discuss the 0.72 acres of developed area as post-development. The post-developed project area of 0.72 acres produces a 50-year runoff of 2.85 cfs. As a result of development, drainage patterns will be converted to the existing natural drainage pattern through a velocity reducer. The water will first enter the catch basins then the flow will drain to velocity reducer located at the east of the property.

2.2 Conserve Natural Areas

The project site will consist of the following:

- Promote natural vegetation by only developing less than half of the project site and by using landscaped areas.
- Maximize trees and other vegetation and each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allowing access, and providing fire protection.

More site will be remaining in a natural, undisturbed condition. Due to the low existing amount of native trees and shrubs, drought tolerant trees, and large shrubs will be planted to maximize canopy interception and water conservation. Owner shall be encouraged to employ water conservation practices.

2.3 Minimize Stormwater Pollutants of Concern

The following BMPs will be utilized as post-construction measures that would most effectively reduce stormwater pollutants.

SD-10	Site Design & Landscape Planning
SD-11	Roof Runoff Controls
SD-12	Efficient Irrigation
SD-13	Storm Drain Signage
MP-52	Drain Insert

Fact sheets for these BMPs can be found in Attachment E.

In addition, natural grass will be used to treat flow prior to discharging to velocity reducers that will capture and treat generated pollutants of concern. Flow will drain into the natural grass and mitigated prior to discharging to the catch basins.

2.4 Protect Slopes and Channels

The project area is highly urbanized and is located on a slope ranging from 2 to 5 % all drainage from developed impervious areas will be reduced with velocity reducer located at the east part of the property. Landscaping will be installed to protect slopes.

2.5 Provide Storm Drain Stenciling and Signage

Storm stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets. The project shall install storm drain stenciling and signage on all catch basins located on Concrete Driveways and Walkways throughout the project site. Legibility of stencils must be maintained.

2.6 Properly Design Outdoor Material Storage Areas

The project consists of a single-family house. There are no outdoor storage areas.

2.7 Properly Design Trash Storage Areas

The project consists of a 9 unit mix-use condominium that will contain a trash enclosed area. Trash bin is located Southwest corner of the project site and it will be covered by lid therefore it will not be exposed to any drainage from the outside. Trash storage will be properly disposed of with contracted trash disposal service.

2.8 Provide Proof of Ongoing BMP Maintenance

For residential properties where the Structural or Treatment Control BMPs will be maintained by a homeowner, language regarding the responsibility for maintenance is needed, how the necessary maintenance can be performed, and assistance what the Permitted can provide. The transfer of this information shall also be required with any subsequent sale of the property.

Ongoing BMP Maintenance will be provided by the Owner. A copy of the site's Maintenance Covenant for Standard Urban Stormwater Mitigation (SUSMP) Requirements is located in Attachment I.

2.9 Design Standards for Structural or Treatment Control BMPs

Structural or Treatment Control BMPs selected for use at any of the following categories of planning development project shall meet the design standards of this Section unless specifically exempted:

- Identify proposed treatment control and ensure that it is designed to adequately mitigate for generated pollutants.
- Describe how this system works per manufacturer information.
- Identify locations of devices and reference on Site Plan.
- Identify O&M activities, responsible party, and frequency for maintenance.
- Identify how proposed facility will mitigate for generated pollutants, including but not limited to, "Pollutants of Concern" identified as bacterial and pathogens.

In order to comply with the County of Los Angeles and the City of Glendora SUSMP, natural grass will be used for treatment of pollutants. The Methology used for the calculations is derived from the Los Angeles Department of Public Works Hydrology/ Sedimentation Manual. The volume and flow rate calculations are located in Attachment H of this SUSMP. See Attachment J for Operation and Maintenance Plan Structural and Non-Structural BMP inspection and Maintenance Responsibility/ Frequency Matrix, for specific BMP maintenance.

3. INSPECTION AND MAINTENANCE RESPONSIBILITY FOR BMPs

1. Maintenance and Inspection activities for the identified BMPs will be performed as indicated on the enclosed BMP Maintenance and Responsibility/ Frequency Matrix. The maintenance and inspection responsibilities will become the responsibility of the Owner, Charles Chow.
2. The established owner shall employ self-inspections and record keeping for BMPs, as applicable. The established Owner shall retain all maintenance records for a period of three (3) years after the recorded inspection date for the lifetime of the Project.
3. The Owner shall be responsible for management/ implementation of BMPs with the following contact information of the person responsible for inspecting and maintaining each BMP during operation hours:

   Owner:
   501 W. Route 66 Partners, LLC
   130 N. Glendora Ave
   Glendora, CA 91740
   (626) 500-8024

   Resposibilities include, but are not limited to, the following activities:

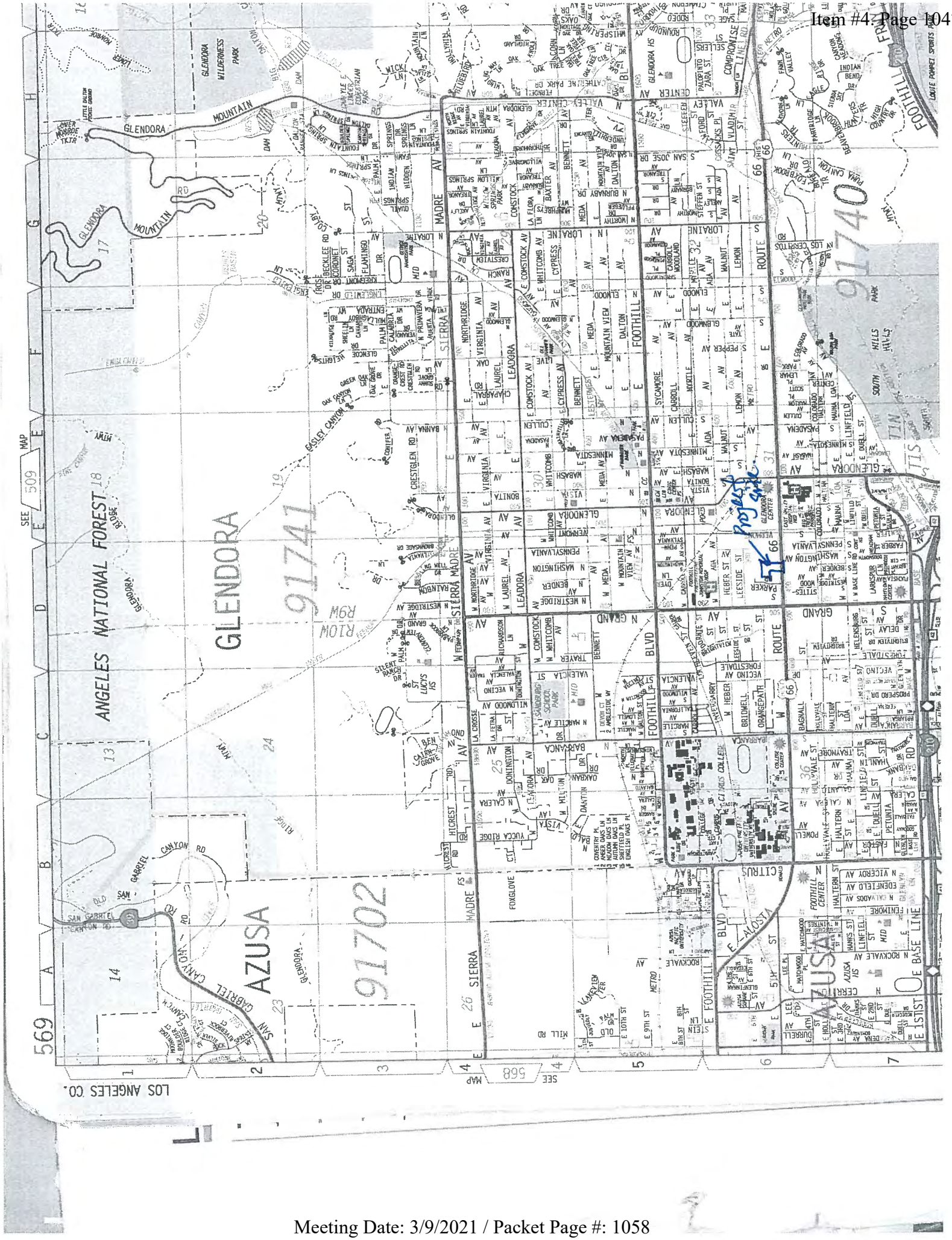
   - Ensuring full compliance with stormwater regulations.
   - Implementing all non-stormwater management and materials, and waste management activities such as: monitoring discharges, general clean-up, vehicle and equipment cleaning, spill control; ensuring that no materials other than stormwater are discharged in quantities which will have an adverse effect on receiving waters or storm drain systems etc.
   - Pre-and post-storm event inspections.
   - Routine inspections.
   - Coordinate and assure all of the necessary correction/ repairs are made immediately.
   - Submitting Notices of Discharge and reports of Illicit Connections or Illegal Dischages.
4. A copy of the Maintenance Covenant For Standard Urban Stormwater Mitigation (SUSMP) Requirements to be or as recorded at the County of Los Angeles is provided in Attachment I. This maintenance covenant has been devised by the City of Glendora to legally assign responsibilities for maintenance of proposed BMP facilities such that they run with the land. In order to comply with item A of the SUSMP (provide proof of ongoing BMP maintenance), responsibilities have been listed as as encumbrances on the property (per the maintenance covenant), and shall be signed by the owners, and shall be recorded in the City of Glendora.

5. Should a transfer of ownership occur; appropriate notification shall be filed with the City of Glendora confirming the change in responsibility and continued implementation of stormwater management requirements.

Attachment A
Standard Conditions

Attachment B
County of Los Angeles Water Quality Ordinance

Attachment C
Thomas Guide Page 569 Grid D6


ANGELES NATIONAL FOREST
GLENDORA
AZUSA
91741
91702
91740
Project Site
LOS ANGELES CO.
SEE MAP 509
SEE MAP 568

Attachment E
BMP Fact Sheets

SD-10 Site Design & Landscape Planning

SD-11 Roof Runoff Controls

SD-12 Efficient Irrigation

SD-13 Storm Drain Signage

MP- 52 Drain Insert

Site Design & Landscape Planning SD-10



Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- ☑ Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Each project site possesses unique topographic, hydrologic, and vegetative features, some of which are more suitable for development than others. Integrating and incorporating appropriate landscape planning methodologies into the project design is the most effective action that can be done to minimize surface and groundwater contamination from stormwater.

Approach

Landscape planning should couple consideration of land suitability for urban uses with consideration of community goals and projected growth. Project plan designs should conserve natural areas to the extent possible, maximize natural water storage and infiltration opportunities, and protect slopes and channels.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment.

Design Considerations

Design requirements for site design and landscapes planning should conform to applicable standards and specifications of agencies with jurisdiction and be consistent with applicable General Plan and Local Area Plan policies.

SD-10 Site Design & Landscape Planning

Designing New Installations

Begin the development of a plan for the landscape unit with attention to the following general principles:

- Formulate the plan on the basis of clearly articulated community goals. Carefully identify conflicts and choices between retaining and protecting desired resources and community growth.
- Map and assess land suitability for urban uses. Include the following landscape features in the assessment: wooded land, open unwooded land, steep slopes, erosion-prone soils, foundation suitability, soil suitability for waste disposal, aquifers, aquifer recharge areas, wetlands, floodplains, surface waters, agricultural lands, and various categories of urban land use. When appropriate, the assessment can highlight outstanding local or regional resources that the community determines should be protected (e.g., a scenic area, recreational area, threatened species habitat, farmland, fish run). Mapping and assessment should recognize not only these resources but also additional areas needed for their sustenance.

Project plan designs should conserve natural areas to the extent possible, maximize natural water storage and infiltration opportunities, and protect slopes and channels.

Conserve Natural Areas during Landscape Planning

If applicable, the following items are required and must be implemented in the site layout during the subdivision design and approval process, consistent with applicable General Plan and Local Area Plan policies:

- Cluster development on least-sensitive portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.

Maximize Natural Water Storage and Infiltration Opportunities Within the Landscape Unit

- Promote the conservation of forest cover. Building on land that is already deforested affects basin hydrology to a lesser extent than converting forested land. Loss of forest cover reduces interception storage, detention in the organic forest floor layer, and water losses by evapotranspiration, resulting in large peak runoff increases and either their negative effects or the expense of countering them with structural solutions.
- Maintain natural storage reservoirs and drainage corridors, including depressions, areas of permeable soils, swales, and intermittent streams. Develop and implement policies and

Site Design & Landscape Planning SD-10

regulations to discourage the clearing, filling, and channelization of these features. Utilize them in drainage networks in preference to pipes, culverts, and engineered ditches.

- Evaluating infiltration opportunities by referring to the stormwater management manual for the jurisdiction and pay particular attention to the selection criteria for avoiding groundwater contamination, poor soils, and hydrogeological conditions that cause these facilities to fail. If necessary, locate developments with large amounts of impervious surfaces or a potential to produce relatively contaminated runoff away from groundwater recharge areas.

Protection of Slopes and Channels during Landscape Design

- Convey runoff safely from the tops of slopes.
- Avoid disturbing steep or unstable slopes.
- Avoid disturbing natural channels.
- Stabilize disturbed slopes as quickly as possible.
- Vegetate slopes with native or drought tolerant vegetation.
- Control and treat flows in landscaping and/or other controls prior to reaching existing natural drainage systems.
- Stabilize temporary and permanent channel crossings as quickly as possible, and ensure that increases in run-off velocity and frequency caused by the project do not erode the channel.
- Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion. Energy dissipaters shall be installed in such a way as to minimize impacts to receiving waters.
- Line on-site conveyance channels where appropriate, to reduce erosion caused by increased flow velocity due to increases in tributary impervious area. The first choice for linings should be grass or some other vegetative surface, since these materials not only reduce runoff velocities, but also provide water quality benefits from filtration and infiltration. If velocities in the channel are high enough to erode grass or other vegetative linings, riprap, concrete, soil cement, or geo-grid stabilization are other alternatives.
- Consider other design principles that are comparable and equally effective.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

SD-10 Site Design & Landscape Planning

Redevelopment may present significant opportunity to add features which had not previously been implemented. Examples include incorporation of depressions, areas of permeable soils, and swales in newly redeveloped areas. While some site constraints may exist due to the status of already existing infrastructure, opportunities should not be missed to maximize infiltration, slow runoff, reduce impervious areas, disconnect directly connected impervious areas.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Stormwater Management Manual for Western Washington, Washington State Department of Ecology, August 2001.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Roof Runoff Controls SD-11



Rain Garden

Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- ☑ Contain Pollutants
- Collect and Convey

Description

Various roof runoff controls are available to address stormwater that drains off rooftops. The objective is to reduce the total volume and rate of runoff from individual lots, and retain the pollutants on site that may be picked up from roofing materials and atmospheric deposition. Roof runoff controls consist of directing the roof runoff away from paved areas and mitigating flow to the storm drain system through one of several general approaches: cisterns or rain barrels; dry wells or infiltration trenches; pop-up emitters, and foundation planting. The first three approaches require the roof runoff to be contained in a gutter and downspout system. Foundation planting provides a vegetated strip under the drip line of the roof.

Approach

Design of individual lots for single-family homes as well as lots for higher density residential and commercial structures should consider site design provisions for containing and infiltrating roof runoff or directing roof runoff to vegetative swales or buffer areas. Retained water can be reused for watering gardens, lawns, and trees. Benefits to the environment include reduced demand for potable water used for irrigation, improved stormwater quality, increased groundwater recharge, decreased runoff volume and peak flows, and decreased flooding potential.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment.

Design Considerations

Designing New Installations

Cisterns or Rain Barrels

One method of addressing roof runoff is to direct roof downspouts to cisterns or rain barrels. A cistern is an above ground storage vessel with either a manually operated valve or a permanently open outlet. Roof runoff is temporarily stored and then released for irrigation or infiltration between storms. The number of rain

barrels needed is a function of the rooftop area. Some low impact developers recommend that every house have at least 2 rain barrels, with a minimum storage capacity of 1000 liters. Roof barrels serve several purposes including mitigating the first flush from the roof which has a high volume, amount of contaminants, and thermal load. Several types of rain barrels are commercially available. Consideration must be given to selecting rain barrels that are vector proof and childproof. In addition, some barrels are designed with a bypass valve that filters out grit and other contaminants and routes overflow to a soak-away pit or rain garden.

If the cistern has an operable valve, the valve can be closed to store stormwater for irrigation or infiltration between storms. This system requires continual monitoring by the resident or grounds crews, but provides greater flexibility in water storage and metering. If a cistern is provided with an operable valve and water is stored inside for long periods, the cistern must be covered to prevent mosquitoes from breeding.

A cistern system with a permanently open outlet can also provide for metering stormwater runoff. If the cistern outlet is significantly smaller than the size of the downspout inlet (say ¼ to ½ inch diameter), runoff will build up inside the cistern during storms, and will empty out slowly after peak intensities subside. This is a feasible way to mitigate the peak flow increases caused by rooftop impervious land coverage, especially for the frequent, small storms.

Dry wells and Infiltration Trenches

Roof downspouts can be directed to dry wells or infiltration trenches. A dry well is constructed by excavating a hole in the ground and filling it with an open graded aggregate, and allowing the water to fill the dry well and infiltrate after the storm event. An underground connection from the downspout conveys water into the dry well, allowing it to be stored in the voids. To minimize sedimentation from lateral soil movement, the sides and top of the stone storage matrix can be wrapped in a permeable filter fabric, though the bottom may remain open. A perforated observation pipe can be inserted vertically into the dry well to allow for inspection and maintenance.

In practice, dry wells receiving runoff from single roof downspouts have been successful over long periods because they contain very little sediment. They must be sized according to the amount of rooftop runoff received, but are typically 4 to 5 feet square, and 2 to 3 feet deep, with a minimum of 1-foot soil cover over the top (maximum depth of 10 feet).

To protect the foundation, dry wells must be set away from the building at least 10 feet. They must be installed in solids that accommodate infiltration. In poorly drained soils, dry wells have very limited feasibility.

Infiltration trenches function in a similar manner and would be particularly effective for larger roof areas. An infiltration trench is a long, narrow, rock-filled trench with no outlet that receives stormwater runoff. These are described under Treatment Controls.

Pop-up Drainage Emitter

Roof downspouts can be directed to an underground pipe that daylights some distance from the building foundation, releasing the roof runoff through a pop-up emitter. Similar to a pop-up irrigation head, the emitter only opens when there is flow from the roof. The emitter remains flush to the ground during dry periods, for ease of lawn or landscape maintenance.

Roof Runoff Controls SD-11

Foundation Planting

Landscape planting can be provided around the base to allow increased opportunities for stormwater infiltration and protect the soil from erosion caused by concentrated sheet flow coming off the roof. Foundation plantings can reduce the physical impact of water on the soil and provide a subsurface matrix of roots that encourage infiltration. These plantings must be sturdy enough to tolerate the heavy runoff sheet flows, and periodic soil saturation.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Supplemental Information

Examples

- City of Ottawa's Water Links Surface –Water Quality Protection Program
- City of Toronto Downspout Disconnection Program
- City of Boston, MA, Rain Barrel Demonstration Program

Other Resources

Hager, Marty Catherine, Stormwater, "Low-Impact Development", January/February 2003. www.stormh2o.com

Low Impact Urban Design Tools, Low Impact Development Design Center, Beltsville, MD. www.lid-stormwater.net

Start at the Source, Bay Area Stormwater Management Agencies Association, 1999 Edition

Efficient Irrigation SD-12



Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Irrigation water provided to landscaped areas may result in excess irrigation water being conveyed into stormwater drainage systems.

Approach

Project plan designs for development and redevelopment should include application methods of irrigation water that minimize runoff of excess irrigation water into the stormwater conveyance system.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment. (Detached residential single-family homes are typically excluded from this requirement.)

Design Considerations

Designing New Installations

The following methods to reduce excessive irrigation runoff should be considered, and incorporated and implemented where determined applicable and feasible by the Permittee:

- Employ rain-triggered shutoff devices to prevent irrigation after precipitation.
- Design irrigation systems to each landscape area's specific water requirements.
- Include design featuring flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.
- Implement landscape plans consistent with County or City water conservation resolutions, which may include provision of water sensors, programmable irrigation times (for short cycles), etc.

SD-12 Efficient Irrigation

- Design timing and application methods of irrigation water to minimize the runoff of excess irrigation water into the storm water drainage system.
- Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Choose plants with low irrigation requirements (for example, native or drought tolerant species). Consider design features such as:
  - Using mulches (such as wood chips or bar) in planter areas without ground cover to minimize sediment in runoff
  - Installing appropriate plant materials for the location, in accordance with amount of sunlight and climate, and use native plant materials where possible and/or as recommended by the landscape architect
  - Leaving a vegetative barrier along the property boundary and interior watercourses, to act as a pollutant filter, where appropriate and feasible
  - Choosing plants that minimize or eliminate the use of fertilizer or pesticides to sustain growth
- Employ other comparable, equally effective methods to reduce irrigation water runoff.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Storm Drain Signage SD-13



Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- ☑ Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Waste materials dumped into storm drain inlets can have severe impacts on receiving and ground waters. Posting notices regarding discharge prohibitions at storm drain inlets can prevent waste dumping. Storm drain signs and stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets.

Approach

The stencil or affixed sign contains a brief statement that prohibits dumping of improper materials into the urban runoff conveyance system. Storm drain messages have become a popular method of alerting the public about the effects of and the prohibitions against waste disposal.

Suitable Applications

Stencils and signs alert the public to the destination of pollutants discharged to the storm drain. Signs are appropriate in residential, commercial, and industrial areas, as well as any other area where contributions or dumping to storm drains is likely.

Design Considerations

Storm drain message markers or placards are recommended at all storm drain inlets within the boundary of a development project. The marker should be placed in clear sight facing toward anyone approaching the inlet from either side. All storm drain inlet locations should be identified on the development site map.

Designing New Installations

The following methods should be considered for inclusion in the project design and show on project plans:

- Provide stenciling or labeling of all storm drain inlets and catch basins, constructed or modified, within the project area with prohibitive language. Examples include "NO DUMPING

– DRAINS TO OCEAN" and/or other graphical icons to discourage illegal dumping.

- Post signs with prohibitive language and/or graphical icons, which prohibit illegal dumping at public access points along channels and creeks within the project area.

Note - Some local agencies have approved specific signage and/or storm drain message placards for use. Consult local agency stormwater staff to determine specific requirements for placard types and methods of application.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. If the project meets the definition of "redevelopment", then the requirements stated under " designing new installations" above should be included in all project design plans.

Additional Information

Maintenance Considerations

- Legibility of markers and signs should be maintained. If required by the agency with jurisdiction over the project, the owner/operator or homeowner's association should enter into a maintenance agreement with the agency or record a deed restriction upon the property title to maintain the legibility of placards or signs.

Placement

- Signage on top of curbs tends to weather and fade.

- Signage on face of curbs tends to be worn by contact with vehicle tires and sweeper brooms.

Supplemental Information

Examples

- Most MS4 programs have storm drain signage programs. Some MS4 programs will provide stencils, or arrange for volunteers to stencil storm drains as part of their outreach program.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Attachment F
Educational Information

Water Conservation

Household Hazardous Waste and Electronics Waste Management Program

Dog Owner Tips

Yard Tips

Painting Tips

Recycling tips

search our site...

LACWD

LOS ANGELES COUNTY WATERWORKS DISTRICTS

Customer Service | Pre | Forms & Reports

Water Conservation
Water Conservation Tips
Rebate Program
Cash for Grass
Xeriscape Education
Native Plant List
Media Gallery
Events

Water Conservation Tips

With unpredictable water resources and a state mandate to reduce water use by 20 percent by the year 2020, water conservation should be a high priority for all residents. Even in years of normal rainfall, every drop counts! Try these easy and effective ways to save water throughout your home and garden:

- Set your sprinkler system to water only at night.
- Fix indoor faucets and toilet leaks. Just a drip can waste more than 10,000 gallons per month.
- Plant native and drought-tolerant landscapes. Visit your local home and garden store or nursery to find the appropriate low-water use plants suited for your local climate.
- Adjust your sprinklers to ensure they water the yard and not the sidewalk or driveway and try taking a minute or two off the timer.
- Check your system. Do a weekly check for broken or clogged sprinkler heads and replace them right away.
- Use a broom instead of a hose. Sweeping rather than hosing off leaves or grass clippings not only saves water, it also reduces runoff.
- Get an adjustable hose nozzle for outdoor use. It will allow you to adjust the spray to meet your needs.
- Prevent water runoff. Set your sprinklers to run for two short cycles and aerate your lawn to give the water somewhere to go besides down the storm drain.
- Take shorter showers and install a water efficient showerhead.
- Turn off the water while you brush your teeth or shave.
- Wash only full loads in the dishwasher and washing machine.

For water conservation tips for kids, click here.
For water conservation tips for businesses, click here

Water Savings

The following table illustrates the amount of water you can save by making a few small changes to your daily activities. By adjusting your daily routine and installing water-wise devices you can save thousands of gallons every month!

Toilet		Shower	
Regular Toilet:	Ultra-Low Flush Toilet:	Regular Shower:	Low-Flow Shower Head:
5-7 gallons	1.6 gallons	8 gallons/minute	2.5 gallons/minute
Bath		Shaving	
Full:	Half Full:	Open Tap:	Full Basin:
20 gallons	10 gallons	5-10 gallons	1 gallon
Brushing Teeth		Washing Hands	
Open Tap:	Brush & Rinse:	Open Tap:	Full Basin:
2-3 gallons	1/4-1/2 gallon	1-2 gallons	1 gallon
Washing Produce		Auto Dishwasher	
Open Tap:	Full Sink:	Standard Cycle:	Short Cycle:
5-10 gallons	1-2 gallon	10-15 gallons	8-13 gallon
Manual Dishwashing		Lawn	
Open Tap:	Full Basin Wash & Rinse:	Everyday:	
30 gallons	5 gallon	67-140 gallons	
Pool (20ft x 40ft)		Car Washing	

One



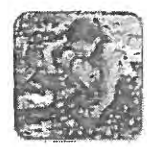
Set your sprinkler system to water only at night. You'll save hundreds of gallons of water each month!

Two



Fix indoor faucets and toilet leaks and save thousands of gallons each month.

Three



Plant native and drought-tolerant landscapes and save tens of thousands of gallons each month.

Uncovered:	Covered:	Open Tap:	Shut-Off Nozzle:
900-3000 gallons/month	300-11000 gallons/month	100-200 gallons	50 gallons

To find more ways you can save water throughout your home, visit the California Urban Water Conservation Council's interactive home tour at www.h2ouse.org.

The following sites offer even more easy ways to save water indoors:

- www.wateraware.org
- www.epa.gov/watersense
- www.bewaterwise.com



What is
HHW
E-Waste
Universal Waste
Sharps Waste
Dangers
Improper Disposal
Safe Use & Disposal
No Drugs Down the Drain
Disposal
Collection Events
Motor Oil Drop-off
Sharps Disposal
Batteries Disposal
Fluorescent Tubes
City Programs
Reduce
How to Reduce Use
Alternative Products
Resources
Contacts & Links
Flyers & Tipsheets
Factsheets
Free Clip Art

(En Español)

What is Household Hazardous Waste (HHW)?

HHW Collection Event Schedule

Your guide to household hazardous waste

HHW is any product labeled: toxic, poison, combustible, corrosive, flammable or irritant that is disposed of.

A typical home can contain an array of household hazardous products for cleaning, painting, beautifying, lubricating and disinfecting the house, yard, workshop and garage. The health and safety of our families, neighborhoods and environment is threatened when household hazardous waste is stored or disposed of improperly.

The chemical-based household products from a single home may seem insignificant; but when millions of homes across Los Angeles County use similar products — handling, storing and disposing of them improperly — the combined effect becomes a major problem. Our communities and the environment is endangered when these products are discarded in household garbage, sinks or storm drains.

If you have electronics, latex paint or other reusable items, consider posting on LACoMAX. It's easy and beneficial.

E-mail Notification System (eNotify): Sign up with eNotify to be e-mailed regarding our HHW/E-Waste collection events based on locations and criteria you select. From the **calendar**, you can also view driving directions, location map or receive a reminder e-mail days before the event takes place. Please provide us your **feedback** on this program so that we can enhance our service to you.

Safely Manage Sharps Waste: State law makes it illegal for residents to dispose of sharps waste in the trash. To learn more and find out how to properly dispose of sharps waste, click **here**.

Keep Universal Waste (u-waste) Out of the Trash: Items such as household batteries, flourescent light bulbs, electronic devices, and mercury thermostats should not be placed in your trash. Bring them to a **collection event** or a **permanent center**. It is illegal to dispose of batteries in the trash. To learn more and find out how to properly dispose of household batteries, click **here**. For more information on u-waste regulations, visit the Department of Toxic Substance Control **website**.

No Drugs Down the Drain: If you have a medicine cabinet full of expired or unused medications, don't discard them down the sink or toilet, because their chemical components may contaminate the water supply or soil. To learn how to dispose of unused pharmaceutical drugs, click **here**.

Recycle Used Motor Oil and Filters: For proper disposal and available outlets, click **here**.

Donate that phone! Keep California Beautiful: Public Works and Keep California Beautiful have made cell phone recycling very easy for you. Find out **how**.

The following are examples of household hazardous products that may be found in and around your home:

Lawn and Garden Products
- Bug spray
- Fertilizer
- Pesticide/insecticide
- Fungicide
- Herbicide
- Weed killer

Paint and Related Products
- Latex paint
- Water-based paint
- Oil-based paint
- Turpentine paint stripper
- Rust remover
- Paint thinner
- Varnish

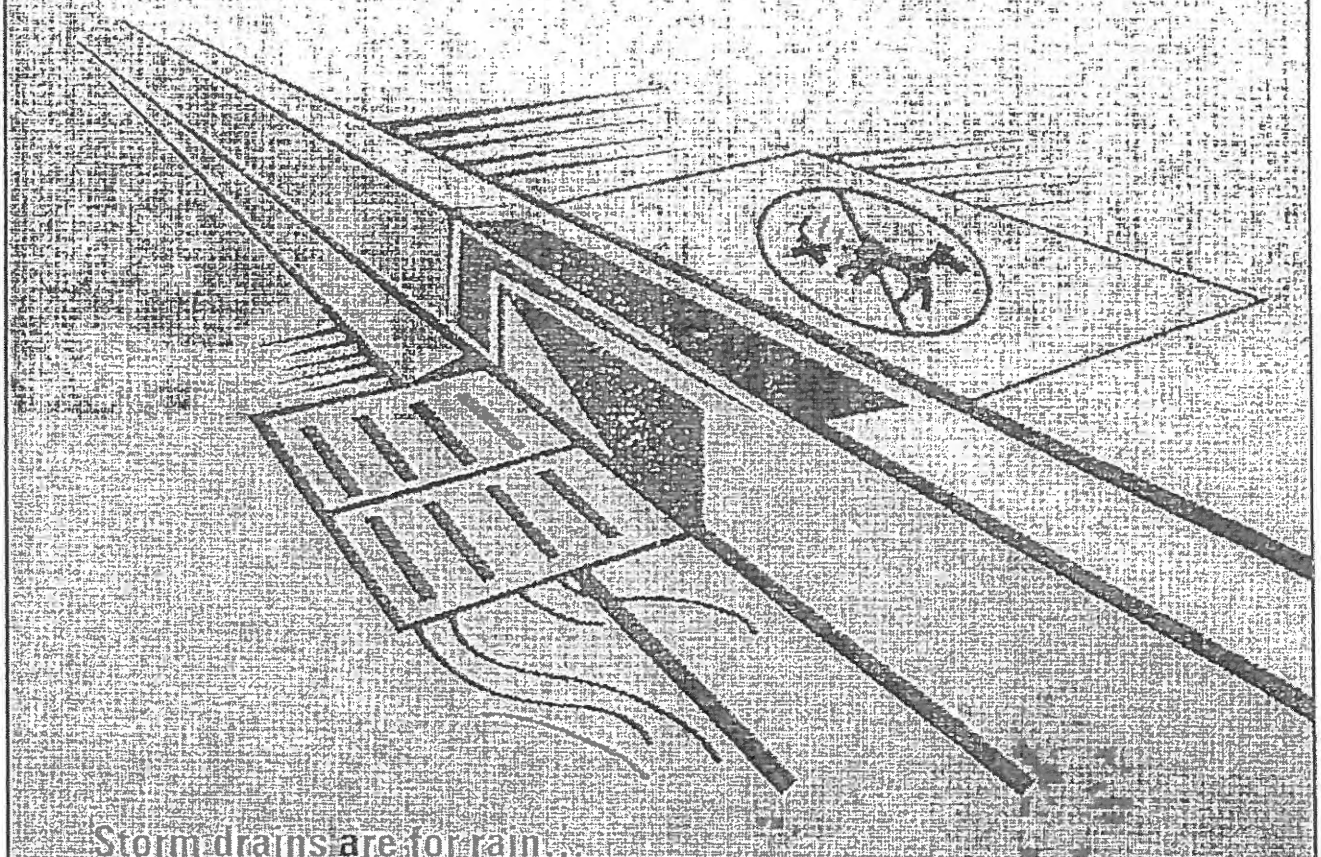
Automotive Fluids and Batteries
- Used motor oil and filters
- Gasoline and diesel fuel
- Kerosene
- Auto body repair products
- Windshield washer solution
- Antifreeze
- Brake and transmission fluid
- Lead acid batteries
- Metal polish with solvent

Beauty Products and Medicines
- Alcohol-based lotions
- Isopropyl alcohol
- Medicine
- Nail polish and nail polish remover
- Hair relaxers and permanents
- Dyes
- Products in aerosol cans
- Sharps

Household Cleaners
- Ammonia-based cleaners
- Oven cleaners
- Drain cleaners
- Floor care products
- Aerosol cleaners
- Window cleaners
- Furniture polish
- Metal polishes and cleaners
- Tub, tile and toilet cleaners

Miscellaneous
- Fluorescent lights
- Mercury thermometers
- Photographic chemicals
- Lighter fluid
- Shoe polish
- Swimming pool chemicals
- Moth balls
- Rat poison
- Glue
- Fiberglass epoxy
- Mercury batteries

Pick Up After Your Pooch!



Storm drains are for rain
they're not pooper scoopers

L.A. County residents walk a dog without picking up the droppings more than **62,000** times per month

Disease-causing dog waste washes from the ground and streets into storm drains and flows straight to the ocean — untreated

Remember to bring a bag and clean up after your dog.

1 (888) CLEANLA
www.888CleanLA.com

Tips for Dog Owners:

Dog owners can help solve the stormwater pollution problem by taking these easy steps...

- Clean up after your dog every single time.
- Take advantage of the complimentary waste bags offered in dispensers at local parks.
- Ensure you always have extra bags in your car so you are prepared when you travel with your dog.
- Carry extra bags when walking your dog and make them available to other pet owners who are without.
- Teach children how to properly clean up after a pet. Encourage them to throw the used bags in the nearest trash receptacle if they are away from home.
- Put a friendly message on the bulletin board at the local dog park to remind pet owners to clean up after their dogs.
- Tell friends and neighbors about the ill effects of animal waste on the environment. Encourage them to clean up after their pets as well.

PROJECT Pollution PREVENTION

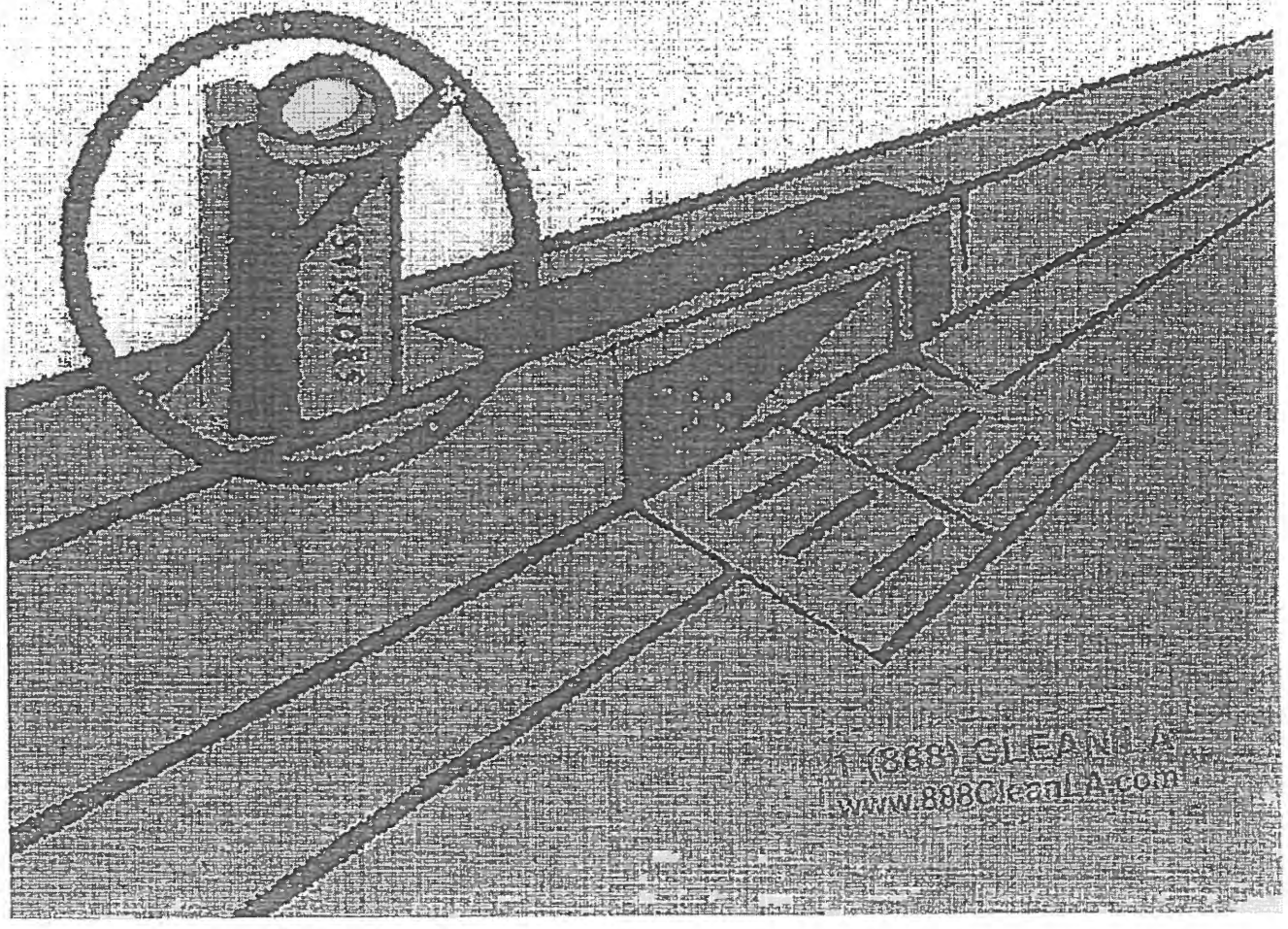
A Yard is a Terrible Thing to Waste!

Storm drains are for rain...**not yard waste.**

Residential yard waste represents about **13 percent** of the total waste generated in L.A. County.

Pesticides, fertilizer and yard waste such as leaves and mowed grass wash from the ground and streets into storm drains and flow straight to the ocean — **untreated.**

Remember to use pesticides and fertilizer wisely and pick-up yard waste.



Tips For Yard Care:

L.A. County residents can help solve the stormwater pollution problem by taking these easy steps...

- Do not over-fertilize and do not use fertilizer or pesticides near ditches, gutters or storm drains.
- Do not use fertilizer or pesticides before a rain.
- Follow the directions on the label carefully.
- Use pesticides sparingly — more is not better. "Spot" apply, rather than "blanket" apply.
- When watering your lawn, use the least amount of water possible so it doesn't run into the street carrying pesticides and other chemicals with it.
- Use non-toxic products for your garden and lawn whenever possible.
- If you must store pesticides or fertilizer, make sure they are in a sealed, water-proof container in a covered area to prevent runoff.
- Do not blow, sweep, hose or rake leaves or other yard trimmings into the street, gutter or storm drain.

PROJECT Pollution PREVENTION

A message from the County of Los Angeles Department of Public Works.
Printed on recycled paper.

Don't Paint the Town Red!

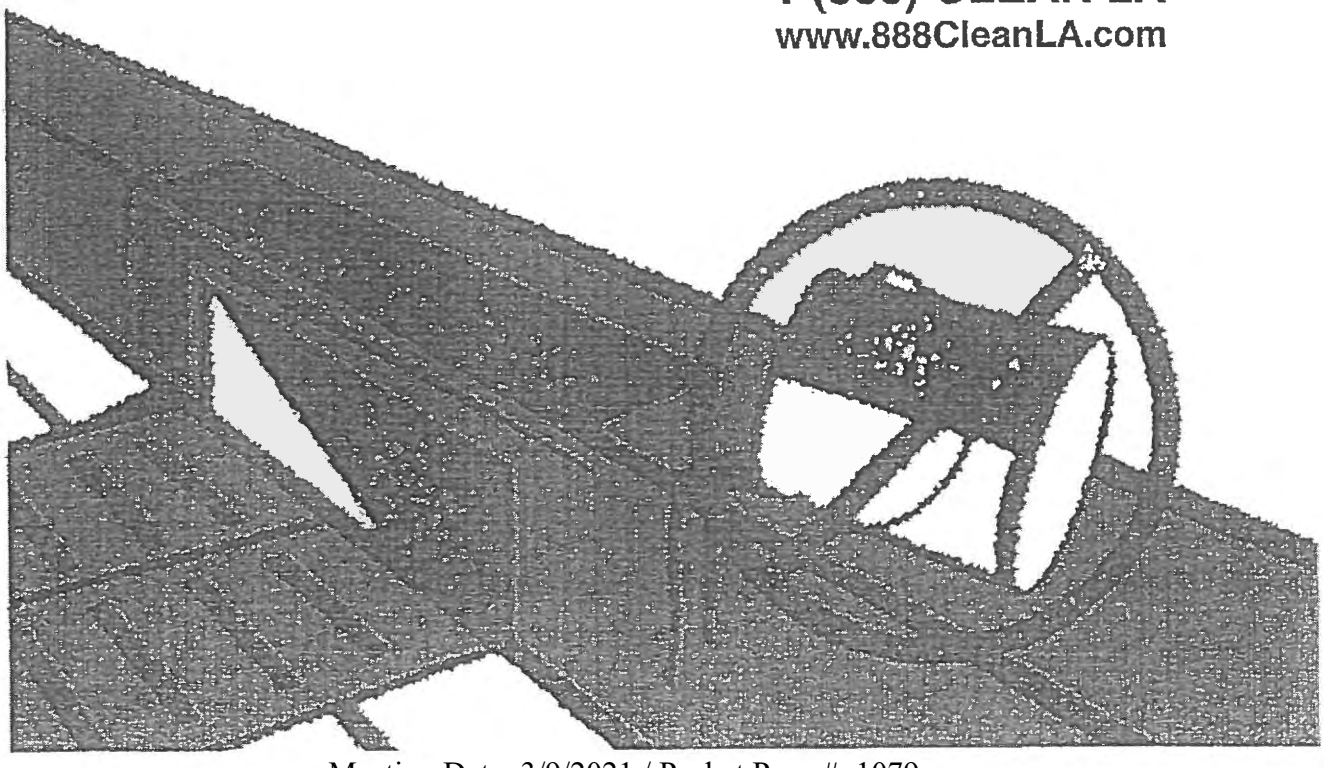
Storm drains are for rain...
they're not for paint disposal.

More than **197,000** times each month, L.A. County residents wash their dirty paint brushes under an outdoor faucet.

This dirty rinse water flows into the street, down the storm drain and straight to the ocean — **untreated.**

Remember to clean water-based paint brushes in the sink, rinse oil-based paint brushes with paint thinner, and take old paint and paint-related products to a Household Hazardous Waste/E-Waste collection event.

1 (888) CLEAN LA
www.888CleanLA.com



Tips for Paint Clean-Up:

L.A. County residents can help solve the stormwater pollution problem by taking these easy steps when working with paint and paint-related products...

- Never dispose of paint or paint-related products in the gutters or storm drains. This is called illegal dumping. Take them to a Household Hazardous Waste/E-Waste collection event. Call 1 (888) CLEAN LA or visit www.888CleanLA.com to locate an event near you.
- Buy only what you need. Reuse leftover paint for touch-ups or donate it to a local graffiti abatement program. Recycle or use excess paint.
- Clean water-based paint brushes in the sink.
- Oil-based paints should be cleaned with paint thinner. Filter and reuse paint thinner. Set the used thinner aside in a closed jar to settle-out paint particles.
- Store paints and paint-related products in rigid, durable and watertight containers with tight-fitting covers.

PROJECT Pollution PREVENTION

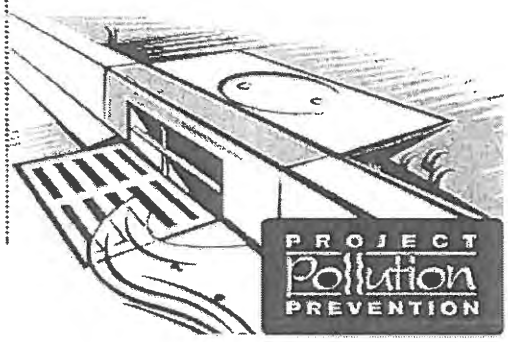
A message from the County of Los Angeles Department of Public Works.
Printed on recycled paper.

Storm Drains are for Rain...

More than 50% of the automotive oil sold to do-it-yourself oil changers is not recycled. There are more than 600 State-certified used oil collection centers within Los Angeles County.

Never dispose of automotive fluids, recyclable products, or household hazardous wastes into the street or gutter. Take them to your local auto repair station, recycling center or a household hazardous waste roundup.

...they're not recycling centers.



PROJECT Pollution PREVENTION

1(888)CLEAN LA
www.888CleanLA.com

Recycling Tips:

You can help keep your community clean, protect our area waterways and make the beaches safe for ocean swimmers by putting recyclable materials where they belong — at a recycling center or household hazardous waste roundup. Never throw or pour anything into the streets or gutters...

- When changing vehicle fluids – transmission, hydraulic and motor oil, brake and radiator fluid – drain them into a drip pan to avoid spills. Do not combine these fluids. Do not dispose of them in the street, gutter or in the garbage. It is illegal.
- Recycle all used vehicle fluids. Call 1(888)CLEAN LA or visit www.888CleanLA.com for the location of a center that recycles these fluids, or for the location of a local household hazardous waste Roundup.
- Other materials that should be taken to a household hazardous waste Roundup are: paint and paint-related materials, household cleaners, batteries, pesticides and fertilizers, pool chemicals, and aerosol products.
- Aluminum, glass, plastic and newspapers should be placed in your curbside recycling bin or taken to a local recycling center.

Printed on recycled paper

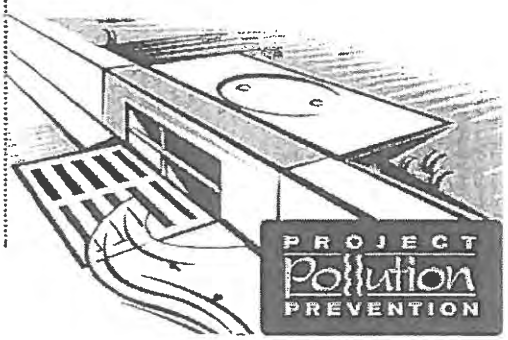
PROJECT Pollution PREVENTION

Storm Drains are for Rain...

More than 50% of the automotive oil sold to do-it-yourself oil changers is not recycled. There are more than 600 State-certified used oil collection centers within Los Angeles County.

Never dispose of automotive fluids, recyclable products, or household hazardous wastes into the street or gutter. Take them to your local auto repair station, recycling center or a household hazardous waste roundup.

...they're not recycling centers.



PROJECT Pollution PREVENTION

1(888)CLEAN LA
www.888CleanLA.com

Recycling Tips:

You can help keep your community clean, protect our area waterways and make the beaches safe for ocean swimmers by putting recyclable materials where they belong — at a recycling center or household hazardous waste roundup. Never throw or pour anything into the streets or gutters...

- When changing vehicle fluids – transmission, hydraulic and motor oil, brake and radiator fluid – drain them into a drip pan to avoid spills. Do not combine these fluids. Do not dispose of them in the street, gutter or in the garbage. It is illegal.
- Recycle all used vehicle fluids. Call 1(888)CLEAN LA or visit www.888CleanLA.com for the location of a center that recycles these fluids, or for the location of a local household hazardous waste Roundup.
- Other materials that should be taken to a household hazardous waste Roundup are: paint and paint-related materials, household cleaners, batteries, pesticides and fertilizers, pool chemicals, and aerosol products.
- Aluminum, glass, plastic and newspapers should be placed in your curbside recycling bin or taken to a local recycling center.

Printed on recycled paper

PROJECT Pollution PREVENTION

Attachment G
City of Glendora Worksheets

Attachment H
Volume and Flow Rate Calculations & Hydrology Analysis

EGL ASSOCIATES
11819 Goldring Road, Unit A, Arcadia, CA 91006
Tel.: 626-263-3588; Fax: 626-263-3599; E-mail: mail@egl88.com

Preliminary Hydrology Analysis

Building Address: 501 W. Route 66 Ave.,
Glendora, CA 91006

EGL JOB NO. 19-128-004
DATE: 12/05/19



DATA:

1. Maximum flow in a 50 yr period (PRE DEVELOPMENT- Subarea A)

AREA (ACRES)	IMP. (%)	FREQUENCY	SOIL TYPE	LENGTH	SLOPE	Isohyet
0.34	59	50	006	203	0.024	7.4

$Q_{50\text{-Pre Sub A}}$ = 1.34 CFS

2. Maximum flow in a 50 yr period (PRE DEVELOPMENT- Subarea B)

AREA (ACRES)	IMP. (%)	FREQUENCY	SOIL TYPE	LENGTH	SLOPE	Isohyet
0.38	79	50	006	271	0.017	7.4

$Q_{50\text{-Pre Sub B}}$ = 1.51 CFS

3. Maximum flow in a 50 yr period (POST DEVELOPMENT- Subarea A)

AREA (ACRES)	IMP. (%)	FREQUENCY	SOIL TYPE	LENGTH	SLOPE	Isohyet
0.34	73	50	006	243	0.020	7.4

$Q_{50\text{-Pre}}$ = 1.35 CFS

4. Maximum flow in a 50 yr period (POST DEVELOPMENT- Subarea B)

AREA (ACRES)	IMP. (%)	FREQUENCY	SOIL TYPE	LENGTH	SLOPE	Isohyet
0.38	76	50	006	262	0.015	7.4

$Q_{50\text{-Post}}$ = 1.51 CFS

Based on the results of HydroCalc, there is a 0.01 cfs increase at the post development from subarea A and no increase in peak flow from subarea B. All existing drainage pattern will be maintained at the post development.
The Impervious area has changed from 59% to 73% in subarea A and 79% to 76% in subarea B; therefore two of the mitigation measures from the LA County LID (Low Impact Development) Manual 2009 requirements will be taken into action to mitigate the storm runoff:

1. Downspout routing:
   All the roof drain downspouts shall be connected to the nearby catch basins/ drainage pipes. When over flow occurs, the run-off will slowly discharge to the public street.

2. Disconnect Impervious surfaces:
   Direct the runoff from the impervious surfaces to landscaping areas by designed flow lines. The runoff will infiltrate as much as possible when it flows on the natural grass areas. When overflow occurs, the run-off will slowly discharge to the public street.

The existing drainage pattern of this project is draining from the most northeast point to southwest in subarea A and toward south of the property in subarea B. At post development the drainage pattern will be maintain the same and drain through catch basins and pipes, and it will be delivered to the street through underground Curb-O-Let. Runoff in Subarea A will be drained and discharge to Parker Dr., while Subarea B will drain to W Route 66.

Pipe Capacity Calculation

Subarea A

1. AREA = A1 = 0.16 AC

   Q = 1.35 x (0.16/0.34) = 0.63 cfs

   Use 1-6" PVC Pipe

   D = 0.50' S = 0.75%
   Q = 0.63 cfs $\geq$ 0.63 cfs (OK)

2. AREA = A2 = 0.22 AC

   Q = 1.35 x (0.22/0.34) = 0.87 cfs

   Use 1-6" PVC Pipe

   D = 0.50' S = 1.50%
   Q = 0.89 cfs > 0.87 cfs (OK)

Subarea A Curb-O-Let Capacity Check
Q= 1.35 cfs
Use Curb-O-Let Model TCD-317

Size = 3" x 17"
Q = 1.39 cfs > 1.35 cfs (OK)

Subarea B

3. AREA = A3 = 0.10 AC

Q = 1.51 x (0.10/0.38) = 0.40 cfs

Use 1-6" PVC Pipe

D = 0.50' S = 0.50%
Q = 0.52 cfs > 0.40 cfs (OK)

Subarea B Curb-O-Let Capacity Check
Q= 1.51 cfs
Use Curb-O-Let Model TCD-414

Size = 4" x 14"
Q = 1.72 cfs > 1.51 cfs (OK)

Peak Flow Hydrologic Analysis

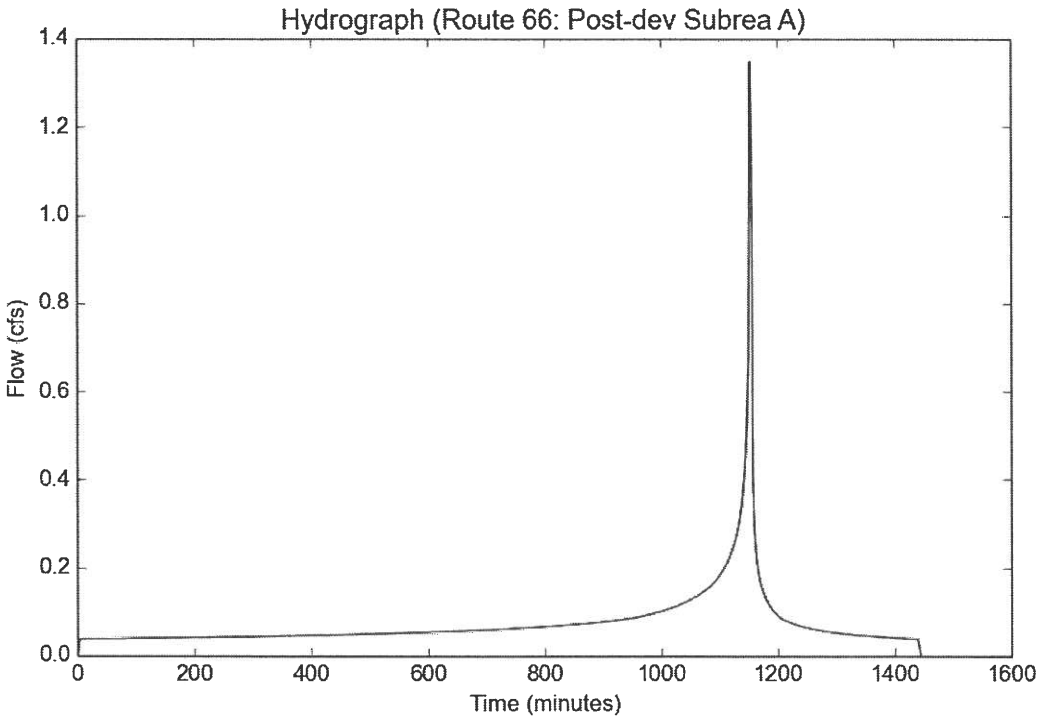
File location: Z:/Hank/ACAD/Mursol (128)/2019/19128004/Conceptual Grading/Route 66 - Post-dev Subrea A.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Route 66
Subarea ID	Post-dev Subrea A
Area (ac)	0.34
Flow Path Length (ft)	243.0
Flow Path Slope (vft/hft)	0.02
50-yr Rainfall Depth (in)	7.4
Percent Impervious	0.73
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	7.4
Peak Intensity (in/hr)	4.415
Undeveloped Runoff Coefficient (Cu)	0.8924
Developed Runoff Coefficient (Cd)	0.8979
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.3479
Burned Peak Flow Rate (cfs)	1.3479
24-Hr Clear Runoff Volume (ac-ft)	0.1505
24-Hr Clear Runoff Volume (cu-ft)	6557.8664



Peak Flow Hydrologic Analysis

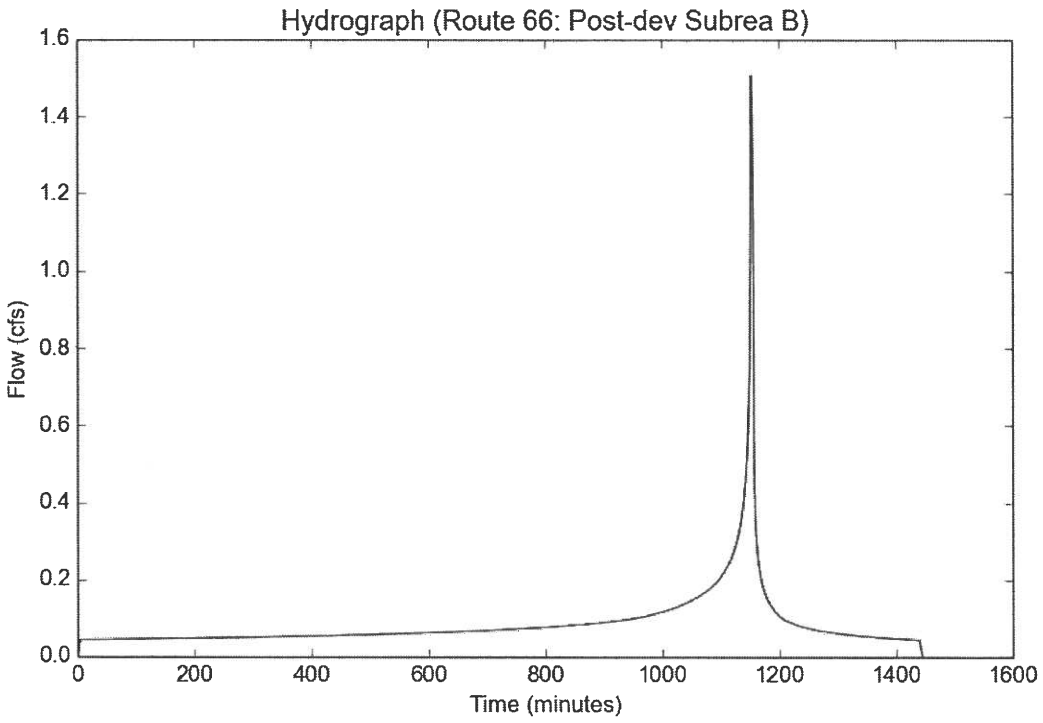
File location: Z:/Hank/ACAD/Mursol (128)/2019/19128004/Conceptual Grading/Route 66 - Post-dev Subrea B.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Route 66
Subarea ID	Post-dev Subrea B
Area (ac)	0.38
Flow Path Length (ft)	262.0
Flow Path Slope (vft/hft)	0.015
50-yr Rainfall Depth (in)	7.4
Percent Impervious	0.76
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	7.4
Peak Intensity (in/hr)	4.415
Undeveloped Runoff Coefficient (Cu)	0.8924
Developed Runoff Coefficient (Cd)	0.8982
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.5069
Burned Peak Flow Rate (cfs)	1.5069
24-Hr Clear Runoff Volume (ac-ft)	0.1728
24-Hr Clear Runoff Volume (cu-ft)	7527.3249



Peak Flow Hydrologic Analysis

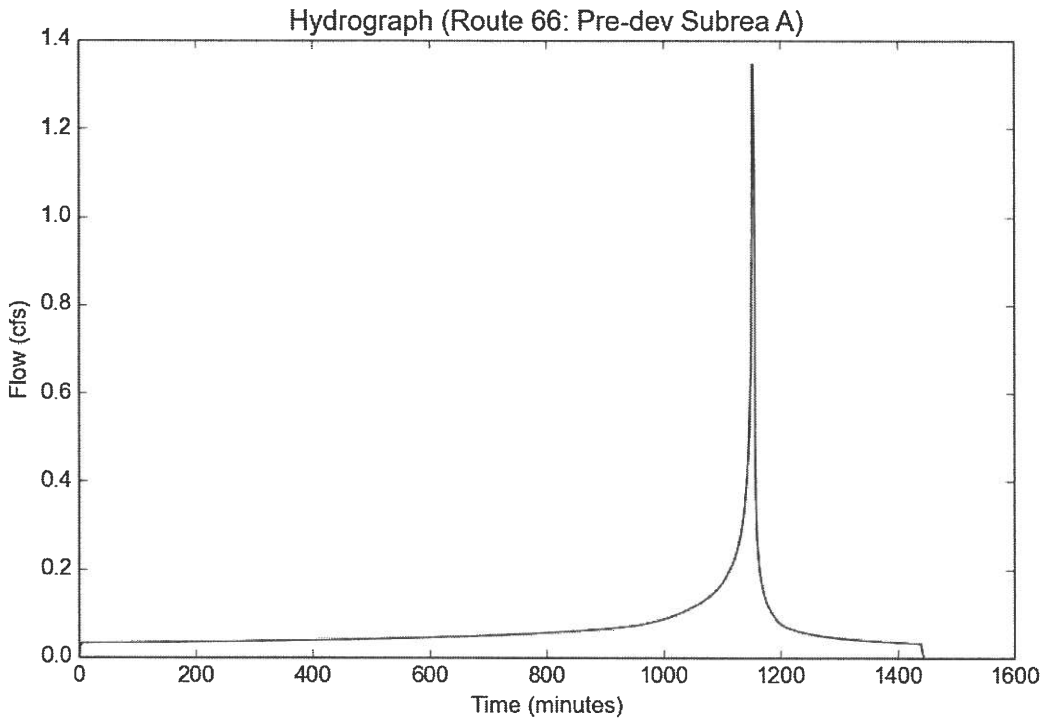
File location: Z:/Hank/ACAD/Mursol (128)/2019/19128004/Conceptual Grading/Route 66 - Pre-dev Subrea A.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Route 66
Subarea ID	Pre-dev Subrea A
Area (ac)	0.34
Flow Path Length (ft)	203.0
Flow Path Slope (vft/hft)	0.024
50-yr Rainfall Depth (in)	7.4
Percent Impervious	0.59
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	7.4
Peak Intensity (in/hr)	4.415
Undeveloped Runoff Coefficient (Cu)	0.8924
Developed Runoff Coefficient (Cd)	0.8969
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.3463
Burned Peak Flow Rate (cfs)	1.3463
24-Hr Clear Runoff Volume (ac-ft)	0.1316
24-Hr Clear Runoff Volume (cu-ft)	5731.3603



Peak Flow Hydrologic Analysis

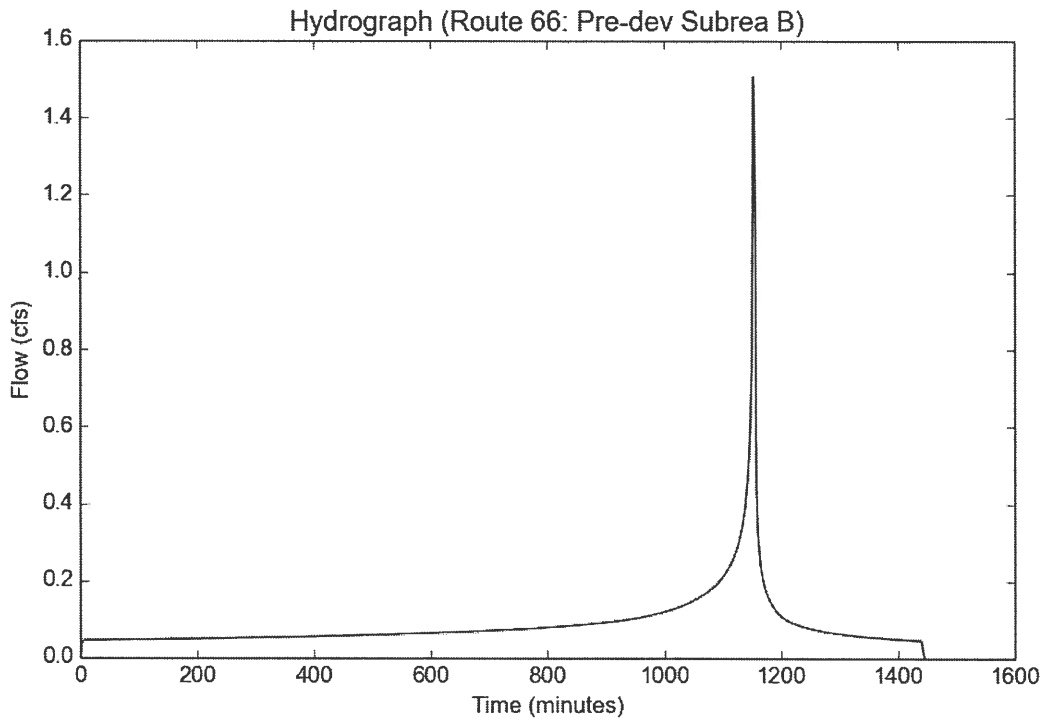
File location: Z:/Hank/ACAD/Mursol (128)/2019/19128004/Conceptual Grading/Route 66 - Pre-dev Subrea B.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Route 66
Subarea ID	Pre-dev Subrea B
Area (ac)	0.38
Flow Path Length (ft)	271.0
Flow Path Slope (vft/hft)	0.017
50-yr Rainfall Depth (in)	7.4
Percent Impervious	0.79
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

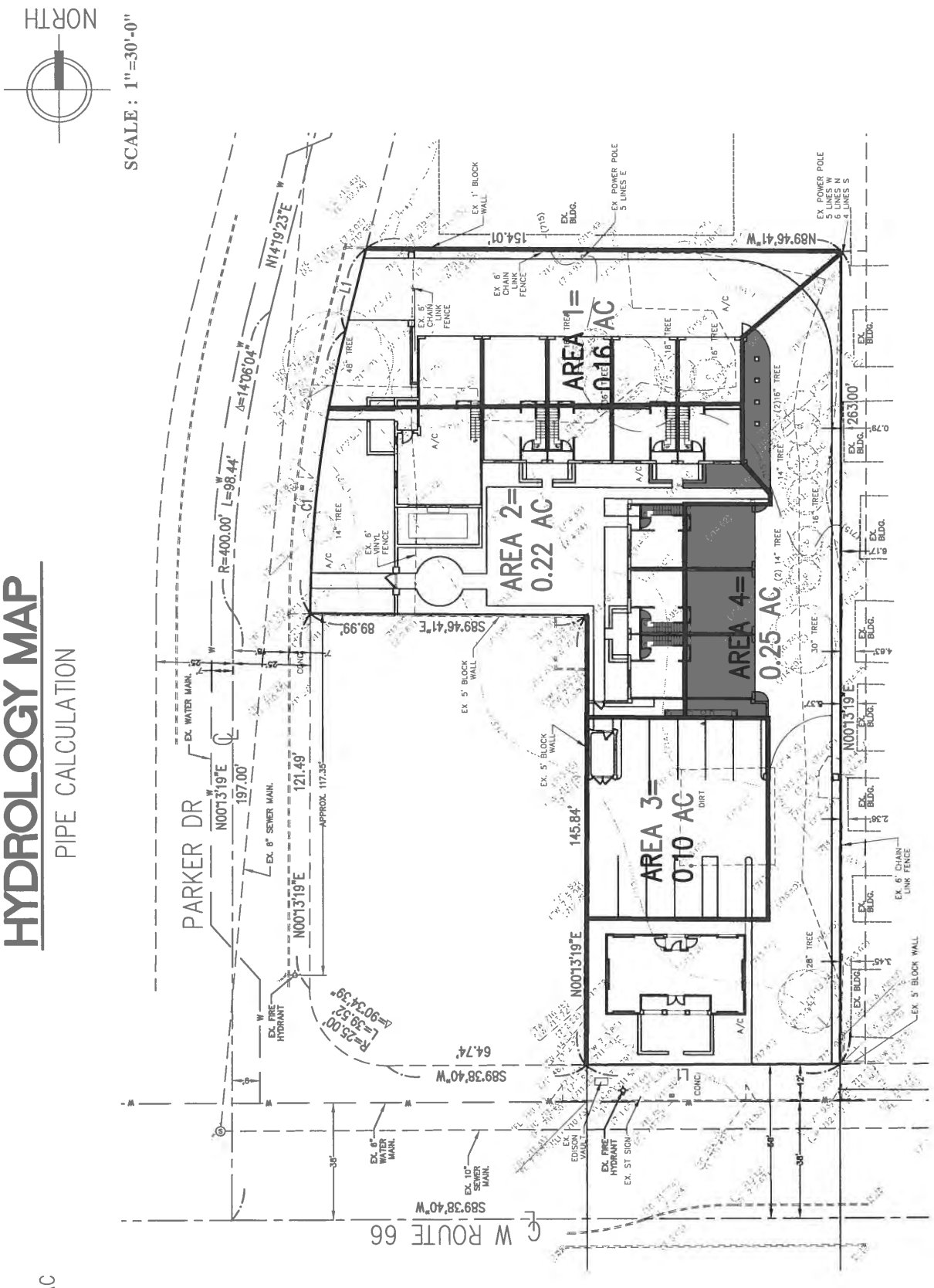
Output Results

Modeled (50-yr) Rainfall Depth (in)	7.4
Peak Intensity (in/hr)	4.415
Undeveloped Runoff Coefficient (Cu)	0.8924
Developed Runoff Coefficient (Cd)	0.8984
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.5073
Burned Peak Flow Rate (cfs)	1.5073
24-Hr Clear Runoff Volume (ac-ft)	0.1773
24-Hr Clear Runoff Volume (cu-ft)	7725.2696



HYDROLOGY MAP

PIPE CALCULATION



TOTAL AREA=0.73 AC

HYDROLOGY MAP

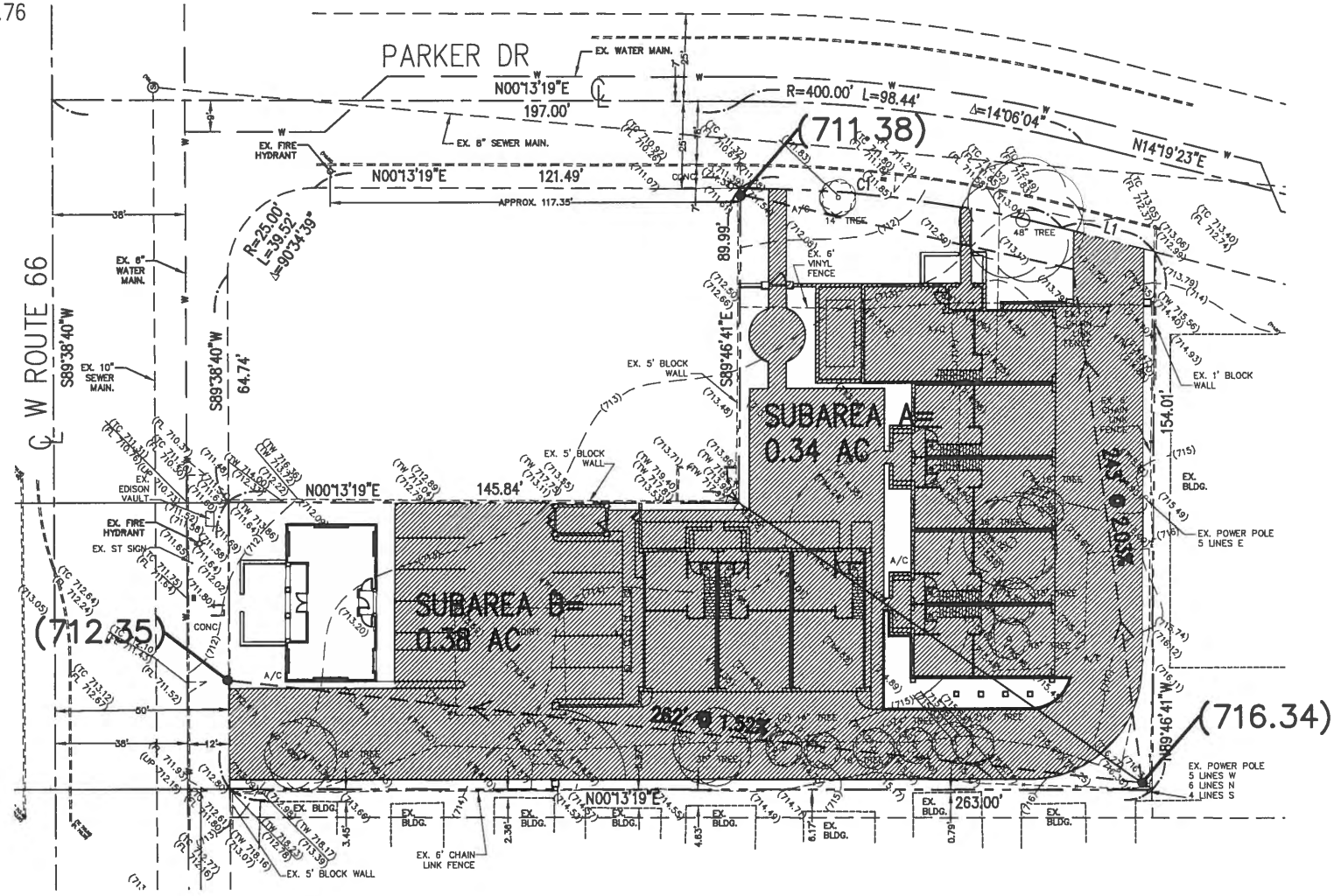
POST-DEVELOPMENT

TOTAL AREA=0.72 AC
IMPERVIOUS SUBAREA A =0.25 AC
IMPERVIOUS RATIO= 0.20/0.34=0.73

IMPERVIOUS SUBAREA B =0.29 AC
IMPERVIOUS RATIO= 0.29/0.38=0.76

NORTH

SCALE : 1"=30'-0"



HYDROLOGY MAP

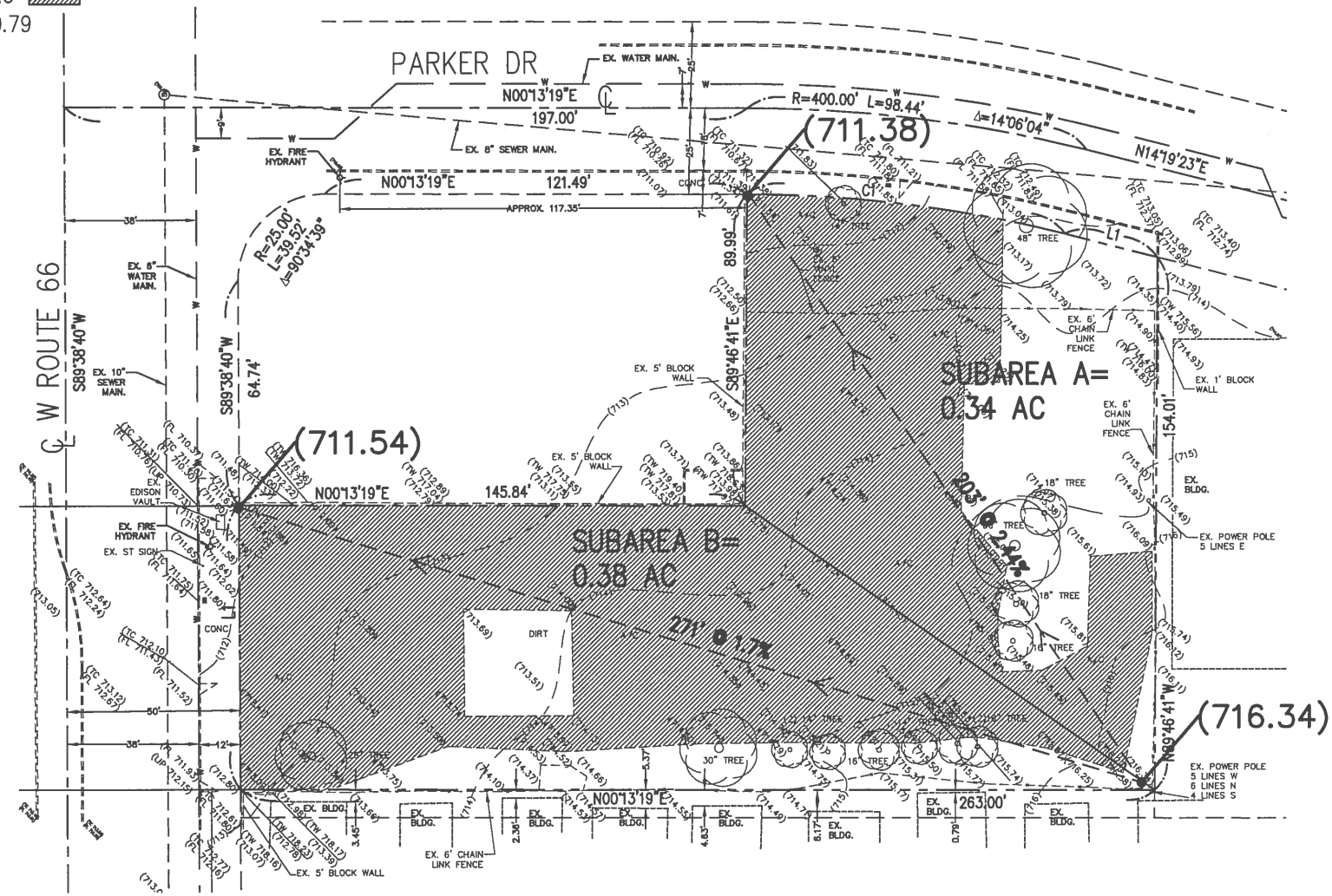
PRE-DEVELOPMENT

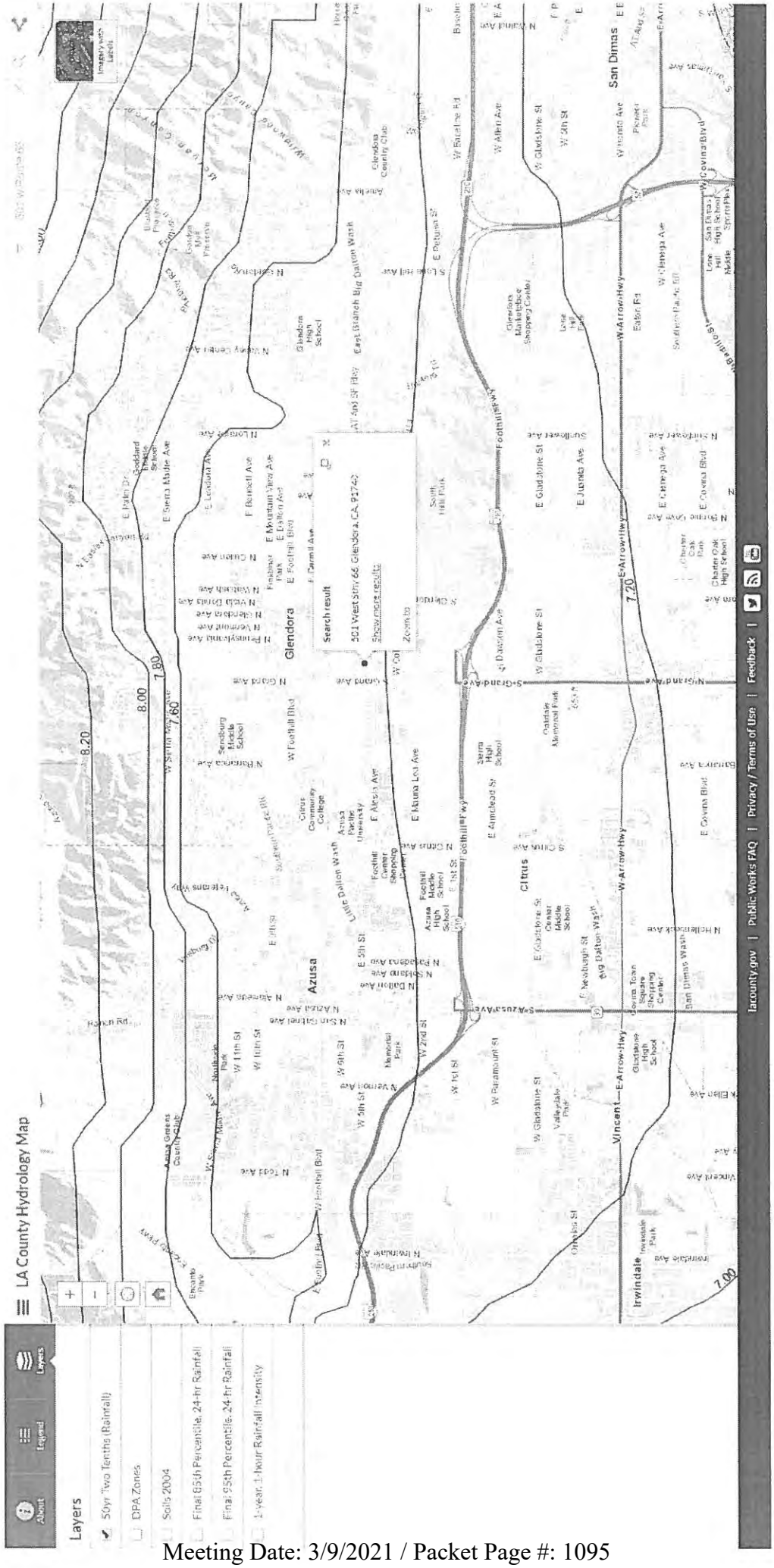
TOTAL AREA=0.72 AC
IMPERVIOUS SUBAREA A =0.20 AC
IMPERVIOUS RATIO= 0.20/0.34=0.59

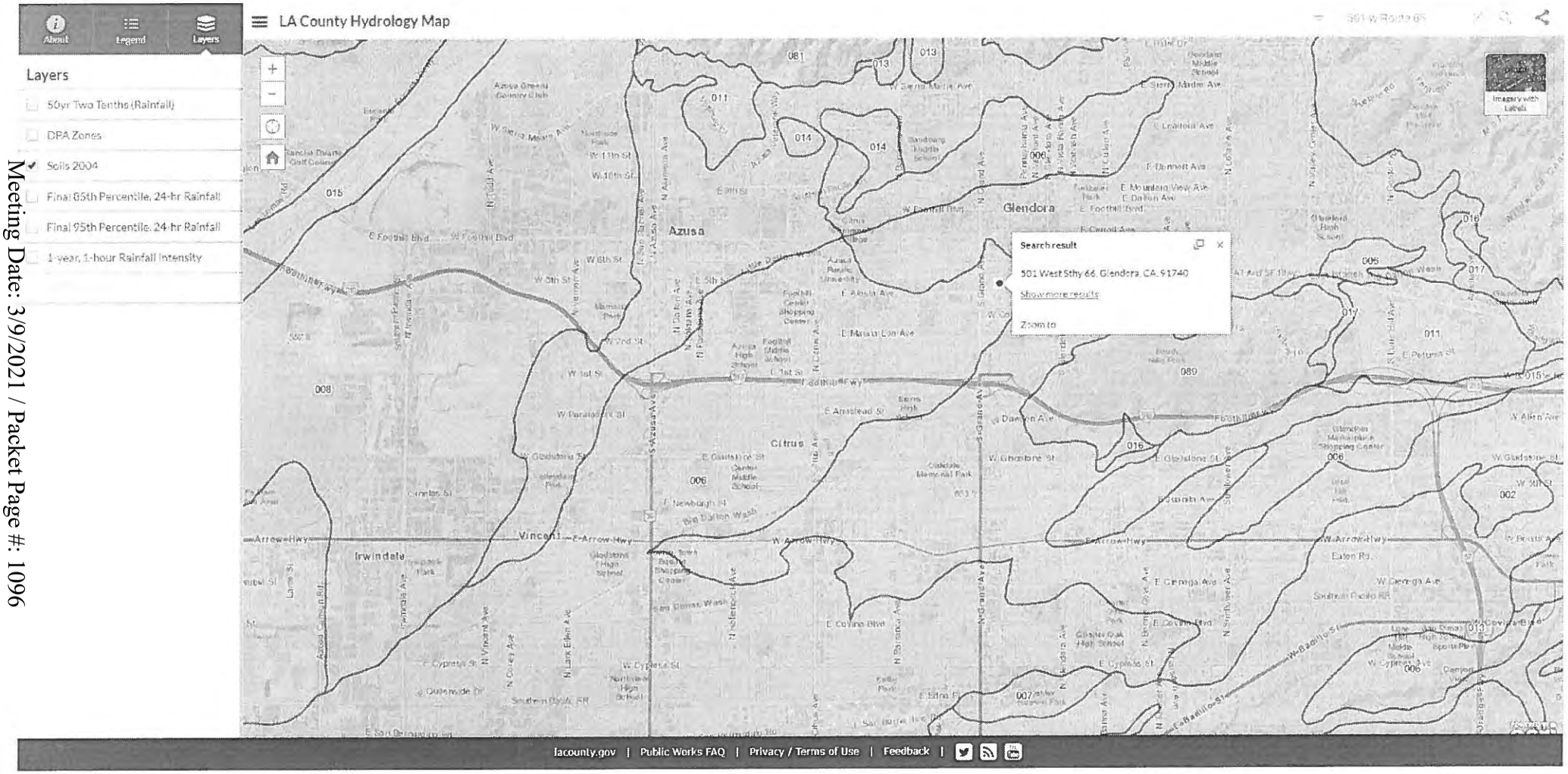
IMPERVIOUS SUBAREA B =0.30 AC
IMPERVIOUS RATIO= 0.30/0.38=0.79

NORTH

SCALE : 1"=30'-0"




LA County Hydrology Map
Layers
50yr Two Tenths (Rainfall)
DPA Zones
Soils 2004
Final 85th Percentile, 24-hr Rainfall
Final 95th Percentile, 24-hr Rainfall
1-year, 1-hour Rainfall Intensity
Glendora
Azusa
Citrus
San Dimas
Irwindale
Search result
501 West Sthy 66, Glendora, CA, 91740
Show more results
lacounty.gov | Public Works FAQ | Privacy / Terms of Use | Feedback



Meeting Date: 3/9/2021 / Packet Page #: 1096

Item #4. Page 1085

Cross Section for Circular Pipe - 1

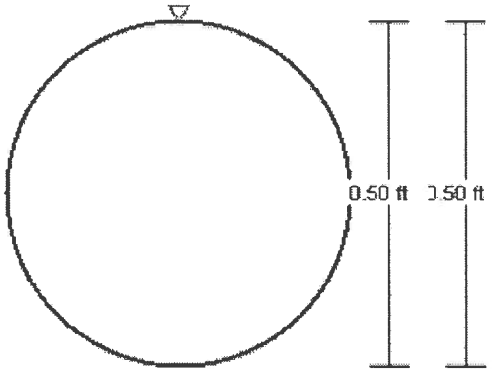
Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.010	
Channel Slope	0.00750	ft/ft
Normal Depth	0.50	ft
Diameter	0.50	ft
Discharge	0.63	ft³/s

Cross Section Image



V: 1
H: 1

6" @0.5%

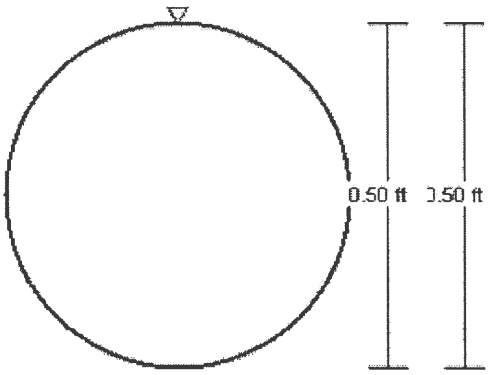
Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.010	
Channel Slope	0.00500	ft/ft
Normal Depth	0.50	ft
Diameter	0.50	ft
Discharge	0.52	ft³/s

Cross Section Image



V: 1
H: 1

curb-o-let 3x17

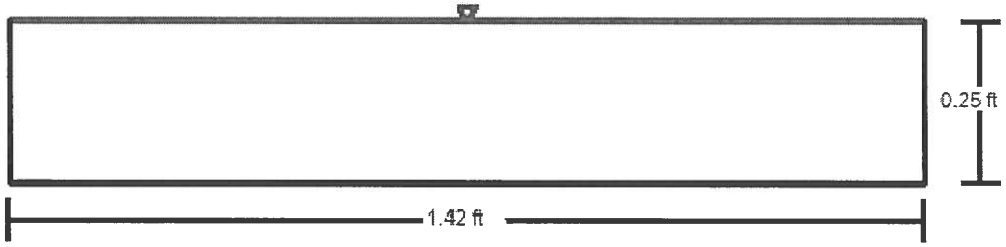
Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.012	
Channel Slope	0.02000	ft/ft
Normal Depth	0.25	ft
Height	0.25	ft
Bottom Width	1.42	ft
Discharge	1.39	ft³/s

Cross Section Image





Cross Section for Box Pipe - 4"x14"

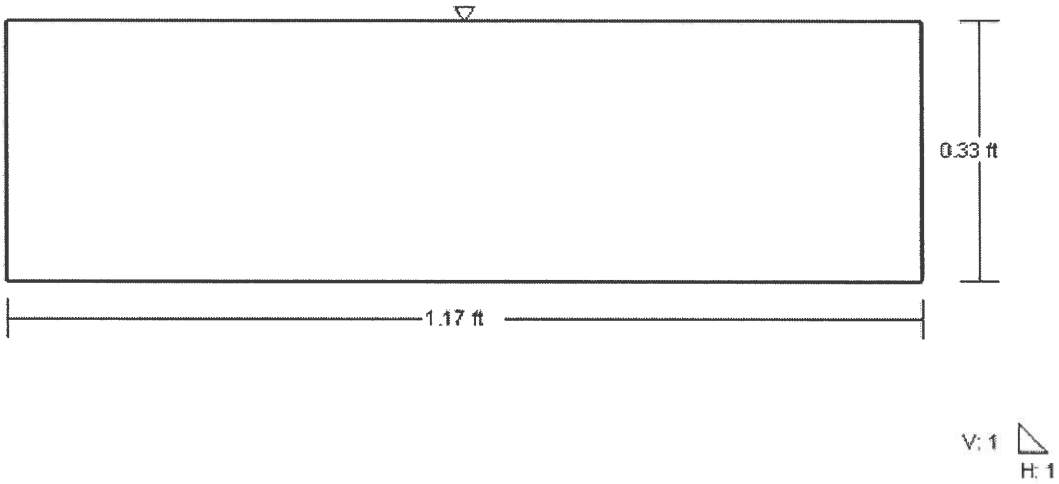
Project Description

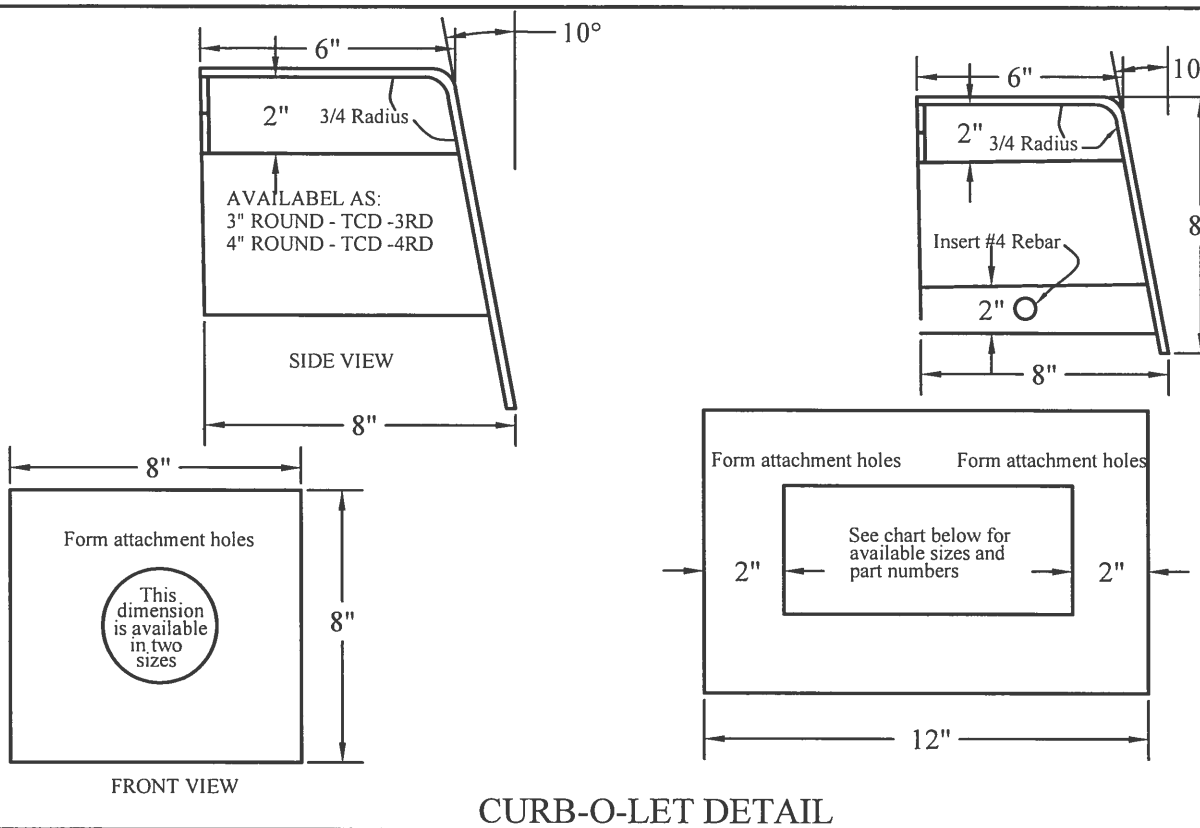
Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.012	
Channel Slope	0.02000	ft/ft
Normal Depth	0.33	ft
Height	0.33	ft
Bottom Width	1.17	ft
Discharge	1.72	ft³/s

Cross Section Image





CURB-O-LET DETAIL

PRODUCT SPECIFICATION - CURB-O-LET

PRODUCT LIST

MODEL	SIZE	ROUND EQUIV.	(ROOF DRAIN) LABEL MODEL NUMBER	(OVERFLOW DRAIN) LABEL MODEL NUMBER	REMARKS
TCD-3RD	3" ROUND	3"	TCD-3RD-RFD	TCD-3RD-OFD	
TCD-4RD	4" ROUND	4"	TCD-4RD-RFD	TCD-4RD-OFD	
TCD-35	3"x5"	4"	TCD-35-RFD	TCD-35-OFD	
TCD-38	3"x8"	5"	TCD-38-RFD	TCD-38-OFD	
TCD-312	3"x12"	6"	TCD-312-RFD	TCD-312-OFD	
TCD-414	4"x14"	8"	TCD-414-RFD	TCD-414-OFD	
TCD-317	3"x17"	8"	TCD-317-RFD	TCD-317-OFD	
TCD-327	3"x27"	10"	TCD-327-RFD	TCD-327-OFD	
TCD-422	4"x22"	10"	TCD-422-RFD	TCD-422-OFD	

ALL CURB-O-LET PRODUCTS ARE MANUFACTURED TO CLOSE TOLERANCES. VERY SLIGHT VARIATIONS IN SIZE ARE POSSIBLE. CURB-O-LET FITS STANDARD 6" AND 8" CURB FACE. EPOXY COATING FINISHES AVAILABLE ON REQUEST.

REV	ZONE	DATE	REVISION DESCRIPTION	BY	CK'D

RECTANGULAR STEEL PIPE AND FITTINGS.
CURB-O-LET

Curb-O-Let™
Thru The Curb Drain

9421 Monterey Ave. Bellflower, CA. 90706 - Office (714)903-2468

SCALE:	DRAWN BY	DATE	CHECKED BY	APPROVED BY
NONE	JB	08/18/16	JB	JB

Attachment I
Maintenance Covenant For Standard Urban Stormwater Mitigation (SUSMP) Requirements

Attachment J
O & M Plan Structural and Non-Structural BMP Inspections and Maintenance Responsibility / Frequency Matrix

Operation and Maintenance Plan Structural and Non-Structural BMP inspection and Maintenance Responsibility/ Frequency Matrix

BMP DESCRIPTION	RESPOSIBILITY	INSPECTION/ MAINTENANCE
SD-10 Site Design and Landscape Planning Inspect and Maintain Landscape areas Remove liter and debris.	501 W. Route 66 Partners, LLC (owner)	It is the property owner's responsibility to contract a landscaping firm or company to inspect and maintain landscape at least once a year.
SD-11 Roof Runoff Controls Inspect and Maintain Roof Runoff pipes Remove debris from pipes to prevent clogging.	501 W. Route 66 Partners, LLC (owner)	It is the property owner's responsibility to contract a company to inspect and maintain Roof Runoff Controls at least once a year.
SD-12 Efficient Irrigation Inspect and Maintain Irrigation systems Repair any broken sprinkler heads or lines.	501 W. Route 66 Partners, LLC (owner)	It is the property owner's responsibility to contract a company to inspect and maintain irrigation systems once a year.
SD-13 Storm Drain Signage Inspect and Maintain Storm Drain Signage Repaint storm Drain Signage if signage is damaged or if fading occurs	501 W. Route 66 Partners, LLC (owner)	It is the property owner's responsibility to contract a company to inspect and maintain storm drain signage Controls at least once a year.
MP-52 Drain Insert Inspect and Maintain Drain Insert Remove liter and debris to prevent clogging	501 W. Route 66 Partners, LLC (owner)	It is the property owner's responsibility to contract a company to inspect and replace the Catch Basin Filter at least once a year once prior to rainy season (October1 through April 30).

Attachment K
BMP Inspection Maintenance Records

Appendix I

Noise Measurement Results

LARSON DAVIS
A PCB PIEZOTRONICS DIV.

Spartan 730 Summary: 2020-02-11 11:25:11
User:
Location:
Description:

Virtual Dosimeters

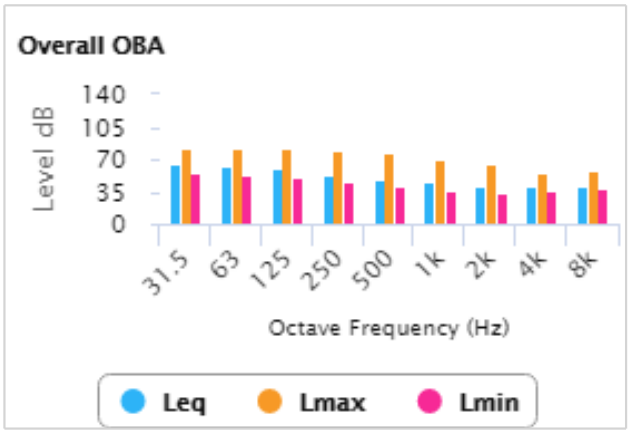
	1 CUSTOM1	2 CUSTOM2	3 CUSTOM3	4 CUSTOM4
Dose	0 %	0 %	0 %	0 %
Projected Dose	0 %	0 %	0 %	0 %
L_{avg}	--- dB	--- dB	--- dB	--- dB
TWA(8)	--- dB	--- dB	--- dB	--- dB
Projected TWA(8)	--- dB	--- dB	--- dB	--- dB
Criterion Level	90.0 dB	85.0 dB	85.0 dB	85.0 dB
Threshold Level	90.0 dB	80.0 dB	80.0 dB	80.0 dB
Exchange Rate	3 dB	3 dB	3 dB	3 dB
LEP'd/Lex,8h	48.9 dB	48.9 dB	48.9 dB	48.9 dB
Projected LEP'd/Lex,8h	52.3 dB	52.3 dB	52.3 dB	52.3 dB

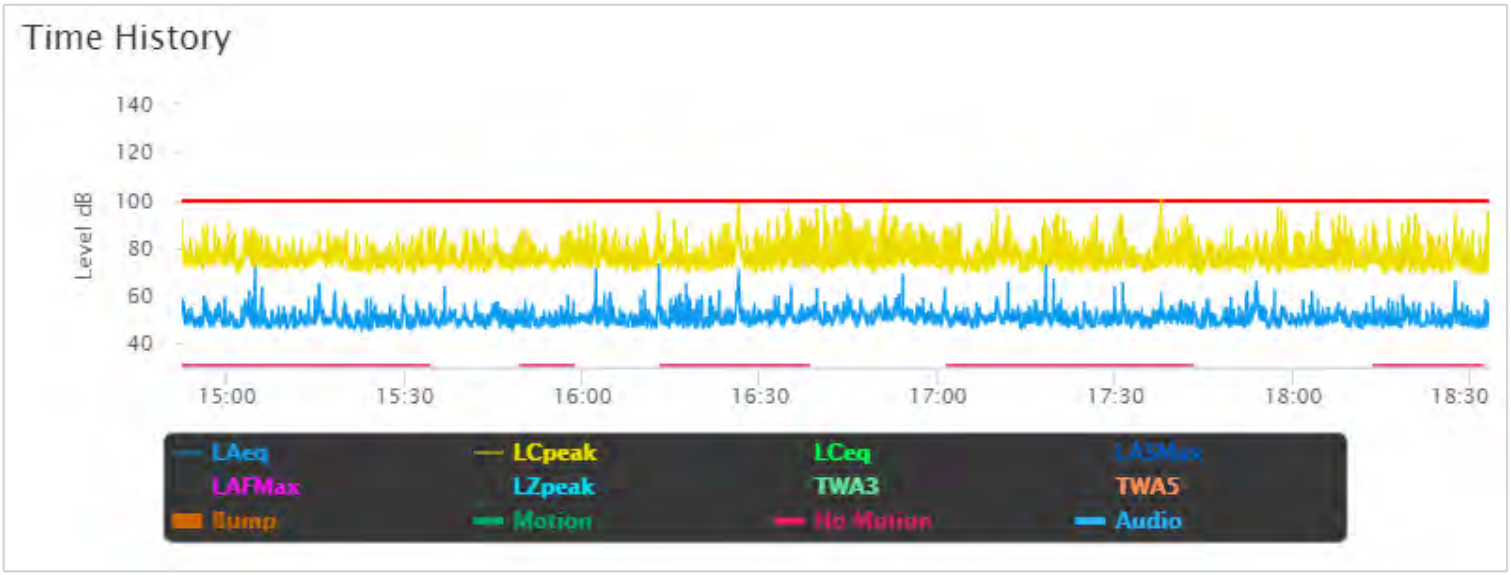
Overall Measurement

Start Date & Time	2020-02-03 14:52:21	
Stop Date & Time	2020-02-03 18:33:06	
Run Time	03:40:45	
Pre-Calibration	-39.2 dB	2019-12-27 09:05:10
Post-Calibration	---	---
Motion Percent	0.2 %	
LA_{eq}	52.3 dB	
LC_{peak}	101.0 dB	2020-02-03 17:37:42
LAS_{max}	73.4 dB	2020-02-03 16:12:55
LAF_{max}	76.3 dB	2020-02-03 16:12:55

Meter General Information

Serial Number	10384
Model	730
HW Version	A
FW Version	1.03
Sensitivity (s)	-39.2 dB
Notes	





Powered by Larson Davis

LARSON DAVIS
A PCB PIEZOTRONICS DIV.

Spartan 730 Summary: 2020-02-11 11:33:16
User:
Location:
Description:

Virtual Dosimeters

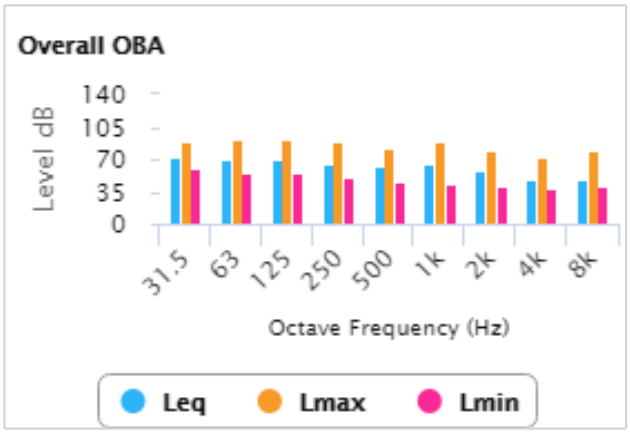
	1 OSHA-PEL	2 OSHA-HC	3 ACGIH	4 NIOSH
Dose	0 %	0.1 %	0.1 %	0.1 %
Projected Dose	0 %	0.2 %	0.1 %	0.1 %
L_{avg}	--- dB	38.6 dB	56.7 dB	56.7 dB
TWA(8)	--- dB	33.0 dB	53.3 dB	53.3 dB
Projected TWA(8)	--- dB	38.6 dB	56.7 dB	56.7 dB
Criterion Level	90.0 dB	85.0 dB	85.0 dB	85.0 dB
Threshold Level	90.0 dB	80.0 dB	80.0 dB	80.0 dB
Exchange Rate	5 dB	5 dB	3 dB	3 dB
LEP'd/Lex,8h	64.6 dB	64.6 dB	64.6 dB	64.6 dB
Projected LEP'd/Lex,8h	68.0 dB	68.0 dB	68.0 dB	68.0 dB

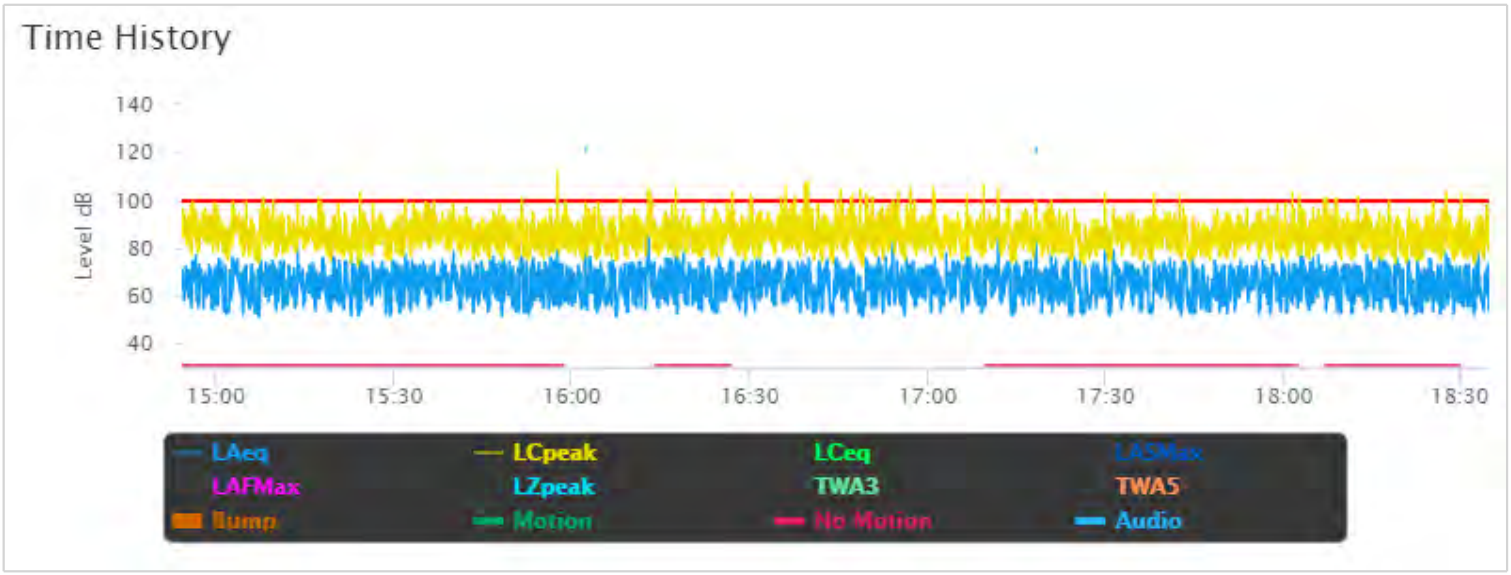
Overall Measurement

Start Date & Time	2020-02-03 14:54:14	
Stop Date & Time	2020-02-03 18:34:39	
Run Time	03:40:25	
Pre-Calibration	-41.7 dB	2019-12-27 09:06:10
Post-Calibration	---	---
Motion Percent	0.4 %	
LA_{eq}	68.0 dB	
LC_{peak}	112.1 dB	2020-02-03 15:57:34
LAS_{max}	88.9 dB	2020-02-03 16:02:18
LAF_{max}	92.0 dB	2020-02-03 16:02:18

Meter General Information

Serial Number	10385
Model	730
HW Version	A
FW Version	1.03
Sensitivity (s)	-41.7 dB
Notes	





Powered by Larson Davis

LARSON DAVIS
A PCB PIEZOTRONICS DIV.

Spartan 730 Summary: 2020-02-11 11:35:09
User:
Location:
Description:

Virtual Dosimeters

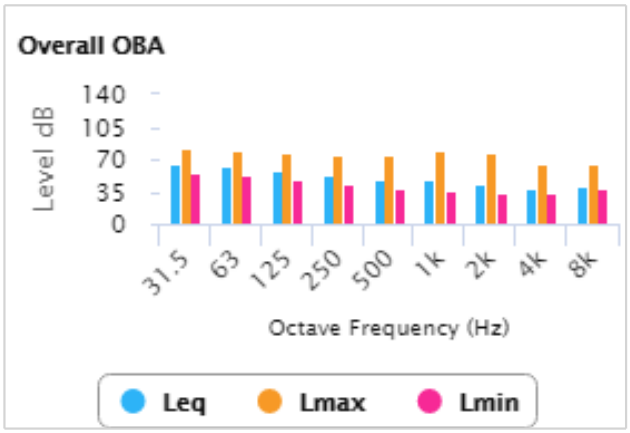
	1 OSHA-PEL	2 OSHA-HC	3 ACGIH	4 NIOSH
Dose	0 %	0 %	0 %	0 %
Projected Dose	0 %	0 %	0 %	0 %
L_{avg}	--- dB	10.9 dB	38.8 dB	38.8 dB
TWA(8)	--- dB	5.2 dB	35.4 dB	35.4 dB
Projected TWA(8)	--- dB	10.9 dB	38.8 dB	38.8 dB
Criterion Level	90.0 dB	85.0 dB	85.0 dB	85.0 dB
Threshold Level	90.0 dB	80.0 dB	80.0 dB	80.0 dB
Exchange Rate	5 dB	5 dB	3 dB	3 dB
LEP'd/Lex,8h	48.6 dB	48.6 dB	48.6 dB	48.6 dB
Projected LEP'd/Lex,8h	52.0 dB	52.0 dB	52.0 dB	52.0 dB

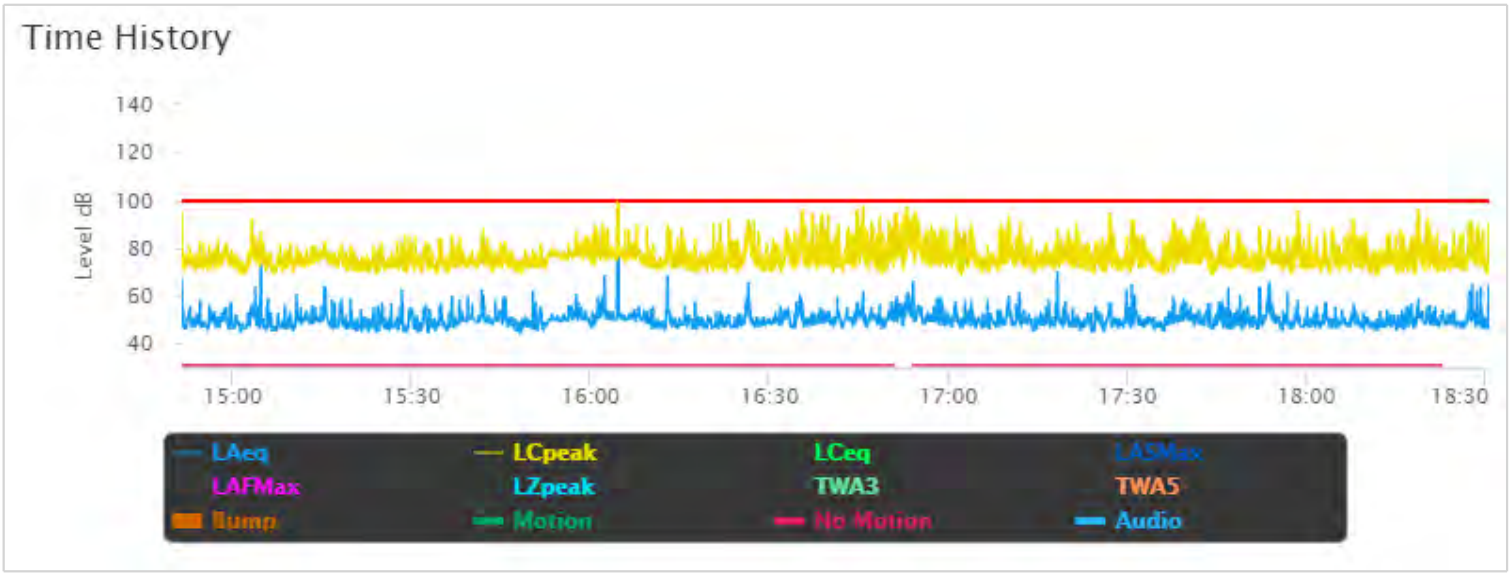
Overall Measurement

Start Date & Time	2020-02-03 14:51:25	
Stop Date & Time	2020-02-03 18:30:40	
Run Time	03:39:15	
Pre-Calibration	-38.2 dB	2019-12-27 09:04:39
Post-Calibration	---	---
Motion Percent	0.1 %	
LA_{eq}	52.0 dB	
LC_{peak}	99.9 dB	2020-02-03 16:04:26
LAS_{max}	81.6 dB	2020-02-03 16:04:26
LAF_{max}	88.5 dB	2020-02-03 16:04:26

Meter General Information

Serial Number	10383
Model	730
HW Version	A
FW Version	1.03
Sensitivity (s)	-38.2 dB
Notes	





Powered by Larson Davis

501 West Route 66 and 532 Parker Drive Project

Final Mitigated Negative Declaration

Volume I

Prepared for:

City of Glendora
116 East Foothill Boulevard
Glendora, CA 91741

Prepared by:

Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

January 8, 2021
(First Screen Check)

TABLE OF CONTENTS

SECTION		PAGE
1.	Project Description	1-1
	1.1 Project Title	1-1
	1.2 Lead Agency	1-1
	1.3 Primary Contact Person	1-1
	1.4 Project Location	1-1
	1.5 Project Sponsor	1-1
	1.6 General Plan Designation	1-2
	1.7 Zoning	1-2
	1.8 Background and Existing Conditions	1-2
	1.9 Project Description	1-3
	1.10 Statement of Objectives	1-4
	1.11 Construction Scenario	1-8
	1.12 Project Design Features	1-9
	1.13 Approvals	1-10
	1.14 California Native American Tribe Consultation	1-11
2.	Environmental Checklist	2-1
3.	Environmental Analysis	3-1
	3.1 Aesthetics	3.1-1
	3.2 Agriculture/Forestry Resources	3.2-1
	3.3 Air Quality	3.3-1
	3.4 Biological Resources	3.4-1
	3.5 Cultural Resources	3.5-1
	3.6 Energy	3.6-1
	3.7 Geology/Soils	3.7-1
	3.8 Greenhouse Gas Emissions	3.8-1
	3.9 Hazards/Hazardous Materials	3.9-1
	3.10 Hydrology/Water Quality	3.10-1
	3.11 Land Use/Planning	3.11-1
	3.12 Mineral Resources	3.12-1
	3.13 Noise	3.13-1
	3.14 Population/Housing	3.14-1
	3.15 Public Services	3.15-1
	3.16 Recreation	3.16-1
	3.17 Transportation/Traffic	3.17-1
	3.18 Tribal Cultural Resources	3.18-1
	3.19 Utilities/Services	3.19-1
	3.20 Wildfire	3.20-1
	3.21 Mandatory Findings of Significance	3.21-1
4.	Document Preparation	4-1
	4.1 City of Glendora	4-1
	4.2 Sapphos Environmental, Inc.	4-1
	4.3 Building Worx Development, LLC	4-1

TABLES ***PAGE***

1.9-1 Proposed Project Elements 1-4
1.11-1 Anticipated Construction Equipment 1-8
3.3-1 SCAQMD Air Quality Significance Thresholds 3.3-2
3.3-2 Summary of Ambient Air Quality at Glendora-Laurel and Azusa Monitoring Stations 3.3-3
3.3-3 Residential: Estimated Daily Construction Emissions 3.3-4
3.3-4 Commercial: Estimated Daily Construction Emissions 3.3-4
3.3-5 Parking Lot: Estimated Daily Construction Emissions 3.3-5
3.3-6 Open Area: Estimated Daily Construction Emissions 3.3-5
3.3-7 Residential: Estimated Daily Operation Emissions 3.3-6
3.3-8 Commercial: Estimated Daily Operation Emissions 3.3-6
3.3-9 Parking Lot: Estimated Daily Operation Emissions 3.3-7
3.3-10 Open Area: Estimated Daily Operation Emissions 3.3-7
3.4-1 Tree Removal and Replacement Requirements 3.4-4
3.7-1 Potential for Impact to Paleontological Resources 3.7-7
3.8-1 Construction GHG Emissions in $MTCO_{2e}$ Per Year 3.8-2
3.8-2 SCAG 2020 Connect SoCal Goals in Relation to the Proposed Project 3.8-3
3-13.1 Land Use Compatibility for Community Noise Environments 3.13-2
3.13-2 Noise and Land Use Compatibility Matrix 3.13-4
3.13-3 City of Glendora Noise Limits 3.13-5
3.13-4 Ambient Noise Levels 3.13-5
3.13-5 Noise Levels for Typical Construction Equipment 3.13-7
3.13-6 Typical Outdoor Construction Noise Levels 3.13-8
3.13-7 FTA Construction Vibration Impact Criteria for Building Damage 3.13-10
3.13-8 Vibration Source Levels for Construction Equipment 3.13-11
3.13-9 Human Response to Transient Vibration 3.13-11
3.15-1 Fire Stations in the City of Glendora 3.15-2
3.15-2 Public Schools in the City of Glendora 3.15-4
3.16-1 Open Space Acreage in the City of Glendora 3.16-3

FIGURES ***FOLLOWS PAGE***

1.4-1 Regional Vicinity Map 1-1
1.4-2 Local Vicinity Map 1-1
1.4-3 Topographic Map 1-1
1.6-1 General Plan Land Use Map 1-2
1.7-1 Zoning Map 1-2
1.8-1 Existing Conditions Map 1-3
1.8-2 Site Photographs 1-3
3.1-1 Eligible and Designated Scenic Highways 3.1-2
3.1-2 Historic Route 66 ..... 3.1-3
3.1-3 Nighttime Light Levels 3.1-4
3.3-1 Sensitive Receptors 3.3-8
3.4-1 Wetlands Identified within 5 Miles of Project Site 3.4-3
3.5-1 Historic Resources 3.5-1
3.7-1 Earthquake Fault Zones 3.7-2
3.7-2 Liquefaction and Landslide Zones 3.7-3
3.13-1 Noise Measurements 3.13-5

3.17-1 High Quality Transit Areas 3.17-2
3.20-1 Fire Hazard Severity Zones Map 3.20-1

APPENDICES

A Project Plans
B CalEEMod Data
C Habitat Evaluation and Assessment
D Historic Topographic Maps and Aerial Photographs
E Report of Geotechnical Engineering Investigation
F Phase I Environmental Site Assessment
G Preliminary Hydrology Analysis
H Preliminary Standard Urban Stormwater Mitigation Plan
I Noise Measurement Results
J Notice of Intent
K Notice of Intent Comment Letters
L Response to Comments

SECTION 1.0
PROJECT DESCRIPTION

1.1 PROJECT TITLE

501 West Route 66 and 532 Parker Drive Project

1.2 LEAD AGENCY

City of Glendora (City)

1.3 PRIMARY CONTACT PERSON

City of Glendora
Mark Carnahan, City Planner
116 East Foothill Boulevard Glendora, CA 91741
(626) 914-8253

1.4 PROJECT LOCATION

The approximately 0.7-acre (31,487 square feet) proposed project site is located at 501 West Route 66, Glendora, California 91740 and 532 Parker Drive, Glendora, California 91741 in the County of Los Angeles (Figure 1.4-1, *Regional Vicinity Map*). The proposed project site is directly adjacent to residential and commercial properties and is located approximately 0.6 mile north of Interstate 210 Foothill Freeway (Figure 1.4-2, *Local Vicinity Map*). The proposed project site consists of three vacant land parcels with Assessor's Parcel Numbers (APNs) 8639-027-900, 8639-027-901, and 8639-027-902 and bordered by APNs 8639-027-005, 8639-020-015, and 8639-027-001. The proposed project is bound on the north by multi-family residential property, on the east by mobile homes, on the south by the Historic Route 66, and on the west by residential and commercial properties. A restaurant (El Amigo) is located on the adjacent neighboring corner parcel directly southwest of the proposed project. The proposed project site appears on the U.S. Geological Survey (USGS) 7.5-minute series Glendora topographic quadrangle (Figure 1.4-3, *Topographic Map*).[1] The elevation ranges across all three parcels from approximately 712 feet above mean sea level (MSL) to approximately 715 feet above MSL from north to south of the project site respectively.

1.5 PROJECT SPONSOR

Robert Artura, Building Worx Development, LLC
130 North Glendora Avenue
Glendora, CA 91741
(626) 771-6534

[1] U.S. Geological Survey. 1998. 7.5-Minute Series, Glendora, California, Topographic Quadrangle. Reston, VA.

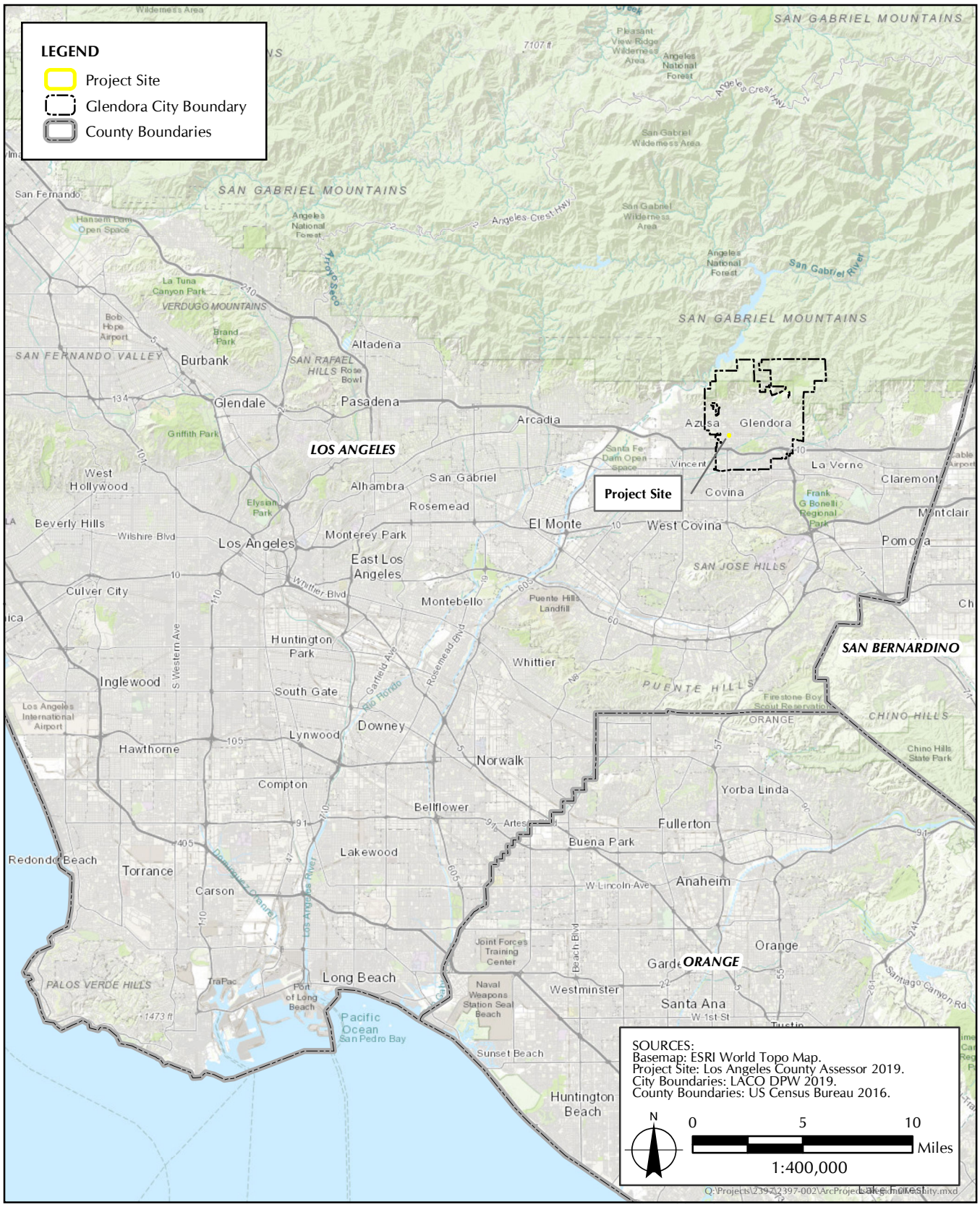


FIGURE 1.4-1

Regional Vicinity Map

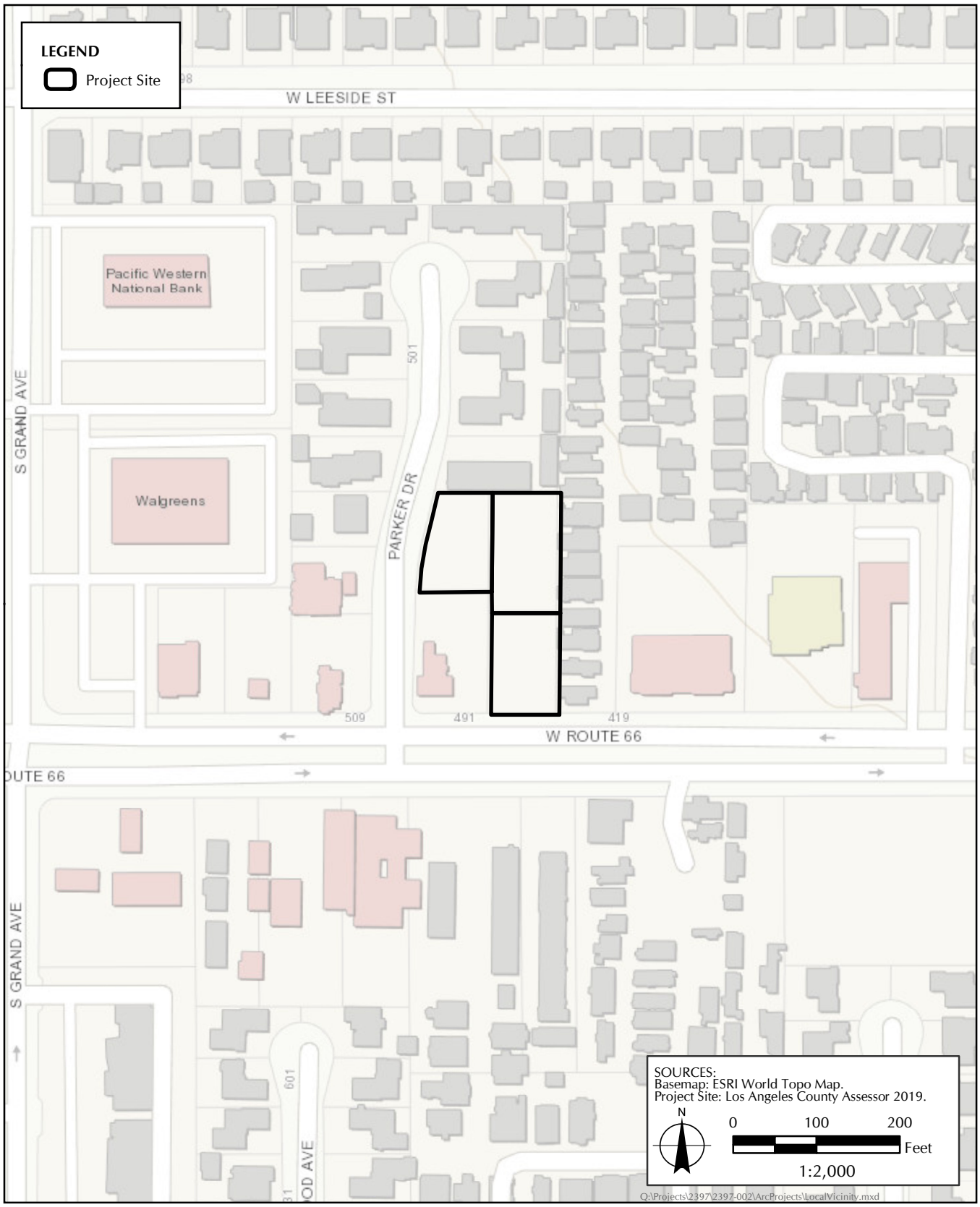


FIGURE 1.4-2

Local Vicinity Map

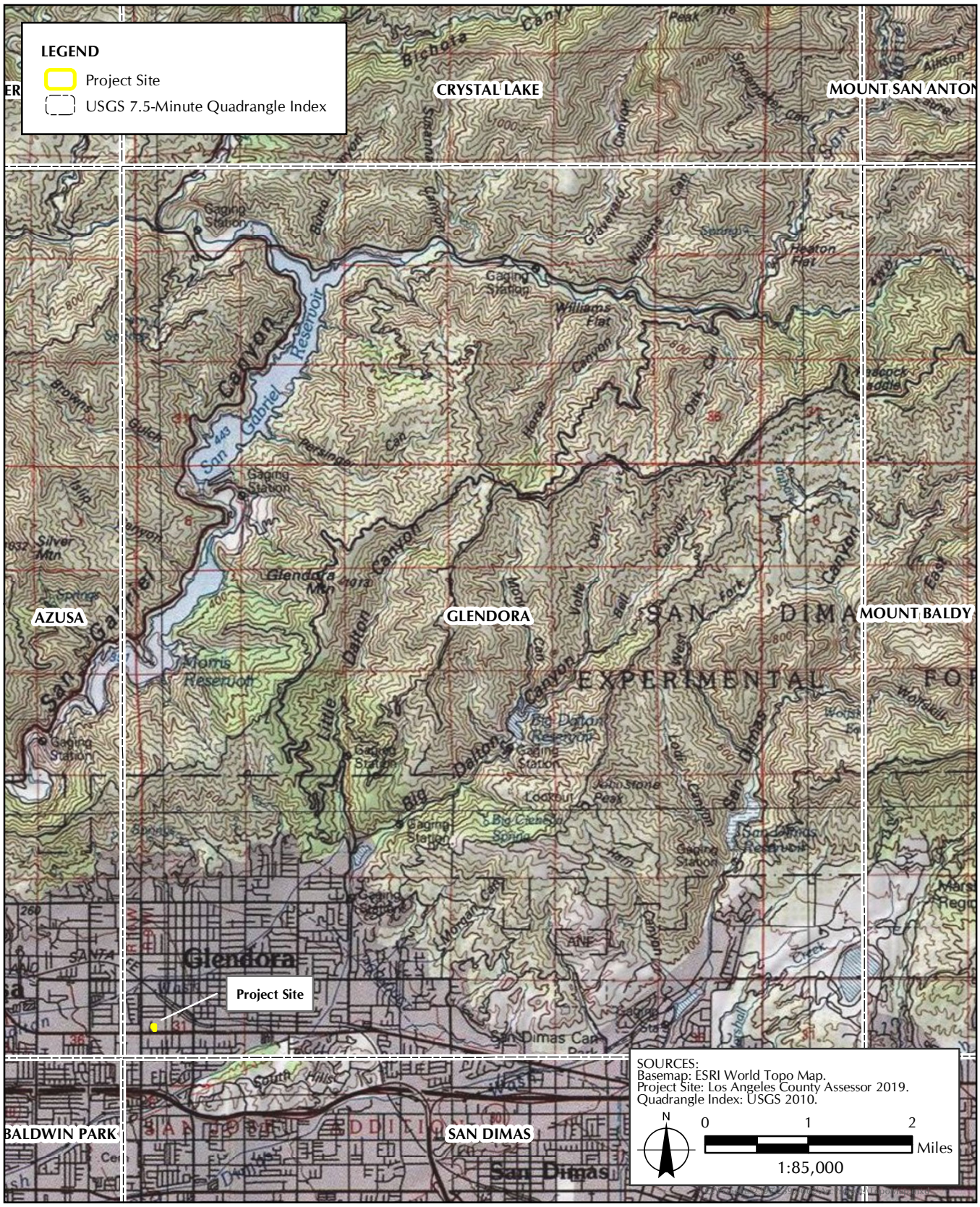


FIGURE 1.4-3

Topographic Map with USGS 7.5-Minute Quadrangle Index

1.6 GENERAL PLAN LAND USE DESIGNATION

The City of Glendora's General Plan (Community Plan 2025; City General Plan) land use designations for the proposed project site are Multi-family Residential and Mixed-use.[2] The proposed project site is located in an area designated for mixed-use/high-density residential development in the City General Plan and is bordered by multi-family residential to the north, mixed-use zoned parcels to the east (mobile homes), mixed-use residential and commercial to the south, and commercial and multi-family residential uses to the west of the project site (Figure 1.6-1, *General Plan Land Use Map*).

1.7 ZONING

The project site is currently zoned as Route 66 Corridor Specific Plan - Town Center Mixed-Use (8639-027-900) and Multi-family Residential (8639-027-901, and 8639-027-902). Surrounding zoning includes R-3, Multiple-Family Residential to the north, Town Center Mixed Use (RT66-TCMU) to the east and south, and R-3, Multiple-Family Residential and RT66-TCMU to the west (Figure 1.7-1, *Zoning Map*). These zoning designations are established to create compatible grouping of similar and interrelated land uses to efficiently implement the City's General Plan.

1.8 BACKGROUND AND EXISTING CONDITIONS

Background

As part of the 2011 Budget Act, in order to protect funding for core public services at the local level, the California State Legislature approved the dissolution of funds. The Redevelopment Agency Dissolution was dissolved as of February 2012 and has been used primarily to pay required payments on existing bonds and other obligations. The remaining property tax revenues were allocated to cities, counties, special districts, and school and community college districts. The Glendora Redevelopment Agency, the current property owner, purchased the project site in 2008 for a redevelopment project as one of multiple City redevelopment funded projects.

The Redevelopment Agency acquired Site No. 4 in 2008 for $1,200,675 for the purpose of implementing the Redevelopment Plan to alleviate blight and to facilitate the development of the Property that is consistent with the existing land use objectives. The Long-Range Property Management Plan (LRPMP) addresses the disposition and use of the real property owned by the former Redevelopment Agency. City staff solicited offers that would envision 9 to 11 dwelling units, with the possibility of the TCMU parcel developed as residential only, commercial only or mixed use. Several offers were received, and the Successor Agency opted to enter into exclusive negotiations with representative of 501 E. Route 66 Partners LLC, a California Limited Liability Company (Purchaser) who presented the best overall offer in terms of price and development plans for the property. The Successor Agency and the Glendora Community Redevelopment Agency have completed negotiations for sale of the Property with the Purchaser. Under the terms of the Purchase and Sale Agreement, the Purchaser bought the Property at the purchase price of $900,000.

The proposed project site is currently vacant, and the topography is relatively flat. The existing lot consists of an asphalt surface without striped parking spots within the gate surrounding the three

[2] City of Glendora. 1999. *City of Glendora General Plan "Community Plan 2025"*. Glendora, California. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

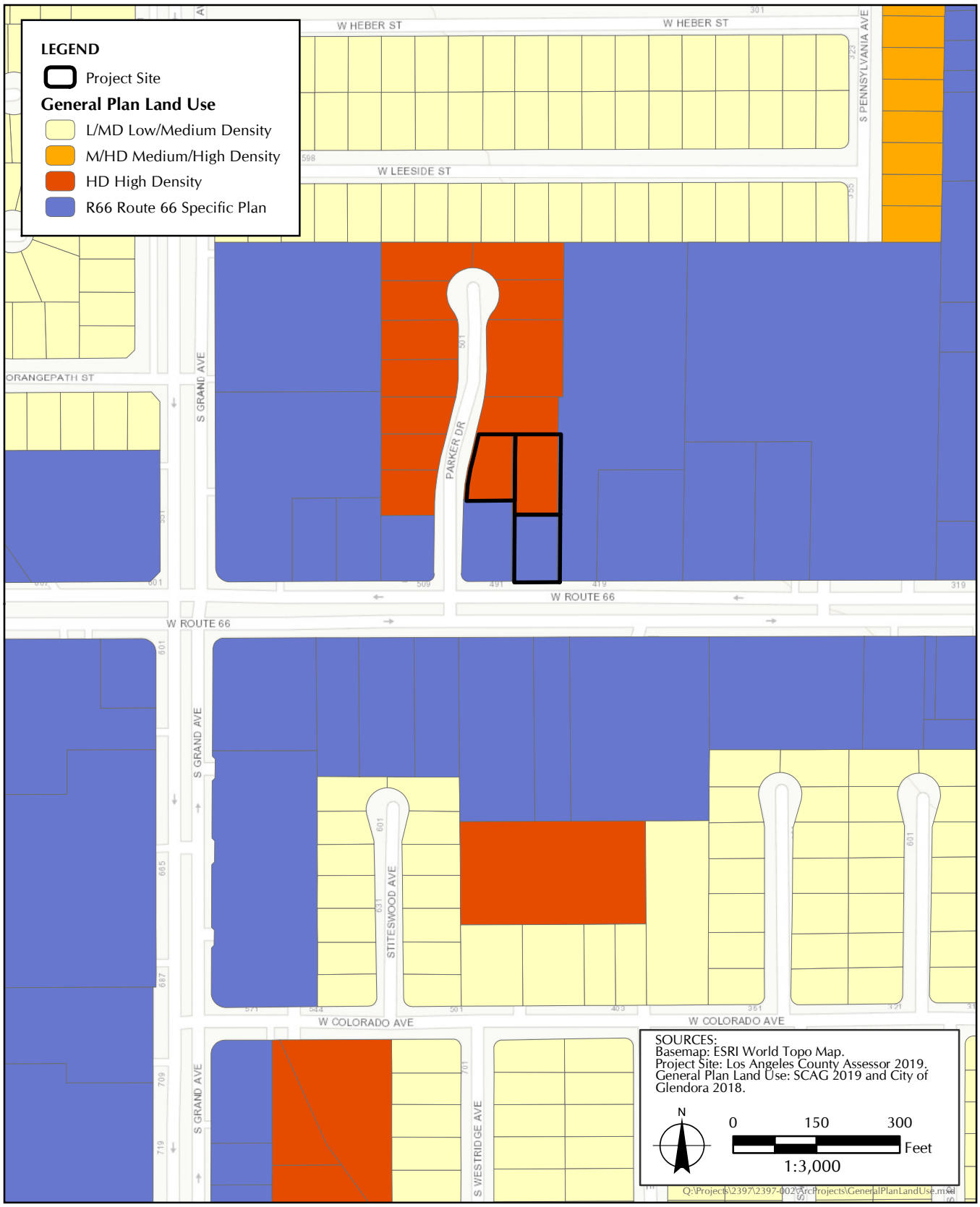


FIGURE 1.6-1

General Plan Land Use Map

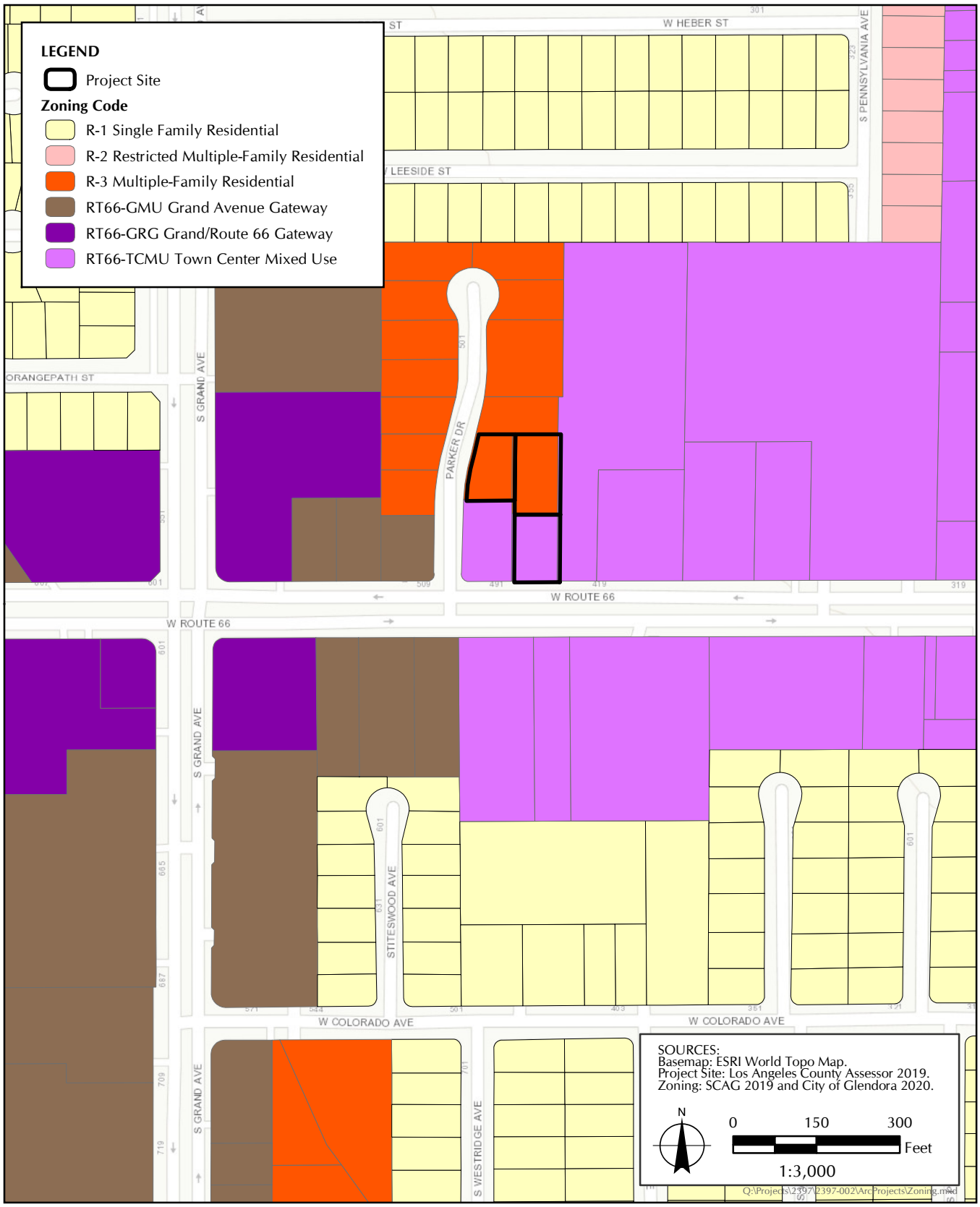


FIGURE 1.7-1
Zoning Map

parcels. There are three striped parking spots west of parcel 8639-027-902 located at the access northwest of the project site. Between the northern two parcels (8639-027-901, and 8639-027-902) there are 14 existing trees (Figure 1.8-1, *Existing Conditions Map;* Figure 1.8-2, *Site Photographs*). According to the Phase I Environmental Site Assessment (ESA) analysis prepared by Enviroassessors Inc., the subject property was part of a larger citrus grove prior to 1948, until the trees were cleared possibly in the early 1950s. A model home was constructed at the project site in 1954 for advertising purposes (not for residential use). The project site was later converted to a nursery, and auto sales yard with auto repair. The house was demolished in 2009 and the project site has remained vacant since.[3]

There is one restaurant, El Amigo, on the southwest corner adjacent to the project site, a mobile home park to the east, and multi-residential development to the north.

1.9 PROJECT DESCRIPTION

Building Worx Development, LLC is seeking to develop a mixed-use (residential and commercial) project on three vacant parcels consisting of eight (8) 3-story residential townhomes within two buildings and one (1) single-story, 1,000-square-foot office building that fronts Route 66. A General Plan amendment and zone change would be required for parcel numbers AIN 8639-027-901 and 8639-027-902 from High Density (HD) residential, to Route 66 Specific Plan (R66) General Plan Designation, and from Multiple-Family Residential (R-3) to Town Center Mixed Use (RT66-TCMU) zoning (see Figure 1.7-1, Figure 1.8-1, and Figure 1.8-2).

The proposed project would include demolition of an existing remnant building foundation and what partially remains of an old paved parking lot surface as well as removal of fourteen (14) non-native Ash Trees (*Faxinus* sp.), including one (1) tree that is partially located within the right-of-way along Parker Drive. The proposed project involves construction of three new buildings to provide eight 3-story townhomes within two (2) buildings (Building A and B) in an area currently designated for high-density residential development in the City General Plan, 25 designated off-street parking stalls, an open area, and a 1-story 1,000-square-foot office building on three (3) parcels with a proposed designation for "Town Center Mixed Use" in the City General Plan (Table 1.9-1, *Proposed Project Elements*). Building A (on parcel 8639-027-901 and 8639-027-902) would consist of five (5) residential units and a two-car garage providing a total of ten (10) residential parking stalls. Building B (on parcel 8639-027-900 and 8639-027-901) would consist of three (3) residential units and a two-car garage providing a total of six (6) residential parking stalls. The residential units would contain three (3) to four (4) bedrooms per unit. Each unit would be approximately 1,625 to 2,496 square feet. New landscaping would be installed throughout the mixed-use development, including a common residential open space area (approximately 5,050 square feet), which would be constructed adjacent to the townhomes. Approximately thirty-nine (39) trees would be planted to replace the fourteen (14) removed. Surface parking lot areas providing two (2) residential parking stalls and three (3) residential guest parking stalls, and four (4) commercial parking stalls would be located in the southeast corner of the project site. An open area (approximately 4,006 sf) would be constructed adjacent to the townhomes consisting of natural landscaping (see Appendix A, *Project Plans*). The proposed project would include two (2) bicycle storage lockers next to the commercial unit and two (2) outdoor bicycle lock stations next to the entrances for the two (2) townhome buildings.

[3] Phase I Environmental Site Assessment of 501 W. Route 66, Glendora, CA 91740. Enviroassessors Inc. July 15, 2019.



FIGURE 1.8-1

Existing Conditions Map



PHOTO 1
Facing Southeast 34.1296, -117.8709



PHOTO 1
Facing South 34.1296, -117.8709

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 3
View of the Santa Clara river, immediately north of Magic Mountain

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 4
Facing South 34.1296, -117.8706

FIGURE 1.8-2
February 7, 2020 - Site Photographs

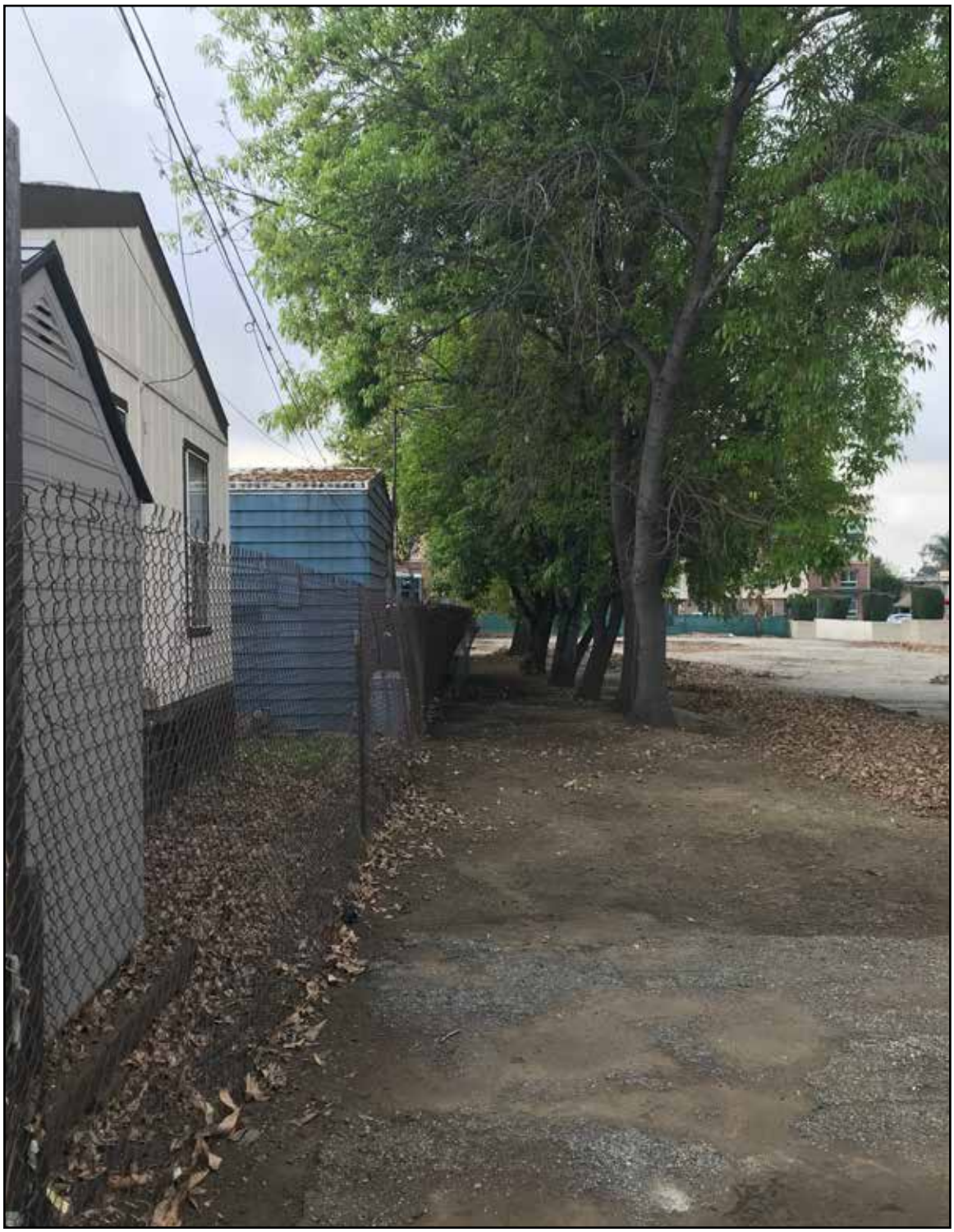


PHOTO 5
Facing South 34.1296, -117.8706

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 6
Facing Southwest 34.1296, -117.8705

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 7
Facing Northwest 34.1293, -117.8705



PHOTO 8
Facing West 34.1293, -117.8705

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 9
Facing Southwest 34.1293, -117.8705



PHOTO 10
Facing Southwest 34.1293, -117.8705

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 11
Facing Northwest 34.1293, -117.8707



PHOTO 12
Facing Northeast 34.1293, -117.8707

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 13
Facing Southeast 34.1293, -117.8707



PHOTO 14
Facing Northeast 34.1293, -117.8708

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 15
Facing North 34.1293, -117.8709



PHOTO 16
Facing Northeast 34.1293, -117.8709

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 17
Facing South 34.1293, -117.8709



PHOTO 18
Facing East 34.1294, -117.8709

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 19
Facing Southeast 34.1294, -117.8709



PHOTO 20
Facing Northeast 34.1294, -117.8709

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 21
Facing East 34.1295, -117.8711



PHOTO 22
Facing Northeast 34.1295, -117.8711

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 23
Facing Southeast 34.1295, -117.8711



PHOTO 24
Facing Northeast 34.1289, -117.8707

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 25
Facing East 34.1289, -117.8707



PHOTO 26
Facing North 34.1289, -117.8706

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 27
Facing Northwest 34.1289, -117.8704



PHOTO 28
Facing West 34.1289, -117.8704

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 29
Facing East 34.1289, -117.8710



PHOTO 30
Facing North 34.1289, -117.8710

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 31
Facing West 34.1289, -117.8704



PHOTO 32
Facing North 34.1287, -117.8705

FIGURE 1.8-2
February 7, 2020 - Site Photographs



PHOTO 33
Facing Northwest 34.1287, -117.8705



PHOTO 34
Facing Northeast 34.1286, -117.8712

FIGURE 1.8-2
February 7, 2020 - Site Photographs

The proposed project's designs are consistent with Title 21 of the City of Glendora Municipal Code requirements. The proposed project would be required to meet the standards articulated in 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings with regard to energy efficiency in the following areas: pipe insulation; roof and wall insulation; commissioning requirements; fenestration standards; cool roof requirements; and~~,~~ lighting systems and equipment. The proposed project would also meet the CALGreen standards for energy, water, and resource efficiency. Adherence to California's Title 24 standards would ensure that the proposed project has a less than significant impact on decreasing reliance on fossil fuels.

TABLE 1.9-1
PROPOSED PROJECT ELEMENTS

Project Element	Area (square feet)	Number of Units	Number of Designated Off-Street Parking Stalls
Building A- Residential	9,023	5	16 residential parking stalls attached (surface level below residential units)
Building B- Residential	4,927	3	Surface parking lot (see below)
Building C- Commercial	1,000 gross sf (919 usable)	1	Surface parking lot (see below)
Surface Parking Lot	12,176	0	2 residential, 2 residential guest, and 4 commercial parking stalls
Open Area	4,006	0	1 additional parking stall
Total	**31,487**	**9**	**25 Parking Stalls**

The proposed project would connect to the public City's water/sewer main and existing utilities would be used to serve the proposed project. The project is served by Athens Services for solid waste pick up and Athens Material Recovery Facility (MRF) located in the City of Industry for solid waste disposal. Athens Services would be required to comply with all applicable federal, state, and local regulations related to solid waste, including compliance with AB 939, Glendora Community Plan 2025, and the waste ordinance. The fourteen (14) ash trees on the project site, including 2 street trees along Parker Drive and 12 trees along the northern and eastern edges of the subject parcels, would be removed and replaced with 39~~12~~ trees that would be according to the size scale described in Section 3.4, *Biological Resources* (12 trees at the project site and 27 trees off-site). There would be 3 trees on south sidewalk (W. Route 66), 2 on west sidewalk (Parker Drive), 2 on the north sidewalk (adjacent to the 524 Parker Drive property), and 5 trees within the project site. The remaining 27 required trees shall be installed off-site within the City of Glendora, at locations specified by the City. As stated in the Urban Forestry Manual, the City of Glendora aims to maintain and further develop the local urban forest on public and private property.

In accordance with the City of Glendora Urban Forestry Manual, prior to any tree removal, the size of the 14 trees to be removed would be measured by a qualified biologist or arborist to determine the required size of the replacement tree, subject to the City Forester for final review and approval.

The development of the proposed project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

Los Angeles County Fire Department (LACFD) Fire Access Requirements

The following requirements must be met and indicated in the project site plans to maintain LACFD fire access during construction and operation of the proposed project:

1. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan 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.

    a. The Fire Apparatus Access Road shall be cross-hatched on the site plan, with the width clearly noted on the plan.

2. Every building constructed shall be accessible to Fire Department access 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.

3. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction.

4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

5. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.

6. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building in according with Sections 503.1.1 and 503.2.1.2 of Los Angeles County Title 32, Fire Code.[4,5,6]

7. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Dimensions of the turnaround shall be included, with the orientation of the turnaround properly placed in the direction of travel of the access roadway.

8. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds 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.

9. 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

[4] County of Los Angeles. Accessed January 5, 2021. *Title 32 - Fire Code, Section 503.1.1 – Buildings and Facilities*. Available at: https://library.municode.com/CA/Los_Angeles_County/codes/Code_of_Ordinances?nodeId=TIT32FICO_503.1.1BUFA

[5] County of Los Angeles. Accessed January 5, 2021. *Title 32 - Fire Code, Section 503.2.1.2 – Commercial, industrial, and multifamily-residential developments*. Available at: https://library.municode.com/CA/Los_Angeles_County/codes/Code_of_Ordinances?nodeId=TIT32FICO_503.2.1.2COINMUSIDE

[6] County of Los Angeles. Accessed January 5, 2021. *Title 32 - Fire Code, Section 503.6 – Gates*. Available at: https://library.municode.com/CA/Los_Angeles_County/codes/Code_of_Ordinances?nodeId=TIT32FICO_503.6GA

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.

10. 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. Firefighter walkway access routes shall be clearly identified on the site plan, and the slope, walking surface material, and required width shall be indicated on the site plan.

11. Fire Apparatus Access Roads shall not be obstructed in any manner, including by 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.[7]

12. Security barriers, visual screen barriers, or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of a fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. A section view shall clearly indicate the height of all parapets.

13. Multiple residential buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed on groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code Section 503.3.[8]

LACFD Water System Requirements

1. All fire hydrants shall measure six (6) inches by four (4) inches by 2.5 inches (6″x4″x2-½″) brass or bronze conforming to current American Water Works Association (AWWA) standard C503 (Wet-Barrel Fire Hydrants) or approved equal and shall be installed in accordance with the County of Los Angeles Fire Code.

2. 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. Final fire flows will be based on the size of the buildings, the installation of an automatic fire sprinkler system, and type(s) of construction used.

3. All required public fire hydrants shall be installed and tested prior to beginning of construction.

[7] Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6,096 mm), exclusive of shoulders, except as specified in Sections 503.2.1.1 through 503.2.1.2.2.2, and for approved security gates in accordance with Section 503.6. Fire apparatus access roads shall have an unobstructed vertical clearance clear to the sky.

Exception: A minimum vertical clearance of 13 feet 6 inches (4,114.8 mm) may be allowed for protected tree species adjacent to access roads. Any applicable tree-trimming permit from the appropriate agency is required.

[8] County of Los Angeles. Accessed January 7, 2021. *Title 32 - Fire Code, Section 503.3 – Marking and Signage*. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT32FICO_503.3MASI

4. The fire hydrant spacing shall be every 300 feet for both the public and the on-site hydrants. The fire hydrants shall meet the following requirements:

    a. No portion of a 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 public fire hydrant.
    c. Additional hydrants will be required if hydrant spacing exceeds specified distances.

5. All private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy.

    a. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation.

6. An approved automatic fire sprinkler system is required for the proposed buildings within this department. Design plans shall be submitted to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

Additional Fire Department requirements will be determined at further development of the site.

1.10 STATEMENT OF OBJECTIVES AND PROJECT GOALS

Goals

The City of Glendora's mission, as stated in the Glendora Strategic Plan, is to provide its citizens and business community effective municipal services while maintaining our historical sense of community values.[9] The City of Glendora has identified two goals related to the proposed project:

1. Enhance economic development with community involvement
2. Enhance services to support the evolving community in a changing environment

The Redevelopment Agency seeks to spend remaining property tax revenues that exceed the enforceable obligations on cities, counties, special districts, and school and community college districts in need of critical resources and core public services. The purpose of this project is to direct the Redevelopment funds to provide affordable housing and employment opportunities close to transit and in urban areas. The proposed project is located within a Southern California Association of Governments (SCAG)-mapped High Quality Transit Areas (HQTA) as per the 2040 HQTA and 2016–2040 SCAG Regional Transportation Plan/ Sustainable Community Strategy. (RTP/SCS) in an urbanized location and is in close proximity to high-density urban development and transit stops. LA Metro has also proposed an extension to include the Glendora station as part of the Foothill Gold Line from Glendora to Montclair, located just south of the City's historic downtown, east of Vermont Avenue and west of Glendora Avenue. ~~avenue.~~ The proposed project would create additional housing and employment within the planned HQTA.

[9] City of Glendora. Glendora Strategic Plan. Available at: https://www.cityofglendora.org/residents/glendora-strategic-plan

1.11 CONSTRUCTION SCENARIO

This environmental analysis assumes that the development of the proposed project would require approximately 9–10 months to complete, from approximately April 2021 to February 2022. The construction of the proposed project would begin with grading and compaction (rolling) immediately in the construction. Demolition and removal of the existing asphalt would take approximately 14 days and would be up to 3 feet in depth.

The environmental analysis for the proposed project is based on a potential reasonable worst-case scenario for construction activities including site grading, worker trips and delivery and hauling of construction materials and equipment. The proposed project consists of the construction of two residential buildings, one commercial building, a surface parking lot, and an open area. This analysis assumes that construction activities for the residential and commercial buildings would overlap and would be followed by the open area and parking lot preparation within an overall 10-month timeframe. The construction scenario assumes that site preparation would consist of two months and construction activities would consist of eight months. The construction scenario for the impact analysis assumes that the direct impact area for the building construction of the project would be approximately 0.7 acre.

A list of the construction equipment types and quantities that would potentially be used in construction of the 501 Route 66 Project is presented in (Table 1.11-1, *Anticipated Construction Equipment*). Construction equipment were quantified using CalEEMod 2016.3.1 (see Appendix B, *CalEEMod Data*). CalEEMod is a statewide land use emissions computer model that calculates both construction and operation emissions from land use projects such as the proposed project. Inputs into the model included the construction duration based on a 10-month schedule for the approximately 0.32-acre project site and the five construction phases which applied to each land use. The information contained in Table 1.11-1 has been identified by the modelling that was used in the assessment of potential construction impacts to air quality, ambient noise levels, and traffic and circulation.

TABLE 1.11-1
ANTICIPATED CONSTRUCTION EQUIPMENT

Approximate Quantities	Type of Equipment/Vehicle	Approximate Duration of On-Site Construction Activity (weeks)
2	Concrete/Industrial Saws	20
2	Rubber Tired Dozers	20
2	Tractors/Loaders/Backhoes	40
1	Cranes	15
3	Forklifts	15
3	Cement and Mortar Mixers	4
2	Pavers	4
2	Rollers	4
2	Air Compressors	2

Site preparation and construction of the proposed project would be in accordance with all federal, state building codes, and applicable codes within the City Municipal Code. The project site is accessible via Parker Drive through the gate entry on the northwest edge of the project site. Employee vehicles and construction equipment would enter through this entry at the beginning of each workday. No road or lane closures would be required for Route 66.

As demolition activities, including tree removal, are anticipated to occur during the nesting bird season (generally February 15–September 1), the project would be required to comply with the Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code.

1.12 PROJECT DESIGN FEATURES

Daily construction activities would be undertaken Monday through Friday from 7:00 a.m. to 6:00 p.m., and not on Saturday, Sunday, or federal holidays with the exception of interior work, consistent with the City of Glendora Municipal Code and General Plan Noise Element. The delivery of materials and equipment and the outdoor use of equipment, hammers, and power tools shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, with no work allowed on Saturdays, Sundays, or federal holidays with the exception of interior work. Outdoor yard work is permitted as long as it does not involve heavy equipment or noise producing equipment.

Noise levels exceeding 70 dBA (decibels, A-weighted sound levels) for single-family residences, and for multi-family residences are prohibited by the City of Glendora noise ordinance. The contractor shall conduct construction activities in such a manner that the maximum noise levels at the affected buildings would not exceed established noise levels at the property line. The construction contractor shall ensure that all construction and grading equipment is properly maintained.

During construction activities, the use of equipment mufflers, sound blankets and baffles, and sound walls shall be incorporated into the design of the proposed project where feasible and necessary. Construction barriers shall be constructed by the contractor to be used during all construction phases. Use of equipment mufflers, sound blankets and baffles, and sound walls shall reduce noise levels up to 20 dBA based on placement and structure to bring construction noise levels at or below 70 dBA, as required at the nearest sensitive receptors adjacent to the project site.

The construction contractor would be required to incorporate best management practices (BMPs) consistent with the guidelines provided in the *California Storm Water Best Management Practice Handbooks: Construction*.[10] Should the construction period continue into the rainy season or if required by the City, supplemental erosion measures would need to be implemented, including, but not limited to, the following:

- Mulching
- Geotextiles and mats
- Earth dikes
- Temporary drains and gullies
- Silt fence
- Straw bale barriers
- Sandbag barrier
- Brush or rock filter
- Sediment trap

[10] California Stormwater Quality Association. 1993. *California Storm Water Best Management Practice Handbooks: Construction*. Menlo Park, CA.

Wherever possible, grading activities would be undertaken outside the normal rainy season (i.e., October 15 to April 15 for most of Southern California), thus minimizing the potential for increased surface runoff and the associated potential for soil erosion. A recommended construction period would begin in late April or early May and completed in late January, assuming the majority of the construction would be completed in this recommended nine-month period. Best Management Practices to control surface runoff and soil erosion would be required for construction taking place during rainy periods. Additionally, the proposed project would utilize Low Impact Development (LID) standards as required in the Los Angeles County LID ordinance adopted by the City.[11]

Construction equipment would be turned off when not in use. The construction contractor would ensure that all construction and grading equipment is properly maintained. All vehicles and compressors would utilize exhaust mufflers and engine enclosure covers (as designed by the manufacturer) at all times. It is currently anticipated that up to ten (10) construction workers would be on site at any given time during the construction of the proposed project.

Demolition activities including tree removal, are anticipated to only occur outside of the nesting bird season (generally February 15–September 1). If not, proper mitigation measures including nesting bird surveys, netting and exclusion, and/or biological monitoring of construction shall be employed.

All recommendations included in the Geotechnical Engineering Investigation prepared by Environmental Geotechnical Laboratory, Inc. dated August 19, 2019 (see Appendix E~~D~~) for the project shall be included in construction contracts and implemented into proposed project design.

A Worker Environmental Awareness Program (WEAP) shall be developed and implemented to ensure compliance with the conditions of approval for this project, including the project design features and mitigation measures, to ensure that tree replacement is conducted in accordance with City requirements, no lane closures occur during construction activities, the Migratory Bird Treaty Act is followed appropriately, and sensitive cultural/tribal cultural resources in this archaeologically sensitive area are adequately protected. This WEAP shall be delivered on or before the first day of construction, and a sign-in sheet of all construction personnel who attend the WEAP will be maintained. A brochure summarizing the WEAP shall be kept on-site to be reviewed by new construction personnel that are not at the original WEAP training.

1.13 APPROVALS

Required City of Glendora Approvals:

The proposed project involves the following discretionary approvals from the City of Glendora:

- *General Plan Amendment* to unify all three (3) parcels to a single designation and change the General Plan land use designation for the two northern parcels (AIN 8639-027-901 and 8639-027-902) from *High Density (HD)* residential to *Route 66 Specific Plan (R66)*. The General Plan land use designation for parcel number 8639-027-900 would retain its existing *R66* designation.

- *Zone Change* to unify all three (3) parcels to a single designation and change the zoning designation for the two northern parcels (AIN 8639-027-901 and 8639-027-902) from *Multi-*

[11] City of Glendora. Glendora Municipal Code. Title 21 ZONING, Chapter 21.03 GENERAL REGULATIONS, 21.03.090 Urban runoff pollution. Available at: http://www.qcode.us/codes/glendora/?view=desktop&topic=21-21_03

Family Residential (R-3) to *Town Center Mixed Use (RT66-TCMU)*. The zoning designation for parcel number 8639-027-900 would remain *RT66-TCMU*.

- *Development Plan Review* "No. PLN19-0046" for the project's development related plans.

- *Tentative Tract Map No. 82949* to consolidate the three (3) parcels and subdivide the site's 0.72 acre of land to create a mixed-use condominium development consisting of a single commercial building and eight (8) attached three-story residential homes, along with shared supporting community infrastructure, landscaping, lighting and common areas.

- *City Tree Removal Permit* from City Forester to authorize the removal of a tree identified to be partially located within the City's street right-of-way.

Other Public Agency Approvals:

- A National Pollutant Discharge System (NPDES) Elimination Program General Construction Permit must be obtained from the Los Angeles Regional Water Quality Control Board regarding construction controls to prevent water quality impacts.

- Los Angeles County Sanitation Districts (Sanitation District): Payment of the capital facilities connection fee is required before the proposed project is permitted to the discharge to the Sanitation District's sewer system.

- Los Angeles County Fire Department: Approval of building plan check for site plan and emergency access as well as the project's land subdivision for condominiums.

1.14 CALIFORNIA NATIVE AMERICAN TRIBE CONSULTATION

A sacred lands file check was requested to the Native American Heritage Commission (NAHC) on January 30, 2020. On February 13, 2020, the City received a response from the NAHC. Letters were sent to California Native American Tribes culturally affiliated with the project area on March 12, 2020. Pursuant to Assembly Bill (AB) 52 (PRC § 21080.3.1 (d)), Tribes have 30 days to request or decline consultation in writing for this project. Additionally, Senate Bill (SB) 18 applies to the proposed project because it proposes a General Plan Amendment. Pursuant to SB 18, Tribes have 90 days to request or decline consultation in writing for the project, in accordance with PRC § 5097.9 and 5097.995. Consultation was conducted with the Kizh Nation on June 2, 2020.

Archaeological and Native American Monitoring

Archaeological Monitoring of initial ground disturbance shall be implemented to reduce potential impacts to buried archaeological resources that could be encountered during the project construction Monitoring of initial ground disturbance associated with the proposed project construction shall be carried out under the direct supervision of a Qualified Archaeologist who meets the Secretary of the Interior's *Professional Qualifications Standards*.

The treatment of archaeological resources that may be encountered during project construction shall be consistent with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. The Secretary of the Interior Standards and Guidelines prescribes for the identification, documentation, and evaluation of resources of archaeological resources.

SECTION 2.0
ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed Project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signature	Date
Printed Name	Title

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
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:				
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))?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest uses?	☐	☐	☐	☒
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?	☐	☐	☐	☒
3. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the proposed project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	☐	☐	☐	☒
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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 US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (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?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐
6. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒
7. GEOLOGY AND SOILS -- Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 direct or indirect 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?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
8. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of 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 § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) For a project located within an airport land use, plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
(iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
11. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
12. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
13. NOISE -- Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the proposed project expose people residing or working in the proposed project area to excessive noise levels?	☐	☐	☐	☒
14. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
15. PUBLIC SERVICES --				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☒	☐
16. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
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?	☐	☐	☐	☒
17. TRANSPORTATION -- Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES. 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) 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), or	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐
19. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
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?	☐	☐	☒	☐

SECTION 3.0
ENVIRONMENTAL ANALYSIS

The environmental analysis provided in this section describes the information that was considered in evaluating the questions in Section 2, *Environmental Checklist*.

3.1 AESTHETICS

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to aesthetics, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Aesthetics at the proposed project site were evaluated with regard to the adopted City of Glendora General Plan (Glendora Community Plan 2025),[2] California Department of Transportation's (Caltrans) Scenic Highway System[3] designations; previously published information regarding the visual character of the proposed project site, including light and glare, site reconnaissance; and a review of conceptual elevations and site plans.

State CEQA Guidelines recommend the consideration of four questions when addressing the potential for significant impacts to aesthetics. Except as provided in Public Resources Code Section 21099, would the proposed project have any of the following effects:

(a) Have a substantial adverse effect on a scenic vista?

The proposed project would result in no impacts to aesthetics in relation to scenic vistas. There are no Federal, State, County, or City-designated scenic vistas in the vicinity of the project site that would be affected by the proposed project. The proposed project site is located in the western portion of the City of Glendora, less than 0.5 mile from unincorporated territory of Los Angeles County and approximately 0.6 mile east of the City of Azusa. The City of Glendora is bordered to the north by Angeles National Forest. The view from the Angeles National Forest of the City of Glendora is dominated by Conservation and Open Space and Low Density Hillside Development in the foreground with increasing density consisting of low to high density residential development and commercial and industrial lands in the Central Business District and along Arrow Highway and Historic Route 66. Caltrans maintains an inventory of 135 vista points throughout the state highway system for motorists to safely view scenery or park and relax.[4] The nearest Caltrans Scenic Vista is Silverwood Lake 2 Vista Point, located 25.1 miles northeast of the project site, along State Route 138 on opposite side of the Angeles National Forest.[5] The proposed project would not affect views from the nearest trail in the Angeles National Forest, Colby Trail, which is located approximately 2.2 miles northeast of the project site, or the summit of Colby Trail, located approximately 3.1 miles northeast of the project site at an elevation of approximately 2,589 feet above mean sea level, due to the project site's location in the developed San Gabriel Valley at a lower elevation of 715 feet above mean sea level. The Los Angeles County General Plan 2035 was reviewed and there are no officially designated County of Los Angeles scenic vistas in the nearby unincorporated territory.[6] The Glendora Community Plan 2025 was reviewed. The City has not designated any scenic vistas, scenic resources, or any type of value or

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] City of Glendora. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[3] California Department of Transportation. "Scenic Highway System Lists." Accessed February 7, 2020. Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways

[4] California Department of Transportation. Updated 30 September 2016. *Vista Point Planning and Design*. Accessed February 7, 2020. Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-k-vista-points

[5] Male, Laura, Sapphos Environmental, Inc. Pasadena, CA. 3 July 2015. Communication with Daniel Kitowski, Transportation Manager (GIS), California Department of Transportation.

[6] County of Los Angeles. Adopted 6 October 2015. *Los Angeles County General Plan 2035*. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf

protected viewsheds that encompass the project site or are in the site vicinity. A Hillside Management Ordinance was adopted in 1994 for parcels with an average slope of 10 percent or greater, which does not include the proposed project site, thereby protecting hillsides as a scenic resource.[7] There are no officially designated or eligible scenic vistas on or adjacent to the proposed project site, nor is the project site visible from any scenic vista. The project site is not visible from the nearest public viewpoint, Inspiration Point Interpretive Site located 15 miles northwest of the project site within the Angeles National Forest.[8] Therefore, there would be no impacts to aesthetics related to scenic vistas. No mitigation or further analysis is warranted.

(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The proposed project would result in no impacts to aesthetics in relation to substantial damage to scenic resources within a state scenic highway. The California Scenic Highway Program was created in 1963 with the enactment of the State Scenic Highways Law to preserve and protect scenic highway corridors from changes that would diminish their aesthetic value. Caltrans designates scenic highway corridors and establishes those highways that are eligible for the program. There are no State scenic highways or State-designated historic parkways either eligible or officially designated at or within the vicinity of the project site (Figure 3.1-1, *Eligible and Designated Scenic Highways*). Route 66 is a designated National Historic Trail (see Section 3.5, *Cultural Resources* for additional information on the National Historic Trail designation). The proposed project would not be visible from any designated State scenic highways due to distance, intervening urban development, and topography. According to the California Scenic Highway Program, the nearest officially designated scenic highway or historic parkway is State Route (SR) 2 (Angeles Crest Highway), located approximately 12.8 miles northwest of the project site within the Angeles National Forest. The nearest eligible State scenic highway is SR 39, located approximately 2.8 miles northwest of the project site, on the opposite side of Glendora Ridge in the Angeles National Forest. SR 2 and SR 39 are blocked from view of the proposed project site by their location in the San Gabriel Mountains. SR 57, another eligible State scenic highway, is located approximately 9.0 miles south of the project site, south of the Puente and San Jose Hills. The nearest State-designated historic parkway, SR 110, is located approximately 15.9 miles west of the project site.[9,10,11] There are no State scenic highways or State-designated historic parkways either eligible or officially designated at, near, or within view of the project site. In addition, the project site was previously developed, so the proposed development would not contribute to an adverse change in the setting for Route 66, or the status of Route 66 as a National Historic Trail. Therefore, there would be no impacts to aesthetics which would substantially damage scenic resources within a state scenic highway or National Historic Trail.

---

[7] City of Glendora. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[8] U.S. Department of Agriculture, Forest Service. Inspiration Point Interpretive Site. Accessed February 10, 2020. Available at: https://www.fs.usda.gov/recarea/angeles/recarea/?recid=41858

[9] California Department of Transportation. "List of Eligible (E) and Officially Designated (OD) State Scenic Highways." Accessed February 6, 2020. Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways

[10] County of Los Angeles, Department of Regional Planning. March 2017. Figure 9.7, Scenic Highways. In *Los Angeles County General Plan 2035*. Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_2017-FIG_9-7_scenic_highways.pdf

[11] California Streets and Highways Code. Division 1 State Highways, Chapter 2 State Highway System, Article 2.5 State Scenic Highways, § 283. Effective January 1, 1994. Available at: https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=SHC&division=1.&title=&part=&chapter=2.&article=2.5

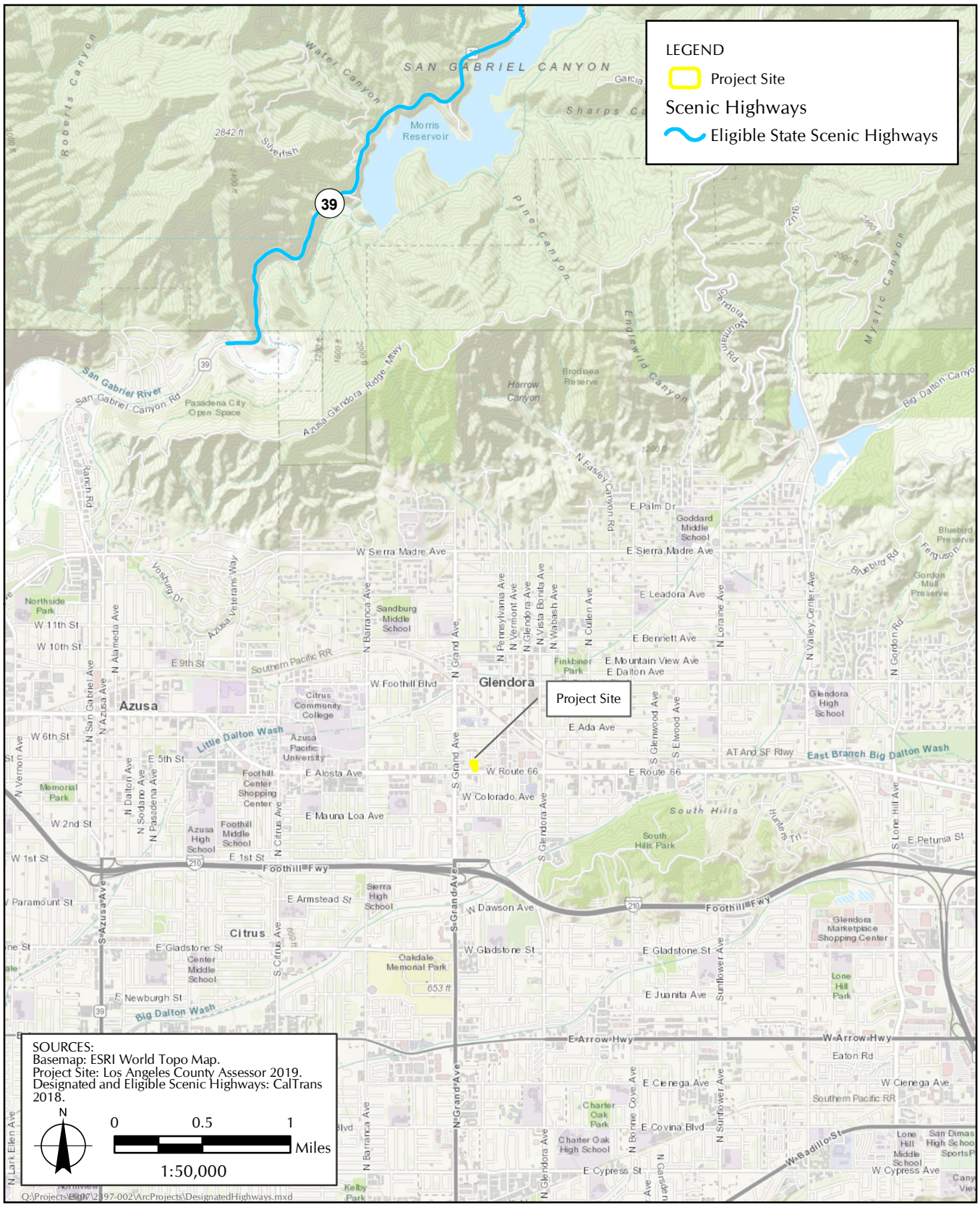


FIGURE 3.1-1

Eligible and Designated Scenic Highways

(c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The proposed project would result in less than significant impacts to aesthetics in relation to the substantial degradation of the existing visual character or quality of public views of the proposed project site and its surroundings. As stated in the Project Description, the proposed project site is currently characterized as a vacant, predominantly paved property with 14 existing non-native trees and leaf litter enclosed by a chain-link fence with a dark green fence screen (see Section 1.0*, Project Description:* Figure 1.8-1, *Existing Conditions Map*; Figure 1.8-2, *Site Photographs*). Although the project site is immediately surrounded by single-story structures to the north, east, and southwest, existing buildings within 0.25 mile of the project site vary from one to four stories tall. The building located approximately 100 feet east of the project site is three stories tall, the building located approximately 110 feet south of the project site (across Route 66) is four stories tall, the building located approximately 245 feet west of the project site is two stories tall, and the building located approximately 335 feet northwest of the project site is three stories tall. The proposed project would be similar in scale to the existing buildings in the area, with three small building footprints. The office building near Route 66 would be single-story, and the two residential buildings would be three stories tall and would be set back from Route 66 by 15 feet. The setback would be comparable to that of other buildings within 0.25 mile immediately adjacent to Route 66, which vary from 10 feet (in commercial areas) to 77 feet (in industrial areas).

The proposed project property is located immediately adjacent to and north of Historic Route 66, which is designated as a National Historic Trail under the Route 66 National Historic Trails Designation Act (Figure 3.1-2, *Historic Route 66*).[12,13] However, as stated in Section 3.5, *Cultural Resources*, new projects have been constructed along Historic Route 66 over the course of time, and this section surrounding the proposed project site has been substantially built up over time, thus the setting of the resource would not be adversely affected by the proposed project. A review of historic aerial maps, Sanborn Fire Insurance Maps, and topographic maps indicates that there has been development on the proposed project property since 1948, including an orchard, a model home, a nursery, an auto sales yard with auto repair, and a single-family residence. Work is not anticipated on the roadway and thus there would be no adverse effect to the scenic character of Historic Route 66.

As the proposed project site is approximately 0.4 mile southeast of the City of Glendora's Historic District Boundary, on the opposite side of a rail line and industrial and residential development, the proposed project would not conflict with the visual character of the City's historical landmark walking tour route.[14]

The proposed project site is located in an urbanized area. As stated in Section 3.11, *Land Use and Planning*, the City of Glendora's General Plan (Community Plan 2025; City General Plan) land use designations for the proposed project site are multi-family residential (parcels 8639-027-900, 8639-

[12] Congress.gov. H.R.801 - Route 66 National Historic Trail Designation Act. Available at: https://www.congress.gov/bill/115th-congress/house-bill/801/text

[13] Office of the Law Revision Counsel United States Code. 16 USC 1244: National scenic and national historic trails. Available at: https://uscode.house.gov/view.xhtml?req=(title:16%20section:1244%20edition:prelim)

[14] City of Glendora. "Glendora's Historic Core." Available at: https://www.cityofglendora.org/home/showdocument?id=1049

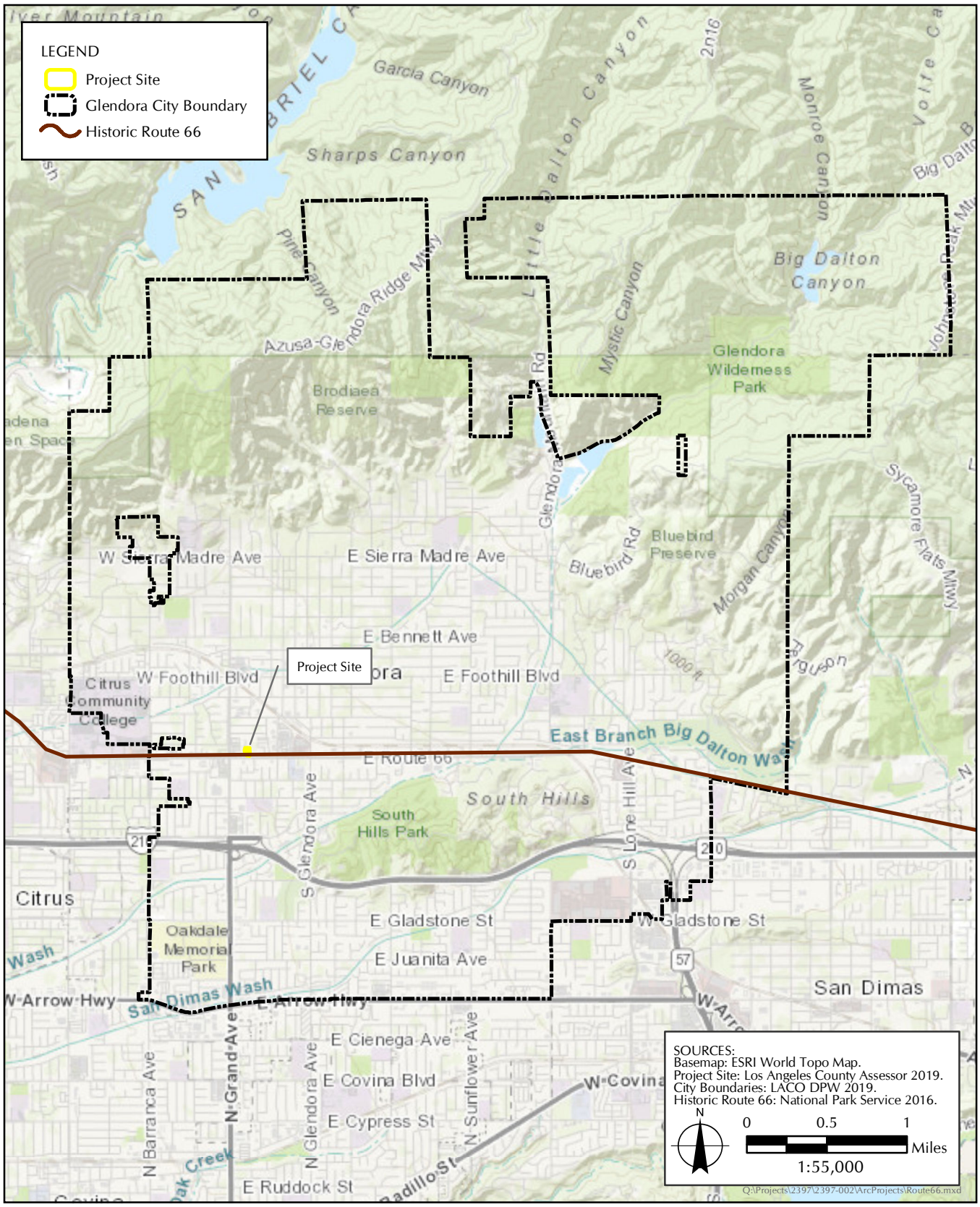


FIGURE 3.1-2
Historic Route 66

027-901) and mixed-use (parcel 8639-027-902).[15] The proposed project site is currently vacant and located in an area designated for high-density residential development in the City General Plan and is bordered by mixed-use parcels to the east, multi-family residential to the north, multi-family residential and commercial to the west of the project site. The proposed project would include eight (8) townhome units and a commercial unit, which are compatible with the existing land uses. The proposed zone change consists of changing all three parcels to the RT66-TCMU designation. The proposed zone change is consistent with the City of Glendora Land Use Planning policies and the RHNA housing allocation. Therefore, the proposed project would result in less than significant impacts to aesthetics related to degradation of the existing visual character of the site and its surroundings. No mitigation or further analysis is warranted.

(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The proposed project would result in less than significant impacts to aesthetics related to the creation of a new source of substantial light or glare that would adversely affect daytime or nighttime views in the proposed project area. Existing nighttime light levels in the Los Angeles Basin, inclusive of the San Gabriel Valley, are very high due to the urbanized setting (Figure 3.1-3, *Nighttime Light Levels*). However, the proposed project site is 3.5 miles southwest of the foothills of the Angeles National Forest, which is characterized by low nighttime light levels. The 3.5 miles between the Angeles National Forest and the project site transition from open space and low-density hillside development adjacent to the Forest, to higher density residential, commercial, and industrial uses in the Glendora Central Business District. The proposed project site is characterized by approximately moderate nighttime light levels (Figure 3.1-3). Perceived glare is the unwanted and potentially objectionable sensation as observed by a person looking directly into the light source (e.g., the sun, the sun's reflection, automobile headlights, or other light fixtures). Reflective surfaces on existing buildings, car windshields, wet surfaces, asphalt or concrete, etc., can expose people and property to varying levels of glare. In addition, two major causes of light pollution are glare and spill light. Spill light is caused by misdirected light that illuminates areas outside the area intended to be lit. Glare occurs when a bright object is against a dark background, such as oncoming vehicle headlights or an unshielded light bulb. Sources of light and glare at the project site consist of lighting on adjacent properties, streetlights, and light from vehicles on the immediately adjacent Route 66. The project site is adjacent to Route 66, which is an urbanized transportation corridor and commercial area with restaurants, office buildings, and residential units. The sources of night light at the project site are currently overhead streetlights on Route 66 and Parker Drive, car headlights and reflective material, and mounted security lighting on the buildings currently. Existing sources of daytime glare include the reflective surfaces of cars on Route 66 and white and glass surfaces of surrounding buildings. These include the residential townhomes across Route 66 to the south, and the Foothill Medical Plaza less than 100 feet to the east, of which some stories and sides of the building are entirely glass.[16]

[15] City of Glendora. 1999. "City of Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[16] Sapphos Environmental, Inc. conducted a site visit on January 24, 2020.

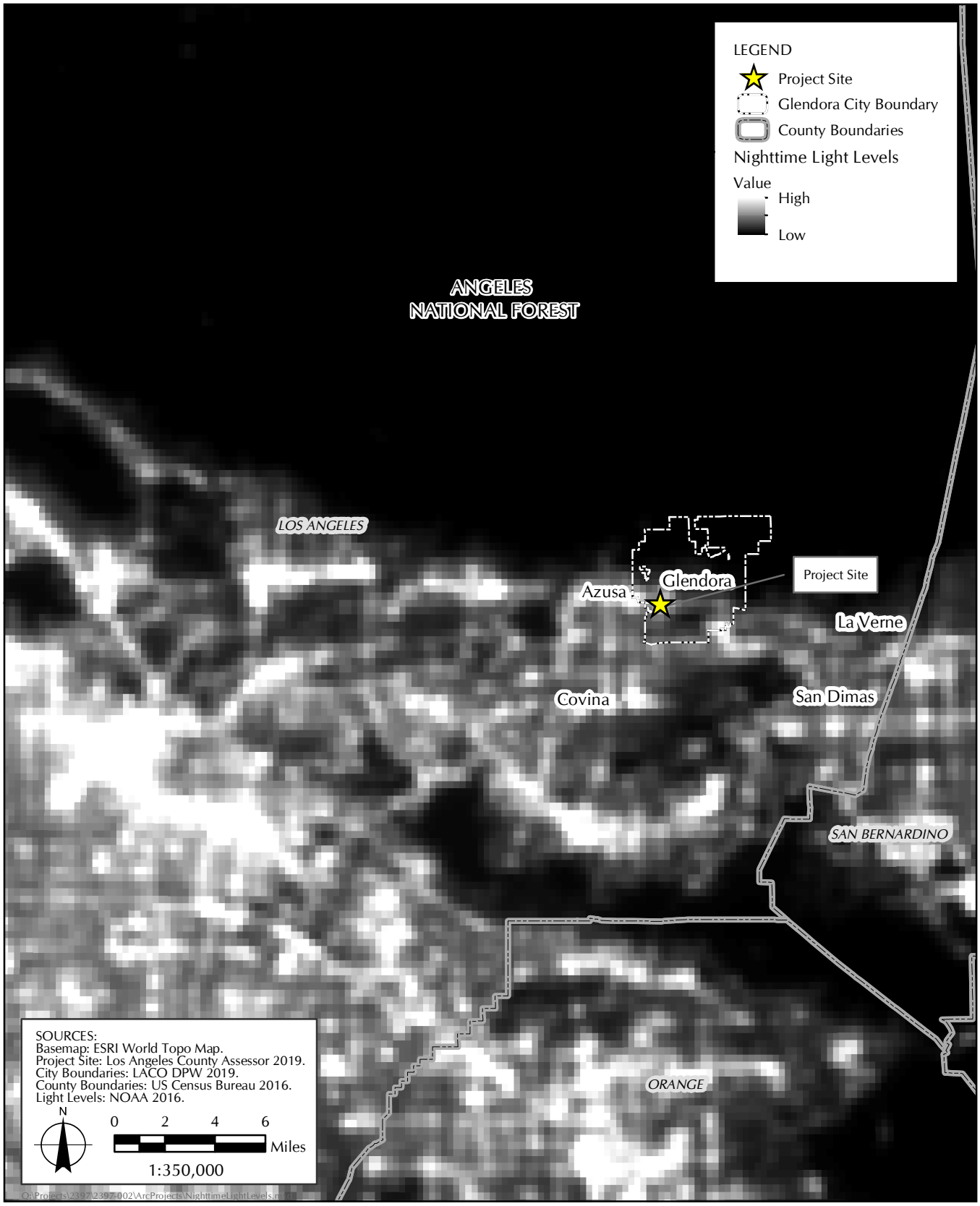


FIGURE 3.1-3
Nighttime Light Levels

The project site is mostly paved asphalt, formerly used as a parking lot with no development. Due to the increased height and visibility of the proposed project, the proposed project would introduce new sources of light and glare on the project site, to the properties immediately adjacent to the site, and to the motorists on Route 66. The primary building which would introduce new sources of light or glare to those on Route 66 would be a one-story commercial building, which is immediately adjacent to the street. The townhomes would be situated to the north behind the commercial building and closer to Parker Drive.

The light and glare created by the proposed project would be greater than the light and glare currently generated by the existing lot, which is unlit other than one street lamp on Route 66 (in the median divider, south of the project site) and one street lamp on Parker Drive (across the street, west of the project site), the light of which is low to moderate. The project would increase the light and glare on the site associated with the mixed-use buildings, such as windows and building color, lights within the individual residential units, car headlights entering and leaving the parking driveway, and safety and security lighting associated with the mixed-use buildings. Glare associated with the mixed-use buildings would increase compared to the existing conditions and may be more visible to the adjacent residences and motorists.

However, the light and glare that would be generated by the project would not be out of character with other multistory residential buildings, commercial buildings, and restaurants in the project area. The proposed project would not differ substantially from the existing conditions along Route 66, which is zoned as RT66-TCMU for approximately 0.6 miles to the west and over 2.0 miles to the east of the proposed project site. This zoning designation includes residential, commercial, and light industrial mixed uses.[17] The City of Glendora's Conservation Element of the General Plan includes a planning goal and policy that relates to lighting:

- Goal CON-5: Reduce demand for energy resources through the use of conservation techniques.
    - Policy CON-5.4: Require all new development to incorporate energy-efficient lighting, heating, and cooling systems pursuant to the Uniform Building Code.

In addition, per the City of Glendora, there are a few municipal code standards regarding lighting consisting of:

- **21.05.010.E.8 – Design Standards for permitted buildings within commercial zones**: (a) Adequate lighting shall be provided for the security and safety of areas such as parking areas, loading areas, vehicle and pedestrian circulation areas, building entrances and working areas; (b) Light fixtures and supports shall be compatible with building architecture and site design. Illuminators shall be integrated within the architectural design of buildings; (c) Lighting shall be shielded to prevent spillover. (Ord. 1984 § 3, 2014; Ord. 1962 § 3, 2012; Ord. 1924 § 11, 2009; Ord. 1827 § 1, 2005;Ord. 1648 § 1, 1996: Ord. 1618 § 1 Exh. A, 1993)

- **21.10.360.B.6 – Route 66 Corridor Specific Plan**: exterior lighting standards for parking lots and security for commercial uses where lighting shall be appropriately shielded so as not to spill over into residential areas and residential units shall also be shielded from illuminated commercial signs.

[17] City of Glendora. *Title 21 Zoning, Chapter 21.10 Route 66 Corridor Specific Plan*. Available at: http://qcode.us/codes/glendora/

- **21.33.330.C.6 – Outdoor Landscape Lighting Design Guidelines for private residential dwellings**: (a) Minimal Lighting. Lighting is to provide levels of lighting sufficient to meet safety and orientation needs, but low enough to promote the community's character; (b) Color of the Light Emitted. Lighting must be warm-colored and unobtrusive. Light sources must be warm-colored. Incandescent, tungsten and metal halide sources are preferred; mercury vapor, sodium, neon and cool fluorescent are not permitted unless the light they emit can be made warm by filters and lenses; (c) Fixtures. Light sources should be concealed when possible, and lighting indirect. Exposed bulbs, spot lights, reflectors, and lenses are prohibited. Light fixtures on top of pilasters are not permitted; (d) Wall Mounted Lights. Wall mounted fixtures should have seeded glass and be fitted with bulbs with accumulated output not exceeding 40 watts; (e) Reflected Light. Light is allowed to be reflected off natural elements such as rocks or trees. Generally, light should be reflected from natural surfaces, such as bark, natural stone, leaves or wood. Lighting of large surface areas of stucco or other man-made materials will not be permitted; and (f) Light Overflow. Light sources may not be directed into areas adjacent to the parcel. All light should be directed so that adjacent homes, open space and other areas are protected from substantial light overflow and glare. This applies to all exterior lighting.

Furthermore, there is a three-story townhome building and parking structure south of the project, across Route 66, that generates light and glare similar to the project, if not more due to its larger height, width, and visibility along the street. It does not present a hazard or nuisance as a source of light or glare in area, and the proposed project would not substantially alter conditions in addition to the existing sources that it would be a hazard or nuisance. The new landscaping such as trees and shrubs would also provide a form of light shielding from nighttime sky glow as well as nighttime and daytime glare. The trees, shrubs, and lawn, with a 20% Reflection Factor,[18] would provide relief from the sun and shield reflection from the surrounding area during daytime as well as provide shade creating a cooler space than current conditions. In addition, during nighttime, the tree canopies would shield the light from traveling upward and decreasing nighttime light pollution thus adding a net benefit while adhering to the City's Route 66 Corridor Specific Plan and Municipal Code outdoor lighting regulations.

Businesses within the area and other commercial buildings northwest of the project also generate light and glare in the immediate project vicinity. While the proposed project would generate more light and glare compared to the existing uses on the site, the new landscaping would help reduce any potential spill over, plus the light and glare would not be new or out of character with the light and glare that is currently generated from existing uses adjacent to the project. It would not substantially differ such that the new sources of light or glare would cause adverse impacts on day or nighttime views.

Therefore, the proposed project would result in less than significant impacts to aesthetics related to the creation of a new source of substantial light or glare that would adversely affect daytime or nighttime views in the proposed project area. No mitigation or further analysis is warranted.

[18] Homer Energy Pro 3.13. "Ground Reflectance." Accessed December 2, 2019. Available at: https://www.homerenergy.com/products/pro/docs/latest/ground_reflectance.html

3.2 AGRICULTURE AND FORESTRY RESOURCES

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to agriculture and forestry resources, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Agriculture and forestry resources at the proposed project site were evaluated with regard to the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP),[2] the adopted City of Glendora General Plan (Glendora Community Plan 2025),[3] the City of Glendora Zoning Code,[4] Public Resource Codes 12220 and 4526,[5,6] and Government Code 51104.[7]

State CEQA Statutes [(§21060.1(a)) Public Resources Code 21000-21177)] define agricultural land to mean "prime farmland, farmland of statewide importance, or unique farmland, as defined by the United States Department of Agriculture (USDA) land inventory and monitoring criteria, as modified for California," and is herein collectively referred to as "Farmland." State CEQA Guidelines recommend the consideration of five questions when addressing the potential for significant impacts to agriculture and forestry resources.

"Forest land" is defined in Public Resources Code § 12220 (g) as land that can support 10-percent native tree cover of any species including hardwoods, under natural conditions, and that allows for management of one of more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.[8]

"Timberland" is defined in Public Resources Code § 4526 as land other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products.[9]

---

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 2004. *Important Farmland in California, 2002*. Sacramento, CA.

[3] City of Glendora. "Glendora Community Plan 2025." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[4] City of Glendora. *Glendora Municipal Code, Title 21 Zoning*. Available at: http://qcode.us/codes/glendora/

[5] California Public Resources Code, Division 10.5 California Forest Legacy Program Act of 2007 [21200-12276], Chapter 1. General provisions [12200-12231], Article 3. Definitions § 12220 (g). Effective January 2008. Accessed September 23, 2019. Available at https://leginfo.legislature.ca.gov/faces/codes.xhtml

[6] California Public Resources Code, Division 4. Forests, Forestry and Range and Forage Lands [4001-4958], Chapter 8. Z'berg-Nejedly Forest Practice Act of 1973 [4511-4630.2], Article 2. Definitions [4521-4529.5], § 4526. Effective January 2008. Accessed September 23, 2019. Available at: https://leginfo.legislature.ca.gov/faces/codes.xhtml

[7] California Government Code, Title 5. Local Agencies [50001-57550], Chapter 6.7. Timberland [51100-51155], Article 1. General Provisions [51100-51104], § 51104 (g). Accessed September 23, 2019. Available at: https://leginfo.legislature.ca.gov/faces/codes.xhtml

[8] California Public Resources Code, Division 10.5 California Forest Legacy Program Act of 2007 [21200-12276], Chapter 1. General provisions [12200-12231], Article 3. Definitions § 12220 (g). Effective January 2008. Accessed September 23, 2019. Available at: https://leginfo.legislature.ca.gov/faces/codes.xhtml

[9] California Public Resources Code, Division 4. Forests, Forestry and Range and Forage Lands [4001-4958], Chapter 8. Z'berg-Nejedly Forest Practice Act of 1973 [4511-4630.2], Article 2. Definitions [4521-4529.5], § 4526. Effective January 2008. Accessed September 23, 2019. Available at: https://leginfo.legislature.ca.gov/faces/codes.xhtml

A "Timberland Production Zone" (TPZ) is defined in Government Code § 51104 (g) as an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.[10]

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 CDC 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 provide in Forest Protocols adopted by the California Air Resources Board.

Would the project:

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

The proposed project would result in no impacts related to converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the FMMP, to non-agricultural use. There are no lands mapped in the FMMP as Prime Farmland, Unique Farmland, or Farmlands of Statewide Importance within or adjacent to the proposed project site. The FMMP allows use of the California Important Farmland Finder, which serves as a current inventory of agricultural land resources using the most recent maps and data from 2016. Much of Los Angeles County, including the proposed project site, falls outside of the soil survey boundary and was not mapped by the FMMP. The available maps prior to 2016 were also not surveyed in the project study area, and the nearest Farmland to the project site is located over 10.0 miles away in San Bernardino County. Therefore, the Master Plan Area is not categorized as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance according to FMMP.[11,12] The proposed project would result in no impacts and no further analysis is warranted.

(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The proposed project would result in no impacts to agricultural resources as a result of a conflict with existing zoning for agricultural use or with a Williamson Act contract. The project site is currently zoned as Route 66 Corridor Specific Plan - Town Center Mixed-Use (8639-027-900) and

[10] California Government Code, Title 5. Local Agencies [50001-57550], Chapter 6.7. Timberland [51100-51155], Article 1. General Provisions [51100-51104], § 51104 (g). Accessed September 23, 2019. Available at: https://leginfo.legislature.ca.gov/faces/codes.xhtml

[11] California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program, Important Farmland Finder. 2016 Data. Sacramento, CA. Accessed January 17, 2019. Available at: https://maps.conservation.ca.gov/DLRP/CIFF/

[12] California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program, Los Angeles County Farmland Data. 2006-2016 Data. Sacramento, CA. Accessed January 17, 2020. Available at: https://www.conservation.ca.gov/dlrp/fmmp/Pages/LosAngeles.aspx

Multi-family Residential (8639-027-901 and 8639-027-902). The Land Use Element of the Glendora Community Plan 2025 designates two of the proposed project parcels as High Density Residential and one as Route 66 Specific Plan, a mixed-use zone designation with seven different land use districts.[13] The Route 66 Specific Plan parcel falls under Town Center Mixed Use, which is intended to provide for a complementary mix of land use and development types that are compatible with and reinforce pedestrian activity and transit utilization, including mixed residential, commercial, and retail development and expanded housing opportunities such as the proposed project.[14] The City has no agriculturally designated land.[15] Therefore, the proposed project does not conflict with existing zoning for agricultural land.

The Williamson Act Program enters local governments and private landowners in a contract to restrict agricultural and open space lands to farming and ranching uses through the California Department of Conservation, Division of Land Resource Protection. However, there are no agricultural or open space lands with Williamson Act contracts in effect in the entirety of Los Angeles County, with the exception of Catalina Island.[16] Therefore, there is no farmland located in or immediately adjacent to the proposed project site that is in a Williamson Act Contract. Therefore, there would be no impacts regarding conflict with existing zoning for agricultural use or with a Williamson Act contract. No further analysis is warranted.

(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))?

The proposed project would result in no impacts to forestry resources by conflicting with existing zoning for forest land, timberland, or timberland zoned Timberland Production. The proposed project site is currently an unused building foundation and paved asphalt lot. There is a total of 14 trees at the site,[17,18] none of which are grown or used as a forestry resource. Given that the site does not grow a crop of trees of a commercial species used to produce lumber, harvest timber, or other forest products, the proposed project is not defined as "Forest land" under Public Resources Code § 12220 (g),[19] "Timberland" under Public Resources Code § 4526,[20] nor a "Timberland

[13] City of Glendora. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[14] City of Glendora. *Glendora Municipal Code, Title 21 Zoning, Chapter 21.10 Route 66 Corridor Specific Plan*. Available at: http://qcode.us/codes/glendora/

[15] City of Glendora. Updated November 2013. "2013–2021 Housing Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[16] County of Los Angeles. March 2015. *CEQA Findings of Fact and Statement of Overriding Considerations for the Final Environmental Impact Report for the Los Angeles County General Plan Update EIR*. State Clearinghouse No. 2011081042. Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_lac-fof-soc-final.pdf

[17] Thelwell, Alfred (LS 6999). June 2019. *501 Route 66 Glendora Alta Survey*. Riverside, CA: So Cal Engineering.

[18] Sapphos Environmental, Inc., January 2020. Data available at: G:\2397\2397-002\Data\20200121 RJB Site Visit Daytime Photos.

[19] California Public Resources Code, Division 10.5 California Forest Legacy Program Act of 2007 [21200-12276], Chapter 1. General provisions [12200-12231], Article 3. Definitions § 12220 (g). Effective January 2008. Accessed September 23, 2019. Available at: https://leginfo.legislature.ca.gov/faces/codes.xhtml

Production Zone" (TPZ) under Government Code § 51104 (g).[21] Therefore, the proposed project would result in no impacts to forestry resources by conflicting with existing zoning for forest land, timberland, or timberland zoned Timberland Production as defined in California Code. No further analysis is warranted.

(d) Result in the loss of forest land or conversion of forest land to non-forest use?

The proposed project would result in no impacts in relation to the loss of forest land or conversion of forest land to non-forest use. The proposed project site is not forest land; it is currently an unused existing remnant building foundation and what partially remains of an old paved parking lot. The Land Use Element of the Glendora Community Plan 2025 designates it as High Density Residential and Route 66 Specific Plan[22] (Town Center Mixed Use), neither of which are intended for forest use.[23] The project site is located in an urban area, and although the City's foothills contain United States Forest Service (USFS) lands, the nearest forest land is located approximately 1.8 miles northwest of the project site in the Angeles National Forest.[24,25] Additionally, there are a total of 14 trees at the site,[26] none of which are grown or used as a forestry resource. Given that the site does not grow a crop of trees of a commercial species used to produce lumber, harvest timber, or other forest products, it is not a forestry resource. Therefore, the proposed project would result in no impacts in relation to the loss of forest land or conversion of forest land to non-forest use. No further analysis is warranted.

(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?

The proposed project would result in no impacts involving 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. It is not categorized as Farmland according to the FMMP, [27,28] nor zoned for agricultural or forest use in the Glendora Community

---

[20] California Public Resources Code, Division 4. Forests, Forestry and Range and Forage Lands [4001-4958], Chapter 8. Z'berg-Nejedly Forest Practice Act of 1973 [4511-4630.2], Article 2. Definitions [4521-4529.5], § 4526. Effective January 2008. Accessed September 23, 2019. Available at: https://leginfo.legislature.ca.gov/faces/codes.xhtml

[21] California Government Code, Title 5. Local Agencies [50001-57550], Chapter 6.7. Timberland [51100-51155], Article 1. General Provisions [51100-51104], § 51104 (g). Accessed September 23, 2019. Available at: https://leginfo.legislature.ca.gov/faces/codes.xhtml

[22] City of Glendora. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[23] City of Glendora. *Glendora Municipal Code, Title 21 Zoning, Chapter 21.10 Route 66 Corridor Specific Plan*. Available at: http://qcode.us/codes/glendora/

[24] City of Glendora. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[25] U.S. Forest Service. 13 November 2012. National Forest GIS Data. Los Angeles County GIS Data Portal. Accessed January 23, 2020. Available at: https://egis3.lacounty.gov/dataportal/2012/11/13/national-forest/drp_forest/

[26] Thelwell, Alfred (LS 6999). June 2019. *501 Route 66 Glendora Alta Survey*. Riverside, CA: So Cal Engineering.

[27] California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program, Important Farmland Finder. 2016 Data. Sacramento, CA. Accessed January 17, 2019. Available at: https://maps.conservation.ca.gov/DLRP/CIFF/

Plan 2025 or California Code.[29,30,31,32] Its current use is a existing remnant building foundation and what partially remains of an old paved parking lot. Therefore, the proposed project would result in no impacts that would convert agricultural or forest use, and no further analysis is warranted.

[28] California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program, Los Angeles County Farmland Data. 2006-2016 Data. Sacramento, CA. Accessed January 17, 2020. Available at: https://www.conservation.ca.gov/dlrp/fmmp/Pages/LosAngeles.aspx

[29] City of Glendora. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[30] California Public Resources Code, Division 10.5 California Forest Legacy Program Act of 2007 [21200-12276], Chapter 1. General provisions [12200-12231], Article 3. Definitions § 12220 (g). Effective January 2008. Accessed September 23, 2019. Available at: https://leginfo.legislature.ca.gov/faces/codes.xhtml

[31] California Public Resources Code, Division 4. Forests, Forestry and Range and Forage Lands [4001-4958], Chapter 8. Z'berg-Nejedly Forest Practice Act of 1973 [4511-4630.2], Article 2. Definitions [4521-4529.5], § 4526. Effective January 2008. Accessed September 23, 2019. Available at: https://leginfo.legislature.ca.gov/faces/codes.xhtml

[32] California Government Code, Title 5. Local Agencies [50001-57550], Chapter 6.7. Timberland [51100-51155], Article 1. General Provisions [51100-51104], § 51104 (g). Accessed September 23, 2019. Available at: https://leginfo.legislature.ca.gov/faces/codes.xhtml

3.3 AIR QUALITY

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to air quality, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Air quality at the proposed project site was evaluated with regard to the City of Glendora General Plan (Glendora Community Plan 2025),[2] the National Ambient Air Quality Standards (NAAQS), the California Ambient Air Quality Standards (CAAQS), and the Clean Air Act (CAA).[3]

Data on existing air quality in the South Coast Air Basin, in which the proposed project site is located, is monitored by a network of air monitoring stations operated by the California Environmental Protection Agency (CalEPA), Air Resources Board (CARB) and the South Coast Air Quality Management District (SCAQMD). The air quality assessment considers all phases of project planning, construction, and operation. The analysis of construction impacts was based on a construction scenario and site plans provided.

State CEQA Guidelines recommend the consideration of four questions when addressing the potential for significant impacts to air quality. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:

(a) Conflict with or obstruct implementation of the applicable air quality plan?

The proposed project would result in less than significant impacts to air quality in relation to conflict with or obstruct the implementation of the applicable air quality plan. Air quality compliance with NAAQS and CAAQS is overseen by the SCAQMD pursuant to the Air Quality Management Plan (AQMP).[4] The proposed project area is in the County of Los Angeles within the South Coast Air District portion of the South Coast Air Basin. The potential air quality impacts occurring during the construction and operation of the proposed project is evaluated using the CEQA Guidelines and the quantitative thresholds of significance established by the SCAQMD (Table 3.3-1, *SCAQMD Air Quality Significance Thresholds*).

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] City of Glendora. 2008. City of Glendora General Plan (Community Plan 2025). Glendora, CA.

[3] U.S. Environmental Protection Agency. 2005. Title I Air Pollution Prevention and Control." In *Federal Clean Air Act*. Available at: http://www.epa.gov/oar/caa/contents.html

[4] South Coast Air Quality Management District. March 2017. *Final 2016 Air Quality Management Plan*. Available at: http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15

TABLE 3.3-1
SCAQMD AIR QUALITY SIGNIFICANCE THRESHOLDS

Mass Daily Thresholds		
Pollutant	**Construction**	**Operation**
NO_x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM_{10}	150 lbs/day	150 lbs/day
$PM_{2.5}$	55 lbs/day	55 lbs/day
SO_x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs), Odor, and GHG Thresholds		
TACs (including carcinogens and noncarcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO_2eq for industrial facilities	
Ambient Air Quality Standards for Criteria Pollutants[a]		
NO_2 1-hour average Annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM_{10} 24-hour average Annual average	 10.4 $\mu g/m^3$ (construction)[b] & 2.5 $\mu g/m^3$ (operation) 1.0 $\mu g/m^3$	
$PM_{2.5}$ 24-hour average	 10.4 $\mu g/m^3$ (construction)[b] & 2.5 $\mu g/m^3$ (operation)	
SO_2 1-hour average 24-hour average	 0.25 ppm (state) & 0.075 ppm (federal – 99th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 $\mu g/m^3$ (state)	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day average Rolling 3-month average	 1.5 $\mu g/m^3$ (state) 0.15 $\mu g/m^3$ (federal)	

NOTE: lbs/day = pounds per day; ppm = parts per million; $\mu g/m^3$ = micrograms per cubic meter; MT/year CO_2eq = metric tons per year of CO_2 equivalents; NO_x = nitrogen oxide; VOC = volatile organic compounds; PM_{10} = particulate matter 10 microns or less in diameter (coarse PM); $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter (fine PM); SO_x = sulfates; CO = carbon monoxide; TACs = toxic air contaminants; GHG = greenhouse gases; NO_2 = nitrogen dioxide; SO_2 = sulfur dioxide.
[a] Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, Table A-2 unless otherwise stated.
[b] Ambient air quality threshold based on SCAQMD Rule 403.
SOURCE: South Coast Air Quality Management District. April 1993. CEQA Air Quality Handbook.

The CARB-maintained air monitoring stations measure SCAB air pollutant levels. The nearest monitoring station to the project site is the Los Angeles North Main Street Monitoring Station, located at 1630 North Main Street, Los Angeles, California 90012, which is approximately 5.0 miles northeast. The most recent three years of available data for this location include measurements for

ozone, $PM_{2.5}$, PM_{10}, and nitrogen dioxide (NO_2) (Table 3.3-2, *Summary of Ambient Air Quality at the Glendora-Laurel and Azusa Monitoring Station*).

TABLE 3.3-2
SUMMARY OF AMBIENT AIR QUALITY AT GLENDORA-LAUREL AND AZUSA MONITORING STATIONS

Pollutant	Year		
	2016	2017	2018
Ozone			
Maximum 1-hr concentration (ppm)	0.148	0.157	0.140
Days exceeding CAAQS (0.09 ppm)	38	45	32
Days exceeding NAAQS (no standard)	0	0	0
State Maximum 8-hour concentration (ppm)	0.114	0.121	0.104
National Maximum 8-hour concentration (ppm)	0.078	0.086	0.073
Days exceeding CAAQS (0.070 ppm)	38	45	32
Days exceeding NAAQS (0.070 ppm)	6	9	5
$PM_{2.5}$			
National maximum 24-hour concentration ($\mu g/m^3$)	32.1	24.9	41.8
State maximum 24-hour concentration ($\mu g/m^3$)	32.1	24.9	41.8
Measured days exceeding NAAQS (35 $\mu g/m^3$)	0	0	3
AAM ($\mu g/m^3$)	10.1	10.4	10.8
Does measured AAM exceed NAAQS (15 $\mu g/m^3$)?	*	*	*
Does measured AAM exceed CAAQS (12 $\mu g/m^3$)?	*	*	No
PM_{10}			
National maximum 24-hour concentration ($\mu g/m^3$)	74.0	83.9	68.2
State maximum 24-hour concentration ($\mu g/m^3$)	74.0	83.9	68.2
Measured days exceeding NAAQS (150 $\mu g/m^3$)	0	0	0
Measured days exceeding CAAQS (50 $\mu g/m^3$)	0	0	0
AAM ($\mu g/m^3$)	33.7	31.7	32.7
Does measured AAM exceed NAAQS (no standard)?	No	No	No
Does measured AAM exceed CAAQS (20 $\mu g/m^3$)?	*	*	Yes
NO_2			
National maximum 1-hour concentration (ppb)	50.0	48.0	45.0
State maximum 1-hour concentration (ppb)	70.0	60.0	60.0
Days exceeding NAAQS (0.100 ppm)	0	0	0
Days exceeding CAAQS (0.18 ppm)	0	0	0
State AAM (ppb)	11	10	9
Does measured AAM exceed NAAQS (0.053 ppm)?	No	No	No
Does measured AAM exceed CAAQS (0.03 ppm)?	No	No	No
CO (not measured at Los Angeles monitoring station)			
SO_2 (not measured at Los Angeles monitoring station)			
HS (not measured at Los Angeles monitoring station)			

NOTE: ppm = parts per million by volume; $\mu g/m^3$ = micrograms per cubic meter; AAM = annual average; CO = carbon monoxide; SO_2 = sulfur dioxide; HS = hydrogen sulfide; CAAQS = California Ambient Air Quality Standards; NAAQS = the National Ambient Air Quality Standards; ppb = parts per billion by volume; * Denotes insufficient data.
SOURCE: California Air Resources Board. Accessed January 30, 2020. Top 4 Summary: Select Pollutant, Years, & Area. http://www.arb.ca.gov/adam/topfour/topfour1.php

Construction Emissions

Construction emissions were quantified using CalEEMod 2016.3.1 (see Appendix B, *CalEEMod Data*). CalEEMod is a statewide land use emissions computer model that calculates both construction and operation emissions from land use projects such as the proposed project. Inputs into the model included the construction duration based on a 16-month schedule for the approximately 0.32-acre project site. The model inputs included separate models to represent construction and operation of the Residential buildings A and B, Commercial building, the parking lot and the open area (see Tables 3.3-3 through 3.3-6 *Residential/Commercial/Open Area/Parking Lot Estimated Daily Construction Emissions* and Tables 3.3-7 through 3.3-10, *Residential/Commercial/Open Area/Parking Lot Estimated Summer Daily Operation Emissions*). The construction phase of the proposed project would result in less than significant impacts to air quality related to violating any air quality standard or contributing substantially to an existing or projected air quality violation with regard to construction.

TABLE 3.3-3
RESIDENTIAL: ESTIMATED SUMMER DAILY CONSTRUCTION EMISSIONS

Construction Phase	Construction Emissions (Pounds/Day)					
	ROGs	NO_x	CO	SO_x	$PM_{2.5}$	PM_{10}
2022 maximum daily emissions	17.6	7.13	7.82	0.01	0.77	1.2
Maximum estimated daily emissions for residential	17.6	7.13	7.82	0.01	0.77	1.2
SCAQMD daily significance construction threshold (pounds/day)	75	100	550	150	55	150
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

NOTE: ROG = reactive organic gases; NO_x = oxides of nitrogen, CO = carbon monoxide, SO_x = oxides of sulfur; $PM_{2.5}$ = fine particulate matter; PM_{10} = coarse particulate matter; SCAQMD = South Coast Air Quality Management District.
SOURCE: Appendix B.

TABLE 3.3-4
COMMERCIAL: ESTIMATED SUMMER DAILY CONSTRUCTION EMISSIONS

Construction Phase	Construction Emissions (Pounds/Day)					
	ROGs	NO_x	CO	SO_x	$PM_{2.5}$	PM_{10}
2020 maximum daily emissions	2.09	8.85	8.03	0.01	0.89	1.33
Maximum estimated daily emissions for commercial	2.09	8.85	8.03	0.01	0.89	1.33
SCAQMD daily significance construction threshold (pounds/day)	75	100	550	150	55	150
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

NOTE: ROG = reactive organic gases; NO_x = oxides of nitrogen, CO = carbon monoxide, SO_x = oxides of sulfur; $PM_{2.5}$ = fine particulate matter; PM_{10} = coarse particulate matter; SCAQMD = South Coast Air Quality Management District.
SOURCE: Appendix B.

TABLE 3.3-5
PARKING LOT: ESTIMATED SUMMER DAILY CONSTRUCTION EMISSIONS

Construction Phase	Construction Emissions (Pounds/Day)					
	ROGs	NO_x	CO	SO_x	$PM_{2.5}$	PM_{10}
2021 maximum daily emissions	0.94	8.19	7.94	0.01	0.83	1.27
Maximum estimated daily emissions for parking lot	0.94	8.19	7.94	0.01	0.83	1.27
SCAQMD daily significance construction threshold (pounds/day)	75	100	550	150	55	150
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

NOTE: ROG = reactive organic gases; NO_x = oxides of nitrogen, CO = carbon monoxide, SO_x = oxides of sulfur; $PM_{2.5}$ = fine particulate matter; PM_{10} = coarse particulate matter; SCAQMD = South Coast Air Quality Management District.
SOURCE: Appendix B.

TABLE 3.3-6
OPEN AREA: ESTIMATED SUMMER DAILY CONSTRUCTION EMISSIONS

Construction Phase	Construction Emissions (Pounds/Day)					
	ROGs	NO_x	CO	SO_x	$PM_{2.5}$	PM_{10}
2021 maximum daily emissions	8.90	14.85	15.13	0.03	0.83	1.27
Maximum estimated daily emissions for open area	8.90	14.85	15.13	0.03	0.83	1.27
SCAQMD daily significance construction threshold (pounds/day)	75	100	550	150	55	150
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

NOTE: ROG = reactive organic gases; NO_x = oxides of nitrogen, CO = carbon monoxide, SO_x = oxides of sulfur; $PM_{2.5}$ = fine particulate matter; PM_{10} = coarse particulate matter; SCAQMD = South Coast Air Quality Management District.
SOURCE: Appendix B.

The main plans of concern for the project site are the Air Quality Element of the City General Plan (Community Plan 2025), the 2016 SCAQMD AQMP,[5] and Southern California Association of Governments' (SCAG) 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS; Connect SoCal).[6] The construction, operation, and maintenance of the proposed project would not cause a violation of the SCAQMD AQMP because it would not impede the ability of the basin to achieve the NAAQS attainment deadlines for those pollutants not in attainment. The ambient air emissions are less than the maximum allowable amount. Designations for attainment are determined from the ambient air quality. Since each land use was analyzed separately, the total emissions of each land use would not exceed the emission thresholds. The proposed project would not have a long-term consequence on achieving attainment deadlines in the SCAQMD AQMP for criteria pollutants that are not in attainment because construction and operational emissions are below the level of significance.

[5] South Coast Air Quality Management District. March 2017. *Final 2016 Air Quality Management Plan*. Available at: http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15

[6] Southern California Association of Governments (SCAG). Adopted September 3, 2020. *Adopted Final Connect SoCal*. Available at: https://www.connectsocal.org/Pages/Connect-SoCal-Final-Plan.aspx

Operations

Operation emissions were also quantified using CalEEMod 2016.3.1 (see Appendix B, *CalEEMod Data*). The operation phase of the proposed project would result in less than significant impacts to air quality related to violating any air quality standard or contributing substantially to an existing or projected air quality violation with regard to operation. Tables 3.3-7 through 3.3-10 include the quantified results.

TABLE 3.3-7
RESIDENTIAL: ESTIMATED SUMMER DAILY OPERATION EMISSIONS

Category	Construction Emissions (Pounds/Day)					
	ROGs	NO_x	CO	SO_x	$PM_{2.5}$	PM_{10}
Area	2.42	0.17	4.73	0.01	0.61	0.61
Energy	0.00	0.03	0.01	0.01	0.00	0.0
Mobile	0.08	0.35	1.15	0.00	0.11	0.11
Total	2.50	0.55	5.89	0.02	0.72	0.72
SCAQMD daily significance construction threshold (pounds/day)	75	100	550	150	55	150
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

NOTE: ROG = reactive organic gases; NO_x = oxides of nitrogen, CO = carbon monoxide, SO_x = oxides of sulfur; $PM_{2.5}$ = fine particulate matter; PM_{10} = coarse particulate matter; SCAQMD = South Coast Air Quality Management District.
SOURCE: Appendix B.

TABLE 3.3-8
COMMERCIAL: ESTIMATED SUMMER DAILY OPERATION EMISSIONS

Category	Construction Emissions (Pounds/Day)					
	ROGs	NO_x	CO	SO_x	$PM_{2.5}$	PM_{10}
Area	0.02	0.17	0.00	0.00	0.00	0.00
Energy	0.00	0.03	0.00	0.00	0.00	0.00
Mobile	0.02	0.35	0.26	0.00	0.02	0.08
Total	0.04	0.10	0.26	0.00	0.02	0.08
SCAQMD daily significance construction threshold (pounds/day)	75	100	550	150	55	150
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

NOTE: ROG = reactive organic gases; NO_x = oxides of nitrogen, CO = carbon monoxide, SO_x = oxides of sulfur; $PM_{2.5}$ = fine particulate matter; PM_{10} = coarse particulate matter; SCAQMD = South Coast Air Quality Management District.
SOURCE: Appendix B.

TABLE 3.3-9
PARKING LOT: ESTIMATED SUMMER DAILY OPERATION EMISSIONS

Category	Construction Emissions (Pounds/Day)					
	ROGs	NO_x	CO	SO_x	$PM_{2.5}$	PM_{10}
Area	0.00	0.00	0.00	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00
SCAQMD daily significance construction threshold (pounds/day)	75	100	550	150	55	150
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

NOTE: ROG = reactive organic gases; NO_x = oxides of nitrogen, CO = carbon monoxide, SO_x = oxides of sulfur; $PM_{2.5}$ = fine particulate matter; PM_{10} = coarse particulate matter; SCAQMD = South Coast Air Quality Management District.
SOURCE: Appendix B.

TABLE 3.3-10
OPEN AREA: ESTIMATED SUMMER DAILY OPERATION EMISSIONS

Category	Construction Emissions (Pounds/Day)					
	ROGs	NO_x	CO	SO_x	$PM_{2.5}$	PM_{10}
Area	0.09	0.00	0.00	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.09	0.00	0.00	0.00	0.00	0.00
SCAQMD daily significance construction threshold (pounds/day)	75	100	550	150	55	150
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

NOTE: ROG = reactive organic gases; NO_x = oxides of nitrogen, CO = carbon monoxide, SO_x = oxides of sulfur; $PM_{2.5}$ = fine particulate matter; PM_{10} = coarse particulate matter; SCAQMD = South Coast Air Quality Management District.
SOURCE: Appendix B.

The proposed project would be consistent with the AQMP's goals to invest in strategies that improve air quality by supporting infill development and higher-density housing in urban areas. The proposed project would also be consistent with the forecasted growth for the City of Glendora per the RTP/SCS. The proposed project is consistent with the strategies in the 2020 RTP/SCS for reducing regional per capita vehicle miles traveled (VMT) by providing residential and a commercial building (office space) within a mapped High-Quality Transit Area (HQTA). The proposed project is served by Foothill Transit and there are 10 existing bus stops within a 0.5-mile radius of the project site. The proposed project site is also located within 0.5 mile of a planned fixed guideway transit stop along the Metro Gold Line Foothill Extension, which meets the SCAG criteria for a HQTA.[7] Therefore, impacts would be less than significant. No mitigation or further analysis is warranted.

[7] Los Angeles County Metropolitan Transportation Authority (LA Metro). September 2018. *Foothill Gold Line Extension to Montclair.* Project map available at: https://media.metro.net/projects_studies/foothill_extension/images/map_goldlineExtension_2018-09.pdf Main project website: https://www.metro.net/projects/foothill-extension/

(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

The proposed project would result in less than significant impacts to air quality regarding resulting in cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment. Compared to the NAAQS, the County of Los Angeles portion of the South Coast Air Basin is a nonattainment area for 1-hour ozone, 8-hour ozone, $PM_{2.5}$, and lead for near-source monitors. Compared to the CAAQS, the County portion of the South Coast Air Basin is a nonattainment area for 1-hour ozone, 8-hour ozone, $PM_{2.5}$, and respirable particulate matter (PM_{10}). Short-term cumulative impacts related to air quality could occur if project construction and nearby construction activities were to occur simultaneously. In particular, with respect to local impacts, cumulative construction particulate matter (i.e., fugitive dust) impacts are considered when projects are located within a few hundred yards of each other. The nearest project to the proposed project site is the 422 S. Glendora Avenue, a residential project, which is currently undergoing environmental review with the City. Construction of the proposed project may occur during the construction of 422 S. Glendora Avenue. During operation, emissions from the related projects and the proposed project would not be substantial enough to cause a cumulatively considerable increase to any criteria air pollutant. The residential component of the proposed project has a less than significant contribution to operational emissions similar to the proposed project's operation levels which are shown in Tables 3.3-7 through 3.3-10. The cumulative contribution of the project and other projects in the region would not exceed the significant thresholds established by SCAQMD. The construction of the proposed project is expected to begin after the completion of 422 S. Glendora Avenue.

Therefore, the addition of the proposed project would have a less than significant impact regarding a cumulatively considerable net increase of any criteria pollutant. The proposed project is an infill development that provides residential units and commercial building (office space) in the City of Glendora, and it would result in construction and operational emissions that are below the level of significance (see Tables 3.3-3 and 3.3-6). Therefore, impacts would be less than significant. No mitigation or further analysis is warranted.

(c) Expose sensitive receptors to substantial pollutant concentrations?

The proposed project would result in less than significant impacts to air quality in relation to exposing sensitive receptors to substantial pollutant concentrations. Land uses identified to be sensitive receptors by SCAQMD in the CARB's Air Quality Handbook include residences, schools, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.[8] The sensitive receptors within a 0.25-mile radius of the proposed project site include 318 Single-family residential, 24 Multi-family residential, 11 Mixed residential, 2 Open space and recreation areas, 1 senior housing and 1 hospital (Figure 3.3-1, *Sensitive Receptors*). As shown in Tables 3.3-3 through 3.3-6, the construction of the proposed project would not result in substantial pollutant concentrations during construction. As shown in Tables 3.3-7 through 3.3-10, the emissions from operation of the proposed project would not result in substantial pollutant concentrations. Concentrations of pollutants disperse with increasing distance from the construction area. Sensitive receptors are directly adjacent to the project site to 0.25 mile away from the construction area. Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations. During operations and maintenance of the proposed project,

[8] California Air Resources Board. April 2005. *Air Quality and Land Use Handbook: A Community Health Perspective*. Available at: http://www.arb.ca.gov/ch/handbook.pdf

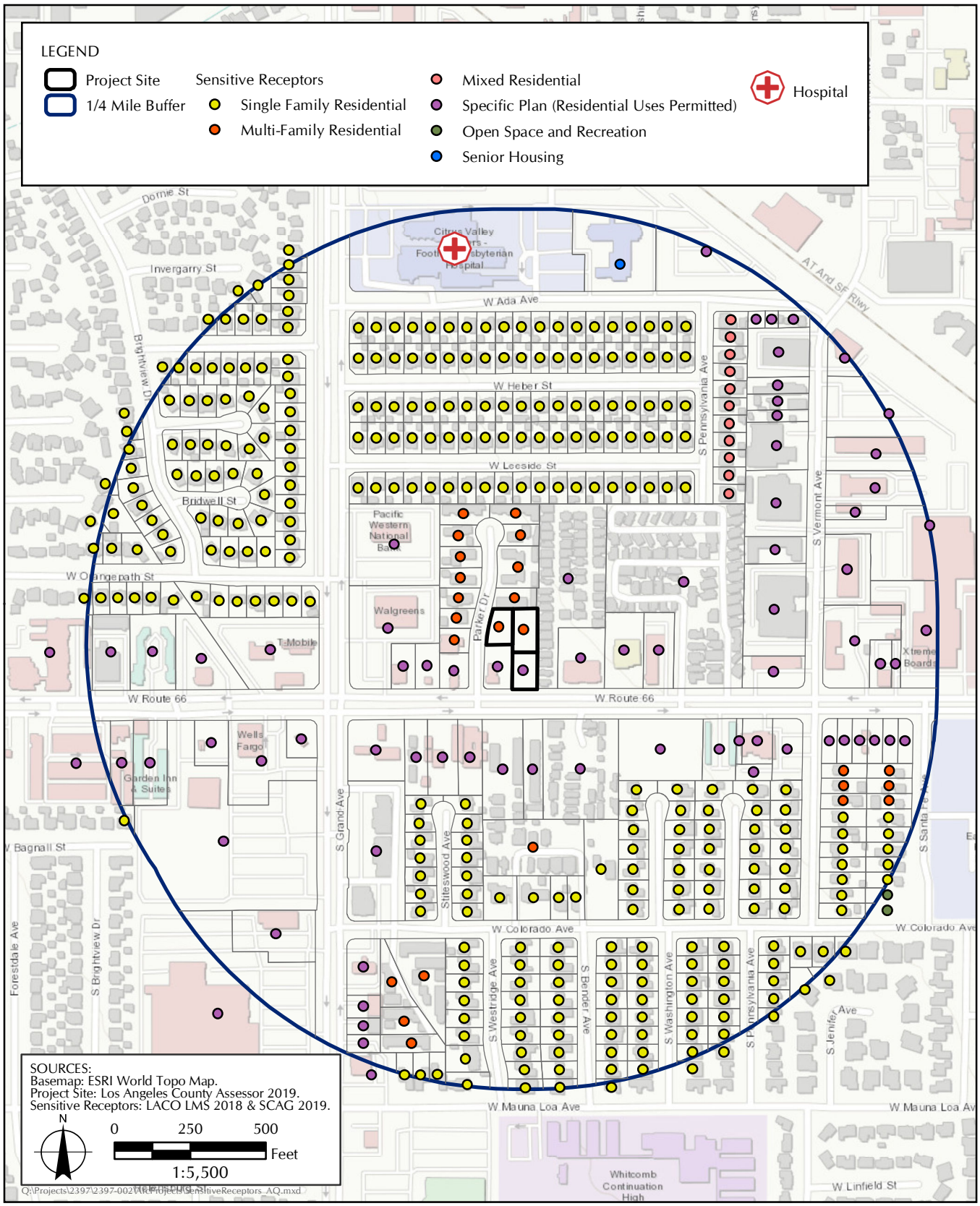


FIGURE 3.3-1
Sensitive Receptors

sensitive receptors would not experience a long duration of exposure. These emissions, as shown in Tables 3.3-3 through 3.3-6, would also below the level of significance and would decrease rapidly with distance from the proposed project. Therefore, impacts would be less than significant regarding exposing sensitive receptors to substantial pollutant concentrations. No mitigation or further analysis is warranted.

(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The proposed project would result in no impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people). According to the CARB's Air Quality Handbook,[9] land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The construction, operation, and maintenance of the proposed project would not involve the type of land uses or industrial operations typically associated with odor nuisance. A trash receptable would be placed on the northwestern corner of the project site to support the trash from both the residential and commercial buildings. There are no land uses typically associated with the generation of nuisance odors in the proposed project area. Therefore, there would be no impact. No mitigation or further analysis is warranted.

[9] California Air Resources Board. April 2005. *Air Quality and Land Use Handbook: A Community Health Perspective*. Available at: http://www.arb.ca.gov/ch/handbook.pdf

3.4 BIOLOGICAL RESOURCES

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact on biological resources, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines.[1] Biological resources at the proposed project site were evaluated with regard to the Los Angeles County General Plan 2035,[2] Glendora Community Plan 2025,[3] a query of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database,[4] the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB),[5] and the California Native Plant Society (CNPS)[6] Electronic Inventory for the U.S. Geological Survey (USGS) 7.5-minute series Glendora topographic quadrangle, where the proposed project is located, and all surrounding USGS 7.5-minute series topographic quadrangles: Waterman Mountain, Crystal Lake, Mount San Antonio, Azusa, Mt. Baldy, Baldwin park, San Dimas, Ontario, to identify special status species having the potential to occur at the proposed project site.[7] Additionally, an official species list was requested and received from the USFWS on January 10, 2020.[8] The potential occurrence of listed species within the proposed project site was determined by conducting a desktop analysis of habitat requirements and a site visit performed on January 21, 2020. The CNDDB, the National Wetland Inventory (NWI),[9] and aerial imagery were reviewed for the USGS 7.5-minute Glendora topographic quadrangle maps and all eight surrounding topographic quadrangle maps to identify the nearest riparian habitats, wetlands potentially subject to protection under Section 404 of the Clean Water Act, and sensitive natural communities to the proposed project site. A desktop analysis, including review of aerial photographs, was conducted to identify any potential wildlife movement corridors and nursery sites within the area of the proposed project. The proposed project would result in no impact to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the CDFW or USFWS.

State CEQA Guidelines recommend the consideration of six questions when addressing the potential for significant impacts to biological resources:

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] County of Los Angeles Board of Supervisors. Adopted October 6, 2015. Los Angeles County 2035 General Plan, Chapter 9: Conservation and Natural Resources Element.

[3] City of Glendora Planning Department. Adopted 2007. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[4] U.S. Fish and Wildlife Service. 2020. Environmental Conservation Online System: Information for Planning and Conservation. Available at: https://ecos.fws.gov/ipac/

[5] California Department of Fish and Wildlife. 2016. Rarefind 5: California Natural Diversity Database. Sacramento, CA.

[6] California Native Plant Society. 2020. Accessed January 10, 2020. CNPS Electronic Inventory. Available at: www.cnps.org

[7] U.S. Geological Survey. 7.5-Minute Series, Glendora Topographic Quadrangle. Accessed January 10, 2020.

[8] U.S. Fish and Wildlife Service, Carlsbad Office. 10 January 2020. Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project.

[9] U.S. Fish and Wildlife Service. National Wetlands Inventory Map. Available at: http://www.fws.gov/wetlands/Wetlands-Mapper.html

(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

The proposed project would result in no impacts to biological resources related to a substantial adverse effect directly or through habitat modification on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation or the CDFW or USFWS. The proposed project is located within a highly anthropogenically modified area of the city and is encompassed by existing infrastructure. Records searches identified 18 species of plants and animals known to historically occur within the vicinity of the proposed project. These 18 species of plants and wildlife include those listed as candidate, threatened, or endangered pursuant to the federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA). This includes 5 plant species and 13 wildlife species (1 fish, 2 invertebrates, 2 amphibians, and 8 bird species). As the site of the proposed project is paved over with asphalt, the proposed project site is suitable habitat for any of the 18 species that historically occurred in the region (see Appendix C, *Habitat Evaluation and Assessment*). Similarly, the adjacent parcels are designated as mixed-use parcels to the east, multi-family and single-family residential to the north, multi-family residential to the west of the project site. There is no suitable habitat for any of the 18 species that historically occurred in the region (Table A). The nearest known occupied habitat for a sensitive species of plant or wildlife is the South Hills Park which contains coastal sage scrub. South Hills is located roughly 1 mile to the south of the proposed project. There is no proposed or designated critical habitat with the proposed project site or adjacent parcels; therefore, there is no impact to USFWS-designated Critical Habitat. The nearest USFWS-designated Critical Habitat is approximately 3 miles to the northwest for the Thread-leaved brodiaea. The proposed project would have no adverse effect to any candidate, sensitive, or special status species or designated Critical Habitat and no mitigation or further analysis is warranted.

(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 Wildlife or the U.S. Fish and Wildlife Service?

The proposed project would result in no impacts to biological resources in terms of having a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or afforded protection by the CDFW or USFWS. The City of Glendora describes communities as sensitive if they provide suitable habitat for species regulated by local, State, or Federal resource agencies.[10] The proposed project site is paved over with asphalt. As a result of a review of available historic records and maps and a site reconnaissance, it has been determined that there are no sensitive natural communities, woodlands, coastal sage scrub, chaparral, natural drainages or riparian habitat within the proposed project, or in the adjacent parcels. The closest sensitive natural community is Riversidian alluvial fan sage scrub, located approximately 1.5 miles south of the site. The proposed project would result in no substantial adverse changes to riparian habitat and other sensitive natural resources, and no mitigation or further analysis is warranted.

[10] City of Glendora Planning Department. Adopted 2007. Community Plan 2025.

(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The proposed project would result in no impact to biological resources regarding having a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The proposed project site is covered in asphalt and there are no wetlands, streams, or other riparian or aquatic habitats present on the site. The USGS 7.5 minutes series Glendora topographic quadrangle and the NWI were reviewed, and a site reconnaissance conducted and there are no state or federally protected wetlands located within the proposed project property or adjacent parcels. The nearest state or federally protected wetlands are located within 1 mile of the proposed project site, the Little Dalton Wash to the north, and the Big Dalton Wash to the south, both classified as riverine (Figure 3.4-1, *Wetlands Identified within 5 Miles of Project Site*). There would be no substantial adverse changes to these wetlands or any other areas potentially subject to 1600 or 404 jurisdictions. No mitigation or further analysis is warranted.

(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?

The proposed project would result in no impact to biological resources regarding interfering substantially with the movement of any native resident or migratory fish and/or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. There are no prominent topographic or vegetative features associated with or surrounding the project area that would funnel wildlife through the area; nor is there any contiguous natural habitat through which wildlife would be expected to move through. The nearest potential wildlife corridors are within the foothills of the San Gabriel Mountains, which are approximately 2 miles directly north of the proposed project site. Important areas that facilitate wildlife movement are limited to foothill, streambed, canyon, ridgelines, and hillside areas. As the proposed project does not contain any of these areas, there would be no substantial adverse changes to biological resources as a in terms of interference with wildlife movement, and no mitigation or further analysis is warranted.

(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed project would result in less than significant impacts after mitigation to biological resources in relation to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The City of Glendora Urban Forestry Manual recognizes oak trees and other native California trees as significant aesthetic and ecological resources.[11] The Glendora Conservancy owns and provides stewardship for approximately 300 acres in the City of Glendora. The project property is not part of the lands managed by the Glendora Conservancy. There are 12 existing private trees on the subject parcels and two street trees that border the western edge of the proposed project, all of which are afforded protection pursuant to the City of Glendora Urban Forestry Manual. Fourteen (14) existing ash trees (*Fraxinus* sp.) were identified within the proposed project site, all of which would be removed (see Section 1.0, *Project*

[11] City of Glendora Community Services Department. 2010. *Urban Forestry Manual*. Accessed June 15, 2020. https://www.cityofglendora.org/home/showdocument?id=23006

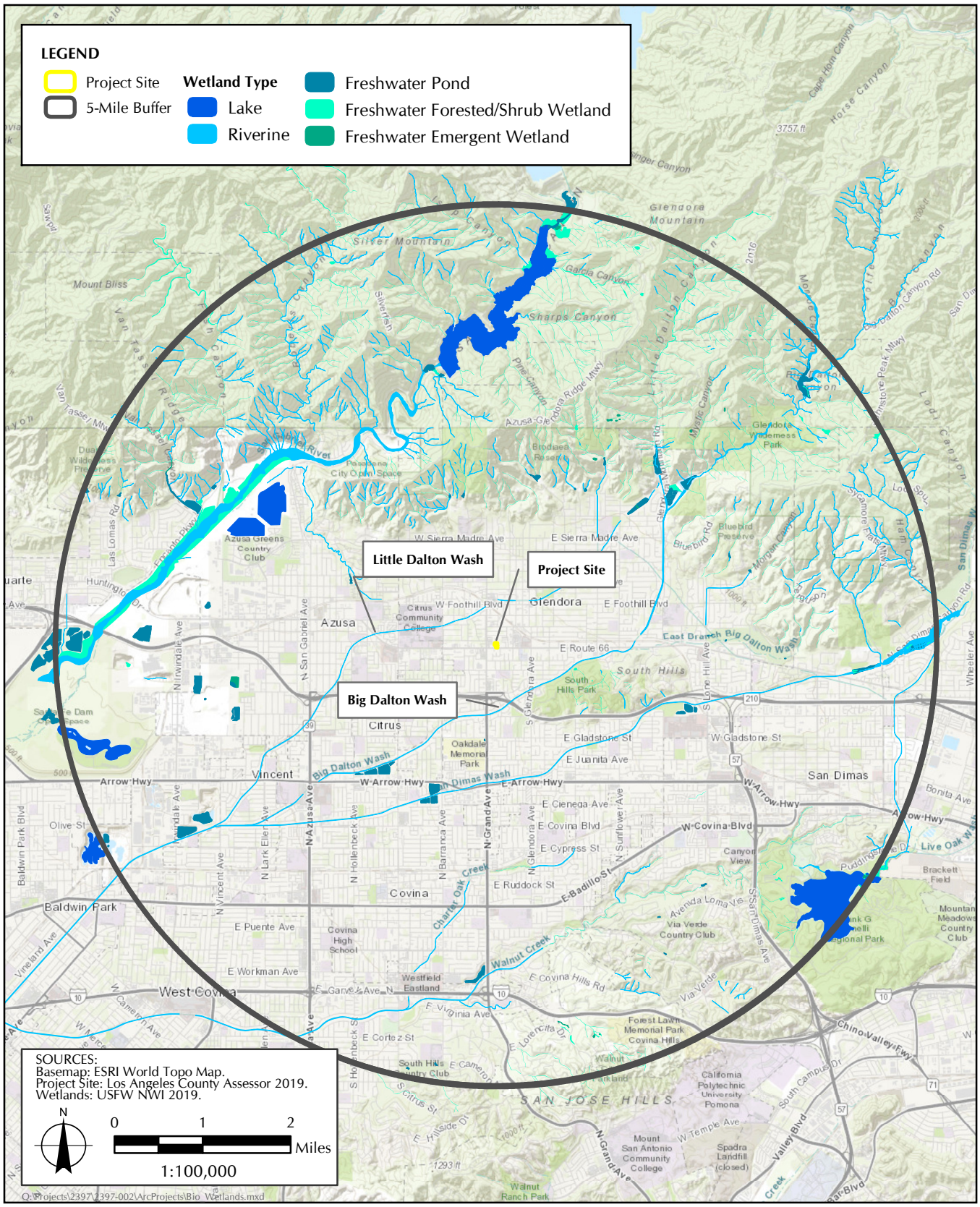


FIGURE 3.4-1

Wetlands within 5 Miles of Project Site

Description: Figure 1.8-2, *Site Photos*; Appendix A, *Project Plans*). One tree was determined to be a City tree, half of which is onto the r~~t~~ight-of-way. The removal of the tree would require a City permit and payment based on the tree value. During the January 21, 2020 site visit, no oak or walnut trees were recorded. As stated in the project description, the proposed project would replace the 14 removed trees with 39 trees, comprised of 12 trees at and immediately adjacent to the project site and 27 off-site trees. All private trees with a diameter at breast height (DBH) of 10 inches or greater, regardless of the species, must be replaced according to the size scale (Table 3.4-1, *Tree Removal and Replacement* Requirements):[12]

TABLE 3.4-1
TREE REMOVAL AND REPLACEMENT REQUIREMENTS

Existing DBH	Required Replacement
10″ –15″	24″ boxed tree – 1:1 replacement
16″ –36″	36″ boxed tree – 1:1 replacement
37″ – 48″	48″ boxed tree – 2:1 replacement
49″ or greater	Tree replacement to be determined by the City Forester

As stated in the project description, prior to any tree removal, a qualified biologist or arborist would take a current DBH measurement that most accurately reflects the size of the trees to be removed, these results would be sent to the City Forester for final review and approval.

The Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit the take of all birds and their active nests including raptors and other migratory nongame birds.[13,14] As construction activities including tree removal are anticipated to occur during the nesting bird season (generally February 1–September 1), the proposed project would have the potential to impact nesting birds afforded protection pursuant to the MBTA and California Fish and Game Code. However, with the incorporation of Mitigation Measure BIO-1, impacts would be reduced to below the level of significance.

Mitigation Measure BIO-1: To avoid impacts to nesting birds protected under the MBTA:

- Construction ~~related to proposed projects~~activities ~~should~~ shall take place outside of the nesting bird season when feasible, which generally occurs between February 1 and September 1.
- If construction activities cannot avoid the nesting bird season, pre-construction nesting bird surveys shall be conducted by a qualified biologist a maximum of three days prior to the start of construction.
- Should nesting birds be discovered within or adjacent to the construction footprint during these surveys, a non-disturbance buffer shall be placed on the active nest as determined by the biologist to prevent impacts to nesting birds.
- Construction shall be halted within the non-disturbance buffer of 250 feet of songbirds and 500 feet for raptors until the biologist has determined that the young have fledged and are flying well enough to avoid the proposed construction activities.

[12] City of Glendora Community Services Department. 2010. *Urban Forestry Manual*. Accessed June 15, 2020. https://www.cityofglendora.org/home/showdocument?id=23006

[13] Migratory Bird Treaty Act, 50 § § FR 13710 (April 5, 1985).

[14] California Fish and Game Code §§ 3503 & 3513 (2019).

- Additionally, if signs of stress are identified, the biologist shall halt activity in the immediate area until the birds resume their normal behavior or until the nest has been determined to no longer be active.

(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?

The proposed project would result in no impact to biological resources regarding conflicts with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP),[15]or other approved local, regional, or state habitat conservation plan. The closest HCP or NCCP is the Orange County Transportation Authority NCCP/HCP, located more than 10 miles from the proposed project site. The proposed project would result in no substantial adverse changes to biological resources in terms of conflicts with the provisions of an HCP, NCCP or other local, regional, or state habitat conservation plan. No mitigation or further analysis is warranted.

[15] California Department of Fish and Wildlife. April 2019. California Regional Conservation Plans. Accessed January 10, 2020. Available at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline

3.5 CULTURAL RESOURCES

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to cultural resources, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines. Cultural resources at the proposed project site were evaluated with regard to a query of the U.S. Geological Survey (USGS) 7.5-minute series Glendora topographic quadrangle.[1] Published and unpublished literature were also reviewed.

State CEQA Guidelines recommend the consideration of three questions when addressing the potential for significant impacts to cultural resources:

Would the project:

(a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

The proposed project is expected to result in less than significant impacts to cultural resources related to a substantial adverse change in the significance of a historical resource. A record search was completed at the South Central Coastal Information Center (SCCIC) on the campus of California State University, Fullerton (part of the California Historic Resources Inventory System [CHRIS]), noting all previously recorded resources within 0.5 mile of the proposed project area. No previously recorded resources are located within the proposed project footprint. One resource, the former Old Hickory Inn Restaurant (P19-180677), was identified as adjacent to the subject property to the west, which was recorded in a 1996 survey (Figure 3.5-1, *Historic Resources*). Since that time, the building has been demolished and replaced with a paved surface parking lot. Additionally, four City of Glendora Historic Landmarks, the Brubaker House, Glendora City Hall, the Gard House, and the Morton Bay Fig Tree and Big Tree Park, are located within the 0.5-mile radius of the proposed project site (see Figure 3.5-1). One additional resource, 304 South Wabash Avenue, straddles the eastern border of the 0.5-mile buffer. Also, the southwest corner of the Glendora Historic District, including approximately 30 buildings, falls within the 0.5-mile radius of the proposed project site, to the northeast. As these resources are located approximately 0.25–0.5 mile from the proposed project site, it is anticipated that construction would not directly or indirectly affect the resources due to distance and intervening buildings and structures. The proposed project site also fronts onto Historic Route 66, which was designated a National Historic Trail in 2018.[2] New projects have been constructed along Historic Route 66 over the course of time, and the section surrounding the proposed project site has been substantially built up over time; thus, the setting of the resource would not be impacted. Work is not anticipated on the roadway, and thus less than significant impacts to Historic Route 66 are anticipated. Therefore, impacts would be less than significant. No mitigation or further analysis is warranted.

(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

The proposed project would result in less than significant impacts to cultural resources related to a substantial adverse change in the significance of an archaeological resource with the incorporation

[1] U.S. Geological Survey, 20150225, USGS US Topo 7.5-minute map for Glendora, CA 2015: USGS - National Geospatial Technical Operations Center (NGTOC).

[2] S.3609, the Route 66 National Trail Designation Act, Companion Bill H.R.801, June 5, 2018.

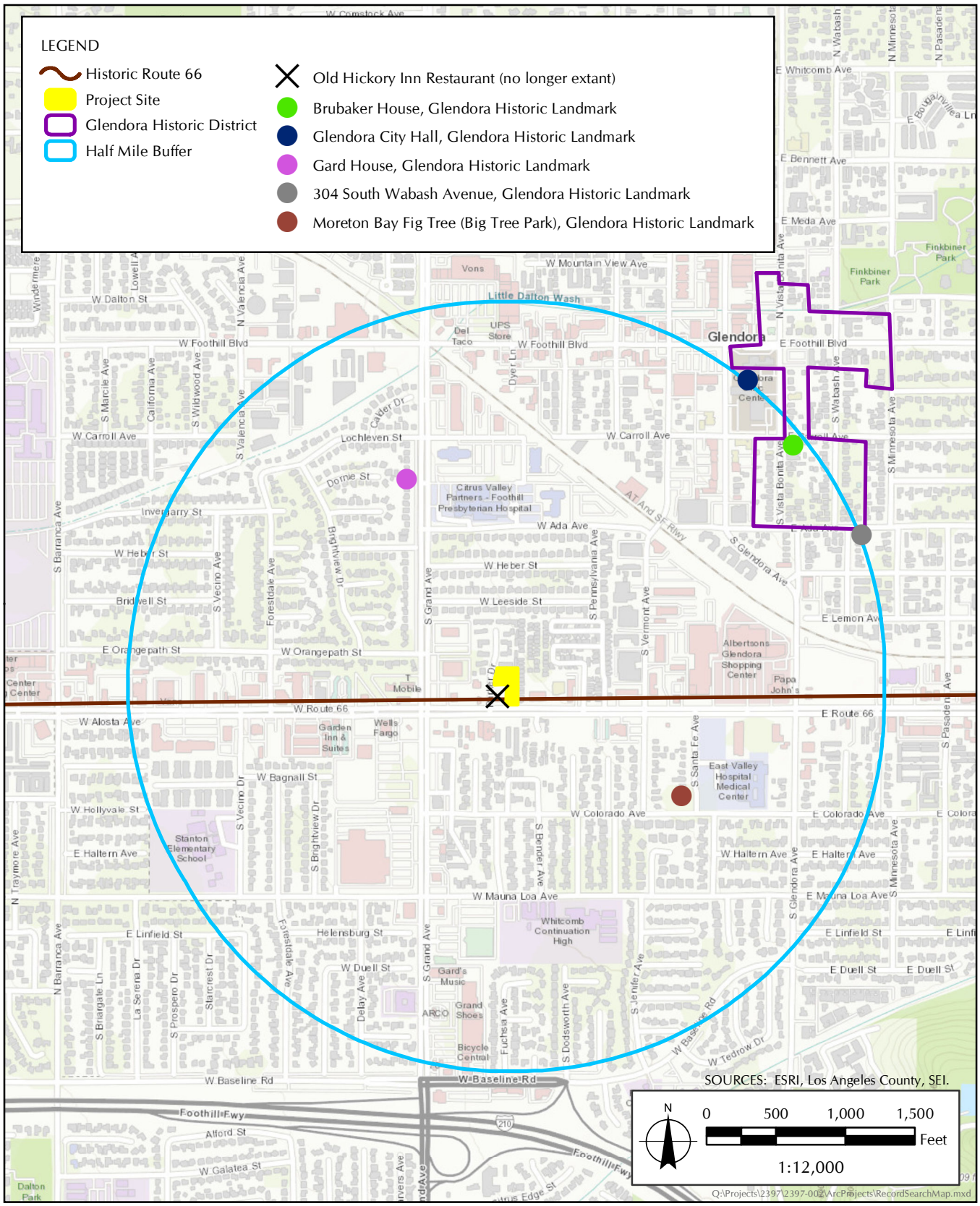


FIGURE 3.5-1
Historic Resources

of mitigation measures. A record search was completed at the SCCIC at California State University, Fullerton in January 2020. The results of the records search indicate that no previously identified archaeological resources are known to exist within the project area or within a 0.5-mile radius of the project area. Two previously completed studies have been conducted within portions of the project area and the 0.5-mile radius, and no previously identified archaeological resources were located within the proposed project site or 0.5-mile radius as a result. The previous studies were conducted within the northeast portion of the proposed project area and extended into the 0.5-mile buffer zone. The previous studies consisted of (1) a records search and literature review[3] and; (2) a records search and site visit to delineate an the Area of Potential Effect.[4] A formal archaeological survey of the proposed project site has not been conducted in support of the proposed project; however, ground visibility is completely impeded by the existing paved surface. A review of historic quadrangle maps was included in this analysis in order to ascertain the potential for subsurface archaeological remains to be present in the proposed project area (Appendix D, *Historic Topographic Maps and Aerial Photographs*) and include the following:

- 7.5-minute series, Glendora topographic quadrangle, 1925,1927,1939
- 7.5-minute series, Azusa topographic quadrangle, 1953,1966,1976
- 1:250,000, San Bernardino topographic quadrangle, 1953,1966
- 1:62,500 Pomona topographic quadrangle, 1894,1904

The review of historic maps and aerial photography indicates that a previous historic development existed in proximity to the project site. Buried archaeological remains associated with this earlier development may be encountered as a result of ground disturbing activities that occur in the vicinity. The proposed project would result in ground disturbance to a depth of 3 feet. The project site is currently paved over and heavily disturbed. Ground disturbance associated with the proposed project is not expected to reach depths below the initial disturbed matrix and into native undisturbed soils. However, if native soils are reached, *in situ* archaeological remains may be encountered. To avoid significant impacts to unique or significant archaeological resources as a result of the proposed project construction, the initial ground disturbance from grading shall be monitored by or under the direct supervision of a qualified archaeologist who meets the Secretary of the Interior's *Professional Qualifications Standards*. Incorporation of CUL-1, Construction Monitoring, would mitigate potential impacts to archaeological resources as a result of the proposed project construction activities to a level that is less than significant under CEQA.

Therefore, impacts would be less than significant with incorporation of mitigation measure CUL-1. No further analysis is warranted.

> **Mitigation Measure *CUL-1 Construction Monitoring.*** *Ground disturbance resulting from the project construction has the potential to encounter buried archaeological remains if excavation reaches depths containing native undisturbed soils. Implementation of monitoring during the initial phase of ground disturbing construction activities will mitigate potential impacts to buried archaeological deposits are avoided or reduced below the significance threshold.*

[3] Brechbiel, Brant A. Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: Cm 200-13 in the City of Glendora, California. Chambers Group, Inc. Report No: LA-4166. 1998.

[4] Bonner, Wayne H. Cultural Resources Records Search and Site Visit Results for Royal Street Communications, LLC Candidate LA2304B (VZW Growth Investment), 320 West Carroll Avenue, Glendora, Los Angeles County, California. Michael Brandman Associates. Report No: LA-09235. 2007.

Construction monitoring shall be carried out by or under the direct supervision of a Qualified Archaeologist, who meets the Secretary of the Interior's Professional Qualifications Standards.[5] *Similarly, should archaeological resources be encountered during project construction, treatment of such resources, including identification, documentation, and evaluation shall be consistent with the Secretary of the Interior's Treatment Guidelines and Standards for Archaeology and Historic Resources.*[6]

(c) Disturb any human remains, including those interred outside of dedicated cemeteries?

The proposed project would result in a less than significant impact in relation to disturbing any human remains, including those interred outside of dedicated cemeteries with the incorporation of mitigation measures. The record search and supplemental research did not reveal any formal cemeteries or burial sites within the proposed project area, including a 0.5-mile radius. Historic quadrangle maps were reviewed during the supplemental research and included the following USGS maps (see Appendix D):

- 7.5-minute series, Glendora topographic quadrangle, 1925,1927,1939
- 7.5-minute series, Azusa topographic quadrangle, 1953,1966,1976
- 250,000:1, San Bernardino topographic quadrangle, 1953,1966
- 62,500:1 Pomona topographic quadrangle, 1894,1904

The review of historic topographic quadrangle maps and historic aerial photographs did not reveal any previously unknown internments and the anticipated depth of disturbance existing throughout the project area likely reaches the extent of ground disturbance (3 feet) expected to be reached for the proposed project. In the event that human remains are encountered, incorporation of mitigation measure CUL-2, *Inadvertent Discoveries,* would reduce potential project impacts to human remains to below the significance threshold for CEQA.

Mitigation Measure CUL-2 *Inadvertent Discoveries*. Human remains could potentially be encountered during project construction. Treatment of the unanticipated discovery shall be consistent with existing California laws as prescribed in the California Health and Safety Code (Section 7050.5),[7] which states that:

(a) Every person who knowingly mutilates or disinters, wantonly disturbs, or willfully removes any human remains in or from any location other than a dedicated cemetery without authority of law is guilty of a misdemeanor, except as provided in Section 5097.99 of the Public Resources Code.

In the event that human remains are inadvertently discovered during project construction, and in accordance with Health and Safety Code Section 7050.5 (b), ground disturbing activities must cease in the area of the discovery including nearby areas reasonably suspected to overlie human remains. The County Coroner shall be immediately contacted and construction activities may not resume until the County Coroner has made a determination in accordance with the provisions of Section 27491

[5] National Park Service. "Professional Qualifications Standards." Available at: https://www.nps.gov/history/local-law/arch_stnds_9.htm

[6] National Park Service. "Professional Qualifications Standards." Available at: https://www.nps.gov/history/local-law/arch_stnds_9.htm

[7] California Health and Safety Code Section 7050.5. Amended by Stats. 1987, Ch. 404, Sec. 1.

of the Government Code and Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code).

Pursuant to California Health & Safety Code §7050.5 (c),[8]

> *If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.*

[8] California Health and Safety Code Section 7050.5. (Amended by Stats. 1987, Ch. 404, Sec. 1.

3.6 ENERGY

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive (proposed project) may have a significant impact to energy, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Energy resources at the proposed project site were evaluated with regard to the California Green Building Standards Code (CALGreen), the California Energy Commission Guidebook for the Renewable Portfolio Standard Eligibility, Southern California Association of Governments' (SCAG) 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS; Connect SoCal), and the Conservative Element of the City of Glendora General Plan (Community Plan 2025).

State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impact to energy any of the following:

Would the project:

(a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The proposed project would result in no impacts to energy in relation to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The goals of the 2020 RTP/SCS include promoting energy efficiency. Some of the key SCAG SCS policies include striving for sustainability; protecting and preserving existing transportation infrastructure; increasing capacity though improved systems management; providing transportation choices; and promoting economic growth, environmental protection, and public health.

Electrical power in the City of Glendora is supplied by the Southern California Edison (SCE). Electricity provided by SCE has met the State's 2020 targets from renewable energy.[2] For natural gas, the Southern California Gas Company provides services to the City of Glendora, including a high-pressure distribution natural gas pipeline beneath Route 66, on the southern border of the project site.[3] There are no existing energy uses at the vacant lot. As described in Section 3.19, *Utilities and Service Systems*, the residential units would contain three to four bedrooms per unit, which, assuming approximately 3.5 residents per eight units, would increase the residential population in the area by an estimated 28 residents. The office building would likely bring a maximum of eight daily workers, assuming a high-density office space at 150 square feet per employee.[4,5] The estimated daily water use is 100 gallons per day (mgd) per person for an apartment house and 15 gpd per

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] Southern California Edison. *Mountainview Generating Station*. Accessed February 6, 2020. Available at: https://www.sce.com/about-us/environment/power-generation

[3] Southern California Gas Company. *Natural Gas Pipeline Map (Los Angeles County)*. Accessed January 31, 2020. Available at: https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map

[4] Simmons, Kristi Svec. 14 June 2018. *How Much Office Space Do I Need? (Calculator and Per Person Standards)*. Aquila Commercial. Available at: https://aquilacommercial.com/learning-center/how-much-office-space-need-calculator-per-person/

[5] CoreNet Global. 6 August 2013. *Property Paradox: Space for Office Workers Continues to Decline, Even as Companies Expect Hiring to Increase in Months Ahead*.

employee for an office.[6] The new construction would meet California Title 24 requirements and reduce per capita energy consumption through use of water and energy efficiencies in the residential and commercial structures. The proposed project would also be constructed in compliance with CALGreen and 2019 Building Energy Efficiency Standards.

The operation of the proposed project would provide residential units of housing with surface parking, open area, and a commercial building for office space. The proposed project is located off Route 66, which is served by 10 public transit stops within walking distance operated by Foothill Transit which would reduce the average Vehicle Miles Traveled (VMT) by encouraging employees and resident to use public transit. Therefore, there would be no impact. No mitigation or further analysis is warranted.

(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The proposed project would result in no impact regarding conflict to renewable energy or energy efficiency with adopted state and local plans.

State Renewable Energy Portfolio Standards

The State Renewable Energy Portfolio Standard (RPS) is a regulatory mandate to increase production of energy from renewable sources such as wind, solar, biomass and other alternatives to fossil and nuclear electric generation. It is also known as a renewable electricity standard. The California state legislature passed Senate Bill (SB) 350 in fall 2015, which requires all utilities in the state to source half of their electricity sales from clean, renewable sources such as wind, solar, geothermal, and biopower, by 2030[7]. SB 350 sets ambitious annual targets for energy efficiency and renewable electricity aimed at reducing greenhouse gas (GHG) emissions. SB 350 directs the California Energy Commission (CEC) to establish annual targets that will achieve a statewide cumulative doubling of energy efficiency savings and demand reductions in electricity and natural gas end uses by January 1, 2030. This mandate is one of the primary measures to help the state achieve its long-term climate goal of reducing GHG emissions to 40 percent below 1990 levels by 2030.

2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings

The 2019 Building Energy Efficiency Standards contain energy and water efficiency requirements for newly constructed buildings, additions to existing buildings, and alternations to existing buildings. The standards include both a prescriptive option, using known efficient methods, and a performance option, which allows building designers to use their own methods as long as they achieve equivalent building energy efficiency as the prescriptive option. The 2016 update brings the California standard in consistency with the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) 90.1 2013 national standards, which describe the minimum requirements for energy-efficient design and construction of most buildings and is the benchmark for commercial building energy codes in the United States. The 2019 Building Energy Efficiency Standards improve upon the 2016 Energy Standards for new construction of, and additions and alterations to, residential and nonresidential buildings.

[6] Office of Energy Efficiency and Renewable Energy. *Federal Water Use Indices: Commercial*. Accessed January 30, 2020. Available at: https://www.energy.gov/eere/femp/federal-water-use-indices

[7] California Energy Commission. 2020. "Renewables Portfolio Standards." Available at: https://www.energy.ca.gov/programs-and-topics/programs/renewables-portfolio-standard

SCAG SCS Goals and Policies for Energy Efficiency

Key SCAG SCS policies include striving for sustainability, protecting and preserving existing transportation infrastructure, increasing capacity though improved systems management, providing transportation choices, and promoting economic growth, environmental protection and public health. SCAG's Regional Comprehensive Plan[8] includes the following energy goals: supplying the energy needs in a way that reduces the negative environmental impacts, social inequities and economic hardship on future generations, and develops infrastructure and social capital to adapt to a future energy economy with a constrained supply.

City of Glendora Community Plan Goals and Policies for Energy Efficiency

The City of Glendora's Community Plan 2025 includes an energy component within the Conservation Element. The City of Glendora's goals include reducing the demand for energy resources through the use of conservation techniques. The City requires all new development to incorporate energy conservation features in the design and energy-efficient lighting, heating, and cooling systems pursuant to the Uniform Building Code.

The proposed project would conform with State, regional, and local standards for use of renewable energy and energy efficiency. As stated in the Project Description, the proposed project's designs are consistent with Title 24 requirements as required by the City. The proposed project would be required to meet the standards articulated in 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings with regard to energy efficiency in the following areas: pipe insulation; elevators; roof and wall insulation; commissioning requirements; fenestration standards; cool roof requirements; boilers; and, lighting systems and equipment. The proposed project will also meet the CALGreen standards for energy, water, and resource efficiency.

Construction of the proposed project would require petroleum fuels used for on- and off-site construction equipment and construction worker trips, hauling trips, vendor trips, and water truck trips for dust control. Some construction equipment like the generators and air compressors would require electricity to operate. Because the construction activities would be temporary, there would be no long-term energy impacts associated with the construction of the proposed project. None of the project activities would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, there would be no impact. No mitigation or further analysis is warranted.

[8] Southern California Association of Governments 2020. *Regional Comprehensive Plan*. Available at: http://scag.ca.gov/NewsAndMedia/Pages/RegionalComprehensivePlan.aspx

3.7 GEOLOGY AND SOILS

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive (proposed project) may have a significant impact to geology and soils, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Geology and soils at the proposed project site were evaluated with regard to the Glendora Community Plan 2025 Safety Element;[2] the U.S. Geological Survey (USGS) 7.5-minute series Glendora topographic quadrangle;[3] Seismic Hazard Zone Report for the 7.5-minute Glendora topographic quadrangle;[4] the U.S. Department of Agriculture Natural Resources Conservation Service Soil Survey Division, Online Web Soil Survey;[5] and Alquist-Priolo Earthquake Fault Zoning (APEFZ) Maps[6] and *Report of Geotechnical Engineering Investigation, Proposed Eight (8) – Unit Residential Condominiums, One (1) Commercial Building and associated Structures, APN: 8539-027-900, 901, & 902; 501 West Route 66, Glendora, Los Angeles, County California, EGL Project No.: 19-128-004GE* prepared by Environmental Geotechnical Laboratory dated August 19, 2019 (see Appendix E).

State CEQA Guidelines recommend the consideration of six questions when addressing the potential for significant impact to geology and soils. Would the project:

(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

The proposed project would result in no impacts to geology and soils in relation to exposing people or structures to potential substantial effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. The project site is not located within the 2014 CGS Earthquake Fault Zones and Seismic Hazard Zones map[7] or Glendora Community Plan 2025 Safety

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] City of Glendora Community Development Planning Division. Adopted November 26, 1996. "Glendora Community Plan 2025 Safety Element." Available at: https://www.cityofglendora.org/home/showdocument?id=7229

[3] U.S. Geological Survey. Current and Historical Topo Maps of the U.S. Accessed January 30, 2020. Available at: https://viewer.nationalmap.gov/basic/?basemap=b1&category=histtopo,ustopo&title=Map%20View

[4] California Department of Conservation. 1998. *Seismic Hazard Zone Report for the Glendora 7.5-minute Quadrangle, Los Angeles County, California*. Available at: http://gmw.conservation.ca.gov/SHP/EZRIM/Reports/SHZR/SHZR_025_Glendora.pdf

[5] U.S. Department of Agriculture Natural Resources Conservation Service Soil Survey Division. Online Web Soil Survey. Accessed January 30, 2020. Available at: http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/survey/

[6] California Geological Survey. 2014. Earthquake Fault Zones and Seismic Hazard Zones Glendora 7.5-minute Quadrangle, Los Angeles County, California, CGS Information Warehouse: Regulatory Maps. California Geological Survey.

[7] California Geological Survey. 2014. Earthquake Fault Zones and Seismic Hazard Zones Glendora 7.5-minute Quadrangle, Los Angeles County, California, CGS Information Warehouse: Regulatory Maps. California Geological Survey.

Element Regional Fault Map[8] (Figure 3.7-1, *Earthquake Fault Zones*). Furthermore, no mapped active or potentially active faults cross or project towards the project site. Faults do exist within City of Glendora, and seismic events can impact the project site due to ground shaking and/or vibration that are considered indirect impacts. One major fault zone is located within the City of Glendora. The Sierra Madre Fault Zone, which runs along the southern margin of the San Gabriel Mountains and is related to the Cucamonga Fault to the east and San Fernando Fault Zone to the west of the City of Glendora.[9] The Sierra Madre Fault Zone is located approximately 1.6 miles to the northeast of the proposed project site. In addition to these faults, several other faults are located within the region that could have an impact on the city. The San Andreas Fault is approximately 20 miles northeast of the city and is considered the most seismically active fault in the southern California region. The western coast of California lies within one of the most seismically active regions on earth. However, because these faults do not pass directly through the project site, significant concerns attributable to them are limited to ground shaking and aftereffects.[10] The construction, operation, and maintenance of the project would not exacerbate the frequency or magnitude of seismic activity for regional fault lines. As such, the project site would not be at risk of damage from surface fault ruptures of any known faults; nor would the proposed project exacerbate the risk of rupture of a known earthquake fault. Therefore, there would be no impact. No mitigation or further analysis is warranted.

(ii) Strong seismic ground shaking?

The proposed project would result in less than significant impacts from exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. While the proposed project is in a seismically active region and would result in a change to the surface structure and use of some portions of the project area, it would not represent a change in land use from the existing environment. As such, the proposed project would not exacerbate the project site's existing vulnerability to strong seismic ground shaking events. Ground shaking could occur at the proposed site if a seismic event occurred along the Sierra Madre Fault. However, there are numerous variables (depth and magnitude of seismic event, condition and structure of buildings being impacted, relevant radius of aftershocks and their magnitude, etc.) that determine the level of damage to a specific location. Although the project site could be subjected to strong ground shaking in the event of a nearby or more distant regional earthquake, this hazard is common in Southern California, and the effects of ground shaking would be limited by proper engineering design and construction in conformance with current building codes and engineering practices.

In addition, the proposed project would comply with all applicable California Building Standard Code (California Code of Regulations, Title 24), and City of Glendora Building Code (Building Code) and Grading Codes and the requirements of the project-level geotechnical reports to minimize any potential risk related to seismic hazards, and all structures will be designed in accordance with appropriate industry standards, including established engineering and construction practices and methods. The California Building Code (CBC), which is included in Title 24 of the California Administrative Code, provides "minimum standards to safeguard life or limb,

[8] City of Glendora Community Development Planning Division. Adopted November 26, 1996. "Glendora Community Plan 2025 Safety Element: Exhibit SAF-3, Regional Fault Map." Available at: https://www.cityofglendora.org/home/showdocument?id=7229

[9] City of Glendora Community Development Planning Division. Adopted November 26, 1996. "Glendora Community Plan 2025 Safety Element." Available at: https://www.cityofglendora.org/home/showdocument?id=7229

[10] California Geological Survey. Revised 1999. Fault-Rupture Hazard Zones in California. Special Publication 42.

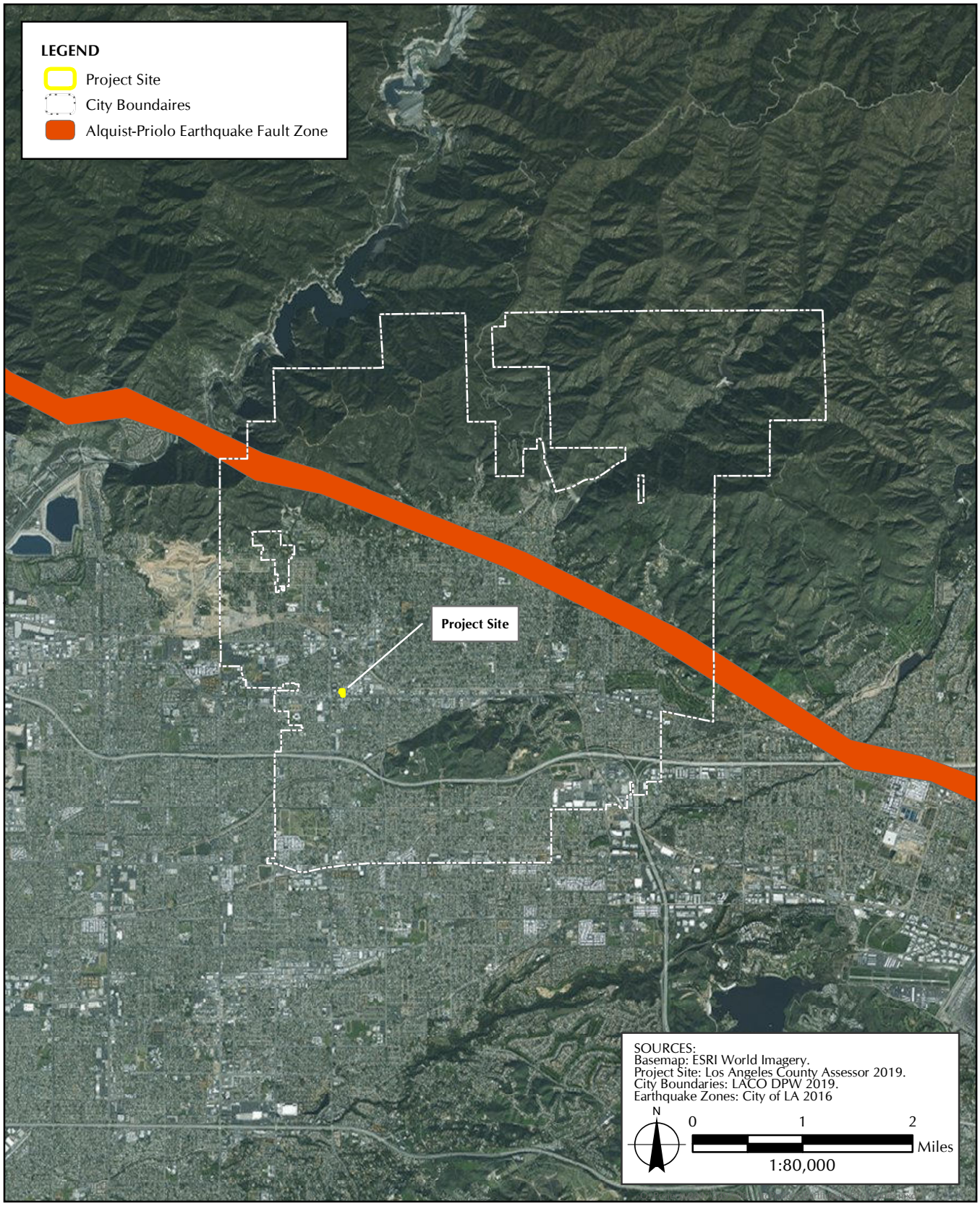


FIGURE 3.7-1

Alquist Priolo Earthquake Fault Zones

health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures." Beginning on January 1, 2020, the City of Glendora is required by State law to enforce the 2019 Edition of California Building Standards Codes (also known as Title 24 of the California Codes of Regulations) and has been adopted by the City of Glendora with local amendments.[11] Use of the project site would remain similar to the existing condition. The Geotechnical Engineering Investigation concludes that the proposed project is feasible from a geotechnical standpoint, provided the recommendations provided in the Geotechnical Engineering Investigation are incorporated into the design and construction of the proposed project. Implementation of recommendations related to seismic hazards identified in the Geotechnical Study Report are included as standards under the City Building and Grading Code (refer to PDF GEO-1). Therefore, impacts would be less than significant. No mitigation or further analysis is warranted.

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

The proposed project would result in no impacts relation to exposure of people or structures to seismic-related ground failure, including liquefaction. Liquefaction during a seismic event would result in the loss of structural integrity of the perimeter improvements and the surrounding structures, with damage or collapse of these structures resulting in human lives in the vicinity at risk of bodily injury or death. The Seismic Hazard Zone Report for the Glendora 7.5-minute Quadrangle prepared by the California Department of Conservation indicates that the project site is not located in an area prone to liquefaction or other seismic related ground failure.[12] The project site is not located within a CGS-mapped liquefaction zone.[13] The nearest designated liquefaction zone is located 0.9 mile to the northwest of the project site (Figure 3.7-2, *Liquefaction and Landslide Zones*). In addition, static groundwater levels were not encountered at depths of 25 feet below the existing ground surface at the project site.[14] Further, the historic ground water level within the project based on the historically high groundwater depth map by CDMG Seismic Hazards Zone Report 025 is estimated to be greater than 150 feet below ground surface.[15] Liquefaction typically occurs where ground water levels are 50 feet or less below ground surface. Thus, the proposed project would not expose buildings or structures to seismic-related ground failure, including liquefaction. In addition, The Geotechnical Engineering Investigation concludes that the proposed project is feasible from a geotechnical standpoint, provided the recommendations provided in the Geotechnical Engineering Investigation are incorporated into the design and construction of the proposed project. Implementation of recommendations related to seismic hazards identified in the Geotechnical Study Report are included as standards under the City Building and Grading Code (refer to PDF GEO-1) to minimize any potential risk related to liquefaction. Therefore, no impacts would occur. No mitigation or further analysis is warranted.

[11] City of Glendora Community Development Building Division. 2020. 2019 Code Update, *California Building Standards Code Changes to take effect on January 1, 2020.* Accessed January 30, 2020. Available at: https://www.cityofglendora.org/departments/community-development/code-updates

[12] Seismic Hazard Zone Report for the Glendora 7.5-minute Quadrangle, Los Angeles County, California. 1998. Available at: http://gmw.conservation.ca.gov/SHP/EZRIM/Reports/SHZR/SHZR_025_Glendora.pdf

[13] California Geological Survey. 2018. Earthquake Fault Zones and Seismic Hazard Zones Glendora 7.5-minute Quadrangle, Los Angeles County, California, CGS Information Warehouse: Regulatory Maps. California Geological Survey.

[14] Environmental Geotechnical Laboratory, Inc. 19 August 2019. *Geotechnical Engineering Investigation* (Appendix E)

[15] Environmental Geotechnical Laboratory, Inc. 19 August 2019. *Geotechnical Engineering Investigation* (Appendix E)

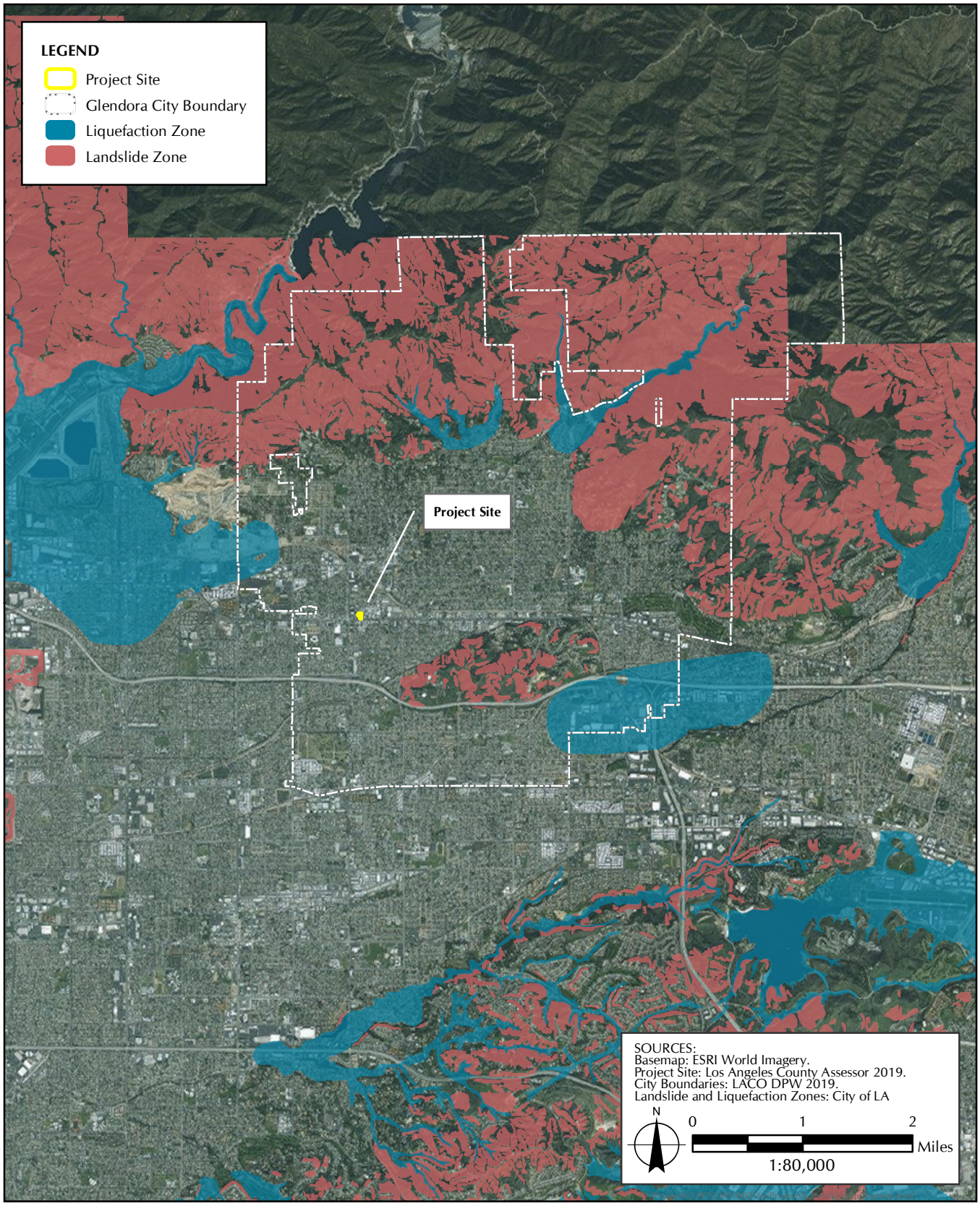


FIGURE 3.7-2

Liquefaction and Landslide Zones

(iv) Landslides?

The proposed project would result in no impacts to geology and soils in relation to exposing people or structures to potential substantial adverse effects involving landslides. The project site is relatively flat and highly urbanized and lacks geologic or topographic features such as hilltops, ridges, and hill slopes. The project site is not located within an earthquake-induced landslide zone area on the CGS-mapped landslide hazards zone.[16] The nearest designated landslide zone is located 0.6 mile to the southeast of the project site (see Figure 3.7-2). Thus, the proposed project it is unlikely to be susceptible to landslide. In addition, the proposed project would comply with all applicable City Building Code and Grading Codes and the requirements of the project-level geotechnical report to minimize any potential risk related to landslides. Therefore, there would be no impact. No mitigation or further analysis is warranted.

(b) Result in substantial soil erosion or the loss of topsoil?

The proposed project would result in less than significant impacts to geology and soils in relation to substantial soil erosion or the loss of topsoil. Factors that contribute to potential soil erosion include climate, physical characteristics of the soils, topography, slope and terrain steepness, and soil disturbance including construction activities that can increase soil erosion potential. The project site is located within a highly urbanized areas covered by impermeable surfaces, and thus, the potential for erosion is relatively low. The proposed project is in a relatively flat, highly urbanized area, with an extensive drainage system and impervious surfaces. The project site is not subject to high levels of wind or rain with a rare frequency of flooding, factors that may result in soil erosion. In addition, the proposed project would comply with all applicable City Code and Grading Codes regulating grading, excavations, landfill, and other construction activities that might cause or be impacted by slope or ground instability, erosion, or flooding and implementation of PDF GEO-1 to minimize any potential risk related to soil erosion or loss of topsoil.

In addition, a stormwater pollution prevention plan (SWPPP), as required by the Regional Water Quality Control Boards (RWQCB), would be required to include stormwater Best Management Practices (BMPs) (structural and operational measures) and would be prepared for the construction and operation phase proposed project in keeping with the requirements of the City's LID ordinance[17] and Los Angeles County LID Standards Manual design and reporting requirements, as applicable. The proposed project would comply with all Standard Urban Stormwater Mitigation Plan (SUSMP) and Stormwater Quality Management Program (SQMP) measures in order to minimize the potential degradation of surface and ground water quality. During the construction phase of the project, erosion control, sediment control, flow control, and good housekeeping BMPs would be utilized to further minimize the potential degradation of surface and ground water quality (see Section 3.10, *Hydrology and Water Quality*). Furthermore, the proposed project site is largely protected from erosion by impervious surfaces:

- Subarea A: 59%
- Subarea B: 79%[18]

[16] California Geological Survey. 2018. Earthquake Fault Zones and Seismic Hazard Zones Glendora 7.5-minute Quadrangle, Los Angeles County, California, CGS Information Warehouse: Regulatory Maps. California Geological Survey.

[17]City of Glendora. Glendora Municipal Code. Title 21 ZONING, Chapter 21.03 GENERAL REGULATIONS, 21.03.090 Urban runoff pollution. Available at: http://www.qcode.us/codes/glendora/?view=desktop&topic=21-21_03

[18] EGL Associates. 5 December 2019. *Preliminary Hydrology Analysis*. Arcadia, CA

During the construction phase of the project, erosion control, sediment control, flow control, and good housekeeping BMPs would be utilized to further minimize the potential for siltation or substantial erosion.[19] The proposed project's impervious surface area would increase from 59 percent to 73 percent in Subarea A and decrease from 79 percent to 76 percent in Subarea B.[20] The small increase in impermeable surface, would have negligible impacts on groundwater recharge or groundwater supplies (see Section 3.10, *Hydrology and Water Quality*). These BMPs would be designed on a site-specific basis to prevent pollutant runoff during the construction phase and during rain events. Therefore, with the implementation of site-specific BMPs, and compliance with the SUSMP, SQMP requirements, and City of Glendora standard grading and building permit requirements, impacts would be less than significant. No mitigation or further analysis is warranted.

(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?

The proposed project would result in less than significant impacts to geology and soils in relation to location 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. The potential for landslides within the project site is minimal due to the area's relatively flat topography and absence of major hills or landforms. Additionally, there are no areas within the project site located within a landslide zone area on the CGS-mapped landslide hazards zone.[21]

Lateral spreading occurs when large blocks of intact soil move downslope in a rapid fluid-like flow movement, primarily as a result of liquefaction. Lateral spreading often occurs along riverbanks and shorelines where loose, saturated sandy soils are commonly encountered, as well as in liquefaction-prone areas. The project site is not located within a CGS-mapped liquefaction zone.[22] The nearest area located within a CGS designated liquefaction zone is 0.9 mile northwest of the project site. Thus, the proposed project is unlikely to be susceptible to liquefaction or lateral spreading.

Subsidence occurs as a localized mass movement that involves the gradual downward settling of or sinking of the ground surface, resulting from the mineral resources extraction, subsurface oil extraction, natural gas extraction or ground eater extraction. Collapse is a visible depression of the ground which is usually caused by the extraction of subsurface liquids or mining of mineral resources. There are currently no subsurface mineral, oil, natural gas, groundwater or other subsurface liquid extraction facilities within the project site. Additionally, no mining activities or extraction of mineral resources occur within the project site (see Section 3.12, *Mineral Resources*). Furthermore, the project will incorporate all recommendations provided in the Geotechnical

[19] Los Angeles Regional Water Quality Control Board. "Standard Urban Storm Water Mitigation Plan." Available at: www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/susmp/susmp_details.shtml.

[20] EGL Associates. 5 December 2019. *Preliminary Hydrology Analysis*. Arcadia, CA

[21] California Geological Survey. 2018. Earthquake Fault Zones and Seismic Hazard Zones Glendora 7.5-minute Quadrangle, Los Angeles County, California, CGS Information Warehouse: Regulatory Maps. California Geological Survey.

[22] California Geological Survey. 2018. Earthquake Fault Zones and Seismic Hazard Zones Glendora 7.5-minute Quadrangle, Los Angeles County, California, CGS Information Warehouse: Regulatory Maps. California Geological Survey.

Engineering Investigation into the design and construction of the proposed project (refer to PDF GEO-1) avoiding any potential impacts related to soil instability. Therefore, impacts would be less than significant. No mitigation or further analysis is warranted.

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

The proposed project would result in less than significant impacts to geology and soils in relation to location on expansive soil creating substantial risks to life or property. Soils with a certain percentage of clay have the potential to expand when water is added and shrink when water is lost, resulting in expansive soils. Expansive soils can result in damage to overlying structures. The area encompassing the project site is underlain by a thick alluvium found at boring depths of up to 25 feet. The soil is composed of predominantly a dark olive brown and olive brown clayey sand (SC), silty sand (SM) and well-graded sand (SW). Overall, soils found at an approximately 3-foot depth were comprised of dark olive brown, fine to coarse grained, slightly moist, and loose to medium dense clayey (SC). Layers of dark olive brown to olive brown, fine to coarse grains, dry to very moist, and medium dense to very dense SM and SW were encountered at depths up to 25 feet below the existing ground surface.[23] Thus, as described in the Geotechnical Engineering Investigation (see Appendix E), existing soils at the project site will require remedial grading. The proposed project would comply with all applicable City Code and Grading Codes regulating grading, excavations, landfill, and other construction activities that might cause or be impacted by slope or ground instability, erosion, or flooding and implementation of PDF GEO-1 to minimize any potential risk related to soil erosion or loss of topsoil. Therefore, with implementation of PDF GEO-1 and compliance with all applicable City Code and Grading Codes regulating grading impacts would be less than significant. No mitigation or further analysis is warranted.

(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The proposed project would result in no impact to geology and soils in relation to having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. The proposed project's sanitary sewer flows will be connected to existing municipal sewer systems, and no septic tanks or alternative wastewater disposal systems are proposed. Therefore, there would be no impact. No mitigation or further analysis is warranted.

(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The proposed project would result in less than significant impacts to geology and soils in relation to directly or indirectly destroying a unique paleontological resource or site or unique geological feature. After reviewing the USGS 7.5-minute Dibblee Geologic Map for the Glendora Quadrangle, the project is in an area mapped as *Qa* (Quaternary Alluvial; surficial sediments of alluvial sand and gravel of valley areas). These deposits were deposited recently during the Holocene Epoch and have a low paleontological sensitivity.

[23] Environmental Geotechnical Laboratory, Inc. 19 August 2019. *Geotechnical Engineering Investigation* (Appendix E).

Under CEQA, impacts to paleontological resources would be considered significant if there is a high likelihood of encountering unique paleontological resources that could be damaged or destroyed as a result of excavation. Younger Quaternary alluvial and surficial deposits have a low potential to yield significant paleontological resources (Table 3.7-1, *Potential for Impact to Paleontological Resources*).

TABLE 3.7-1
POTENTIAL FOR IMPACT TO PALEONTOLOGICAL RESOURCES[24]

Parent Formation/ Sediment Deposit	Age of Deposit	Known Potential to Contain Paleontological Resources	Known Depth of Sediment Deposit
Quaternary Alluvium	Holocene	Low	Surficial

The parent material at the project site consist of clayey sand, silty sand and well-graded sand.[24] The younger Quaternary alluvial deposits have a low potential to yield significant paleontological resources. The sediments have been deposited under conditions that are unfavorable for preservation of paleontological resources. The nearest rock formation containing paleontological resources is the Monterey (Puente) Shale approximately 3.0 miles to the west.[25] In addition, a fossil locality search was ordered on February 7, 2020, from the Los Angeles County Museum of Natural History. It is not expected that the fossil locality search would alter the determination that there will be no impacts to geology and soils in relation to directly or indirectly destroying a unique paleontological resource or site or unique geological feature.

Development of the parking lot involves grading to depths of 3 feet below surface (see Section 1.11, *Construction Scenario*), and due to the shallow excavation depth, and low sensitivity of the underlying surficial deposit, the potential to encounter paleontological resources is very low. Thus, potential impacts to unique paleontological resources contained within younger Quaternary alluvial deposits would be less than significant. No mitigation or further analysis is warranted.

[24] Association of Environmental and Engineering Geologists and the Geological Society of America. May 2007. Geology of Los Angeles, California, United States of America. pp. 107–110. Available at: https://www.earthconsultants.com/cms/pdf/Geology_of_Los_Angeles.pdf

[24] Environmental Geotechnology Laboratory, Inc. August 2019. Report of Geotechnical Engineering Investigation, Proposed Eight (8) – Unit Residential Condominiums, One (1) Commercial Building and Associated Structures, APN: 8539-027-900,901, &902; 501 West Route 66, Glendora, Los Angeles County, California, EGL Project No.: 19-128-004GE.

[25] Dibblee, Jr., Thomas W.E. 2002. Geologic Map of the Glendora Quadrangle.

3.8 GREENHOUSE GAS EMISSIONS

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to greenhouse gas (GHG) emissions, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Greenhouse gas emissions at the proposed project site were evaluated with regard to the City of Glendora General Plan,[2] the National Ambient Air Quality Standards (NAAQS), the California Ambient Air Quality Standards (CAAQS), the Clean Air Act (CAA), and the 2020 Southern California Association of Government (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS; Connect SoCal).[3]

State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impacts to greenhouse gas emissions any of the following:

Would the project:

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

The proposed project would result in less than significant impacts to GHG emissions in relation to generating GHG emissions, either directly or indirectly, that may have a significant impact on the environment. There are no existing sources of GHG emissions within the vacant project site. The proposed project includes the development of two residential buildings, one commercial building, a surface parking lot and an open area. The proposed project would introduce a total of 25 parking spaces.

Pursuant to Senate Bill 375, the California Air Resources Board (CARB) issued a GHG reduction target of a regional 8 percent per capita for 2020 and 13 percent per capita by 2035. Per the SCAG 2020 RTP/SCS, the six-County SCAG region is on track to meet these goals as it applies to emissions from automobiles and light trucks.[4] The principal anthropogenic GHGs that enter the atmosphere are carbon dioxide (CO_2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (CFCs), perfluorocarbons (HCFCs), and sulfur hexafluoride (SF6). Among these GHGs, CO_2 emissions are considered to be the most abundant type of GHG emissions contributing to global climate change.

Construction Phase

As discussed under Section 3.3, *Air Quality*, a reasonable "worst-case" scenario for the construction phase was developed over the duration of 16 months. GHG emissions for each construction element (residential, commercial, parking lot and open area) were estimated with CalEEMod, Version 2016.3.2. Construction emission results are as followed based on the annual emissions output from

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] City of Glendale Planning Division. Accessed January 25, 2020. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[3] Southern California Association of Governments (SCAG). Adopted September 3, 2020. *Adopted Final Connect SoCal*. Available at: https://www.connectsocal.org/Pages/Connect-SoCal-Final-Plan.aspx

[4] Southern California Association of Governments (SCAG). Adopted September 3, 2020. *Adopted Final Connect SoCal*. Available at: https://www.connectsocal.org/Pages/Connect-SoCal-Final-Plan.aspx

CalEEMod (Table 3.8-1 *Construction GHG Emissions in $MTCO_2e$ per Year*). The amortized annual GHG emissions is 25.07 $MTCO_2e$ per year, which is below the SCAQMD threshold of 3,000.

TABLE 3.8-1
CONSTRUCTION GHG EMISSIONS IN $MTCO_2e$ PER YEAR

	Construction Year			
	2020	**2021**	**2022**	**Total**
Construction Annual Emissions	61.2	129.4	65.2	255.8
Amortized Annual Emissions (over 30 years)	8.52	—	—	—
SCAQMD Threshold	3,000	3,000	3,000	3,000
Exceeds Threshold?	**No**	**No**	**No**	**No**
NOTE: Amortized annual emissions apply to the total emissions from 2020 to 2022. This data can be found in the "Annual" CalEEMod data files.				

Operation Phase

The proposed project would introduce increased residential and commercial usage to the project site and operation emissions are shown in Section 3.3, *Air Quality*: Tables 3.3-7 through 3.3-10, *Estimated Daily Operation Emissions*. The proposed project's GHG emission sources would include the transportation to and from the project site for residents and employees working at the commercial building. The 2020 RTP/SCS recommendations associated with GHG emissions include identifying the transportation needs of the region and the general location of land uses to reduce GHG emissions from automobiles and light trucks to achieve reduction targets approved by the state board. There are 10 public transit stops that serve the project site and are operated by Foothill Transit within a 0.5-mile radius of the project site. The nearest Metro station to the project site, APU/Citrus College Station, is located 1.3 miles northeast of the project site. The proposed project site is also located in a SCAG-defined high-quality transit area (HQTA) because it is located within 0.5 mile of the LA Metro planned Glendora Station for the Foothill Gold Line Expansion project and consistent with the 2020 RTP/SCS strategy for reducing per capita VMT by placing housing and services close to transit and in urban areas.

Both construction and operation GHG emissions are well below the suggested GHG reporting threshold of 25,000 $MTCO_2e$ per year and the SCAQMD recommended thresholds for a mixed-use project. Therefore, the proposed project would result in less than significant impacts regarding generating GHG emissions. No mitigation or further analysis is warranted.

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

The proposed project would result in no impacts to GHG emissions in relation to conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The primary applicable plans are the RTP/SCS[5] and Community Climate Action Plan (CCAP).[6] The CARB has set GHG reduction targets for the SCAG region of reducing per capita GHG emissions 8

[5] Southern California Association of Governments (SCAG). Adopted September 3, 2020. *Adopted Final Connect SoCal*. Available at: https://www.connectsocal.org/Pages/Connect-SoCal-Final-Plan.aspx

[6] County of Los Angeles Department of Regional Planning. August 2015. *Unincorporated Los Angeles County Community Climate Action Plan 2020*. Available at: http://planning.lacounty.gov/assets/upl/project/ccap_final-august2015.pdf

percent below 2005 levels by 2020 and 13 percent by 2035. The proposed project would retain or enhance the achievement of six goals established in SCAG's 2016 SCS (Table 3.8-2, *SCAG 2020 Connect SoCal Goals in Relation to the Proposed Project*).[7]

TABLE 3.8-2
SCAG 2020 CONNECT SOCAL GOALS IN RELATION TO THE PROPOSED PROJECT

SCS Goals	Proposed Project
1. Encourage regional economic prosperity and global competitiveness	The proposed project would introduce both housing and job opportunities. The proposed project would also retain the existing opportunities.
2. Improve mobility, accessibility, reliability, and travel safety for people and goods 3. Enhance the preservation, security, and resilience of the regional transportation system 4. Increase person and goods movement and travel choices within the transportation system	The proposed project site is located within a HQTA. The proposed project would include two bicycle storage lockers next to the commercial unit and two outdoor bicycle lock stations next to the entrances for the two townhome buildings. Pedestrian access and entryways would be improved to provide more access.
5. Reduce greenhouse gas emissions and improve air quality 6. Adapt to a changing climate and support an integrated regional development pattern and transportation network 7. Support healthy and equitable communities 8. Encourage development of diverse housing types in areas that are supported by multiple transportation options	The proposed project introduces new multi-family homes and an office space near other job centers and within a HQTA. The proposed project would further introduce a range of residential units within the City of Glendora and include parking and bicycle storage facilities towards supporting multi-modal transportation options.
9. Leverage new transportation technologies and data-driven solutions that result in more efficient travel	Transit networks and service frequency would remain the same. The project site is located in a HQTA.
10. Promote conservation of natural and agricultural lands and restoration of habitats	The project site is currently vacant and was previously developed. There is no loss in open space that would result from the project. The project would include an open area with natural landscaping in an urban context.

Among the 10 objectives established by Connect SoCal, the proposed project would be consistent with the goals that focus on housing and job growth within existing urbanized areas giving people greater accessibility to job opportunities, high-quality transit and active transportation options, and amenities. The proposed project would introduce both housing and job opportunities near job centers. The proposed project site is served by 10 bus stops provided by Foothill transit in a 0.5-mile radius of the project site, which is located in a HQTA. The reasonable worst-case construction scenario analysis of the proposed project is well below state thresholds and in alignment with the SCAG 2020 RTP/SCS. Therefore, the proposed project would not conflict with any applicable plan, policy, or regulation related to reducing GHG emissions. No mitigation or further analysis is warranted.

[7] California Air Resources Board. "What Are Sustainable Communities Strategies?" Accessed November 12, 2019. Available at: https://ww2.arb.ca.gov/our-work/programs/sustainable-communities-program/what-are-sustainable-communities-strategies

3.9 HAZARDS AND HAZARDOUS MATERIALS

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to hazards and hazardous materials, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Hazardous wastes are by-products of society that can pose a substantial or potential hazard to human health or the environment when improperly managed. Hazardous wastes possesses at least one of four characteristics (ignitability, corrosivity, reactivity, or toxicity), or appears on special U.S. Environmental Protection Agency (EPA) lists.[2] Hazards and hazardous materials at the proposed project site were evaluated based on expert opinion supported by facts, review of a Phase I Environmental Site Assessment (ESA) prepared for the proposed project site (see Appendix F, *Phase I Environmental Site Assessment of 501 W. Route 66, Glendora, CA 91740*), review of environmental databases by Environmental Data Resources (EDR; included in Appendix F),[3] and the Safety Element of the City of Glendora General Plan (Community Plan 2025).[4]

State CEQA Guidelines recommend the consideration of seven questions when addressing the potential for significant impact to hazards and hazardous materials:

Would the project:

(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

The proposed project is expected to result in less than significant impacts to hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The City of Glendora General Plan Safety Element provides guidance and references regulations relating to the transport, use, or disposal of hazardous materials.[5]

The proposed project site is currently vacant, and the topography is relatively flat. The existing lot consists of an asphalt surface without designated parking spots within the gate surrounding the three parcels. There are three designated parking spots west of parcel 8639-027-902 located at the access, northwest of the project site. Between the northern two parcels (8639-027-901, and 8639-027-902) there are 14 existing trees (see Section 1.0, *Project Description*: Figures 1.8-1 and 1.8-2).

The use of hazardous materials is typically associated with industrial land uses. Activities such as manufacturing, plating, cleaning, refining, and finishing frequently involve chemicals that are considered hazardous when accidentally released into the environment. To a lesser extent,

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] Title 40, Code of Federal Regulations (CFR), Chapter 1, Part 261.

[3] Enviroassessors Inc. 15 July 2019. Phase I Environmental Site Assessment of 501 W. Route 66, Glendora, CA 91740.

[4] City of Glendora. 2008. "Glendora Community Plan 2025 Safety Element." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[5] City of Glendora. 2008. "Glendora Community Plan 2025 Safety Element." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

hazardous materials may also be used by various commercial enterprises as well as residential uses. A review of historic aerial maps, Sanborn Fire Insurance Maps, and topographic maps indicates that there has been development on the proposed project property since 1948, including an orchard, a model home, a nursery, an auto sales yard with auto repair, and a single-family residence.

The proposed project would not involve the production of any hazardous materials; therefore, the project would not involve the disposal of hazardous materials. Residential, institutional land uses associated with the project would use materials such as cleaning solvents, herbicides, and pesticides that may be classified as hazardous materials. The use of hazardous materials typically associated with residential and commercial mixed uses include household cleaning solvents and fuels that may constitute hazardous waste, if not properly handled, stored, or disposed of in the proper manner. The Phase I ESA revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property. The Phase I ESA revealed no controlled recognized environmental conditions (CRECs). CREC is an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). The Phase I ESA revealed no evidence historical recognized environmental conditions (HCRECs) in connection with the subject property. An HCREC is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). ENVIROASSESSORS, the preparer of the Phase I ESA, determined that the property has a low to moderate potential for impairment liability when taking into consideration 11 factors:

- Present use the property;
- No observed industrial wastewater generation;
- No friable or non-friable asbestos-containing materials;
- Non-generation of hazardous wastes requiring special handling;
- No potentially hazardous materials found during the site visit;
- No observed potentially PCB-containing electrical devices requiring special management at this time;
- No observed pesticide use;
- Neighboring land use;
- Presence of listed potential hazardous waste sites within one mile of the subject property;
- The historical use of the property; and
- Public domain information on the property.

Emergency response plans are in place with the City per the California's Standardized Emergency Management System (SEMS) Multi-Hazard Functional Plan in the case that a hazardous or toxic materials event occurs. In addition, the Los Angeles County Fire Department provides emergency response to hazardous materials. The County provides two engines, one hazardous materials task force, one squad and a battalion chief that directly respond to hazardous materials incidents. The construction of the proposed project would require limited use of hazardous materials, particularly

fuels, solvents, and paint; however, construction would occur pursuant to County and City building code requirements. The routine use, and transport of hazardous materials would be comparable to historic uses consisting of paints and cleaning solvents. The City of Glendora participates in the Los Angeles County-sponsored monthly Household Waste Collection Program. The commercial land uses would be required to have a Business Plan, including posting of Material Safety Data Sheets (MSDS) to ensure the safe use, transport, and disposal of hazardous materials.

Therefore, the proposed project is not expected to result in significant impacts to hazards and hazardous materials, related to their use, transport or disposal associated with residential or commercial land use. No mitigation or further analysis is warranted.

(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?

The proposed project would result in less than significant impacts to hazards and hazardous materials regarding creating significant hazards to the public and environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment. The Toxic Substance Control Act, Hazardous Material Transportation Act, Resource Conservation Act, Certified Unified Program Agency, and California Accidental Release Prevention Program govern the proper transport of hazardous materials; on-site storage and use; and procedures to implement in the event of a spill. Construction activities would involve the use of hazardous materials, such as paints, thinners, solvents, acids, curing compounds, grease, oils, and other chemicals, as required pursuant to federal, state, and local statutes and regulation. As in the construction scenario, the construction contractor would be required to complete a DigAlert and records search to identify any existing underground utilities. There were no such facilities identified based on the records search conducted in conjunction with the Phase I ESA.

Compliance with Title 8, Section 1541 of the California Code of Regulation regarding notification of and coordination with the pipelines' owners/operators (through the DigAlert program) and their approval and monitoring of activities near the pipelines would avoid damage to these lines and would prevent the creation of hazards to the surrounding area. The Federal and State Occupational Safety and Health Acts include regulations pertaining to worker safety, including standards for safe workplaces and work practices. The California Office of Emergency Services, Hazardous Materials Section, under the Fire and Rescue Division, coordinates statewide implementation of hazardous materials accident prevention and emergency response programs for all types of hazardous materials incidents and threats. In response to any hazardous materials emergency, the Section staff is called upon to provide state and local emergency managers with emergency coordination and technical assistance. The proposed project would be required to be constructed, operated, and maintained consistent with the City building codes.

The Phase I ESA included a search of government data bases for known sources of contamination within and including the subject property. The Phase I ESA based on the associated EDR report determined that there are no known sources of contamination within the proposed project property. The Phase I ESA resulted in a determination that there are no records of reported hazardous materials spillage/leakage at the subject property based on the review of databases. The owner of the subject property is an unlikely potential responsible party for any contamination due to hazardous materials traceable to any listed sites, based on the information from the database reports. Under Section 26 (4) d of the amended Part 201 of the Natural Resources and

Environmental Protection Act, (NREPA, 1994, P.A. 451), "the owner or operator of property onto which contamination has migrated is not liable for that contamination, unless the owner or operator is responsible for an activity causing the release that is the source of the contamination." Therefore, impacts would be less than significant. No mitigation or further analysis is warranted.

(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The proposed project is expected to result in less than significant impacts to hazards and hazardous materials in relation to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of sensitive land uses, such as a school. There are no schools located within 0.25 mile of the project site. The nearest school is Whitcomb Continuation High School, which is 0.3 mile away, and Stanton Elementary School, which is 0.42 mile away. Therefore, there would be less than significant impact. No mitigation or further analysis is warranted.

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

The proposed project would result in no impacts to hazards and hazardous materials such that the proposed project is located on a site, which is included on a list of hazardous materials sites. A review of federal, state, and tribal databases indicated that there were no active remediation sites or past environmental investigations conducted on the project site. The Phase I ESA included a search of government data bases for known sources of contamination within and including the subject property. The Phase I ESA, based on the associated EDR report, determined that there are no known sources of contamination within the proposed project property. There were also no active remediation sites within 0.25 mile of the project site.[6] Therefore, there would be no impact. No mitigation or further analysis is warranted.

(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

The proposed project would result in no impacts to hazards and hazardous materials in relation to the proximity from an airport and the safety hazard or excessive noise for people residing or working in the project area. There are no public airports within 2 miles of the project site. The nearest public airport to the project site is El Monte Airport that is located at 4233 Santa Anita Ave, El Monte, California 91731, which is 5.4 miles southeast of the project site. The nearest private airport to the project site is the Brackett Field Airport which is 5.7 miles southeast of the project site. Therefore, there would be no impact. No mitigation or further analysis is warranted.

[6] Enviroassessors Inc. 15 July 2019. Phase I Environmental Site Assessment of 501 W. Route 66, Glendora, CA 91740.

(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The proposed project is not expected to result in impacts from hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The City of Glendora General Plan Safety Element provides guidance and references regulations relating to the transport, use, or disposal of hazardous materials.[7] Emergency response plans are in place with the City per the SEMS Multi-Hazard Functional Plan in the case that a hazardous or toxic material event occurs. Construction at the project site should not impact emergency vehicle access to evacuation routes, as there are no proposed closures of Route 66. Therefore, there are no expected impacts from hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No mitigation or further analysis is warranted.

(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The proposed project is expected to result in no impacts from hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. The proposed project site is not located within or adjacent to a very high fire hazard severity zone, as designated by State of California Office of the State Fire Marshall[8] (see Section 3.20, *Wildfire* of this report for the discussion of wildfires and their relation to the project site). Therefore, there are no impacts from exposure of 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. No mitigation or further analysis is warranted.

[7] City of Glendora. Glendora Community plan 2025 Safety Element. 2008. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[8] Cal Fire Office of the State Fire Marshal. Accessed February 10, 2019. Available at: https://osfm.fire.ca.gov/media/5844/san_dimas.pdf

3.10 HYDROLOGY AND WATER QUALITY

This analysis is undertaken to determine if the proposed 501 Route 66 and 532 Parker Drive (proposed project) may have a significant impact to hydrology and water quality, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Hydrology and water quality at the proposed project site were evaluated with regard to the applicable County and/or local general plan, City of Glendora General Plan,[2] State of California Regional Water Quality Control Board Basin Plan for the Los Angeles Regional Board 4 Los Angeles Basin Plan[3] Region, National Flood Insurance Program Flood Insurance Rate Maps for the appropriate County, and the USGS 7.5-minute series topographic quadrangles for the proposed project area Glendora topographic quadrangle,[4] the *Preliminary Hydrology Analysis* dated December 5, 2019, prepared by EGL Associates, Inc. (see Appendix G), and the *Preliminary Standard Urban Stormwater Mitigation Plan (SUSMP)* dated December 6, 2019 prepared by EGL Associates, Inc. (see Appendix H).

State CEQA Guidelines recommend the consideration of nine questions when addressing the potential for significant impacts to hydrology and water quality:

Would the project:

(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

The proposed project would result in less than significant impacts to hydrology and water quality in relation to water quality standards or waste discharge requirements. The project site currently drains to a Los Angeles County Flood Control District-owned storm drain (ID #2298197) located roughly 490 feet west of the proposed project site.[5] The project site is located in the San Gabriel Watershed, approximately 0.4 mile southeast of the channelized Little Dalton Wash, 0.6 mile northwest of the channelized Big Dalton Wash, and approximately 9 miles northeast of the channelized San Gabriel River. This portion of the San Gabriel Watershed is not on the 303(d) impaired water body list.[6] The proposed project would comply with all Standard Urban Stormwater Mitigation Plan (SUSMP)[7] and Stormwater Quality Management Program (SQMP) measures in order to minimize the potential degradation of surface and ground water quality. During the construction phase of the project, erosion control, sediment control, flow control, and good housekeeping Best Management Practices (BMPs) would be utilized to further minimize the potential degradation of surface and ground water

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] City of Glendora Community Development Planning Division. Adopted 26 November 1996. Glendora Community Plan 2025 Conservation Element. Available at: https://www.cityofglendora.org/home/showdocument?id=7229

[3] Los Angeles Region Water Quality Control Board. 2020 *LARWQCB Basin Plan*. Accessed February 10, 2020. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/

[4] U.S. Geological Survey. Current and Historical Topo Maps of the US. Accessed January 30, 2020. Available at: https://viewer.nationalmap.gov/basic/?basemap=b1&category=histtopo,ustopo&title=Map%20View

[5] County of Los Angeles. "Los Angeles County Storm Drain System." Available at: pw.lacounty.gov/fcd/StormDrain/index.cfm

[6] State of California. "Impaired Water Bodies." *State Water Resources Control Board*. Available at: www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2012.shtml?wbid=CAR405150101998091714435 6

[7] EGL Associates, Inc. 6 December 2019. *Preliminary Standard Urban Stormwater Mitigation Plan*.

quality.[8] Furthermore, these BMPs would be designed on a site-specific basis to prevent pollutant runoff during the construction phase and during rain events. Therefore, the proposed project is not expected to result in less than significant impacts to hydrology and water quality, and no further analysis related to water quality standards or waste discharge is warranted.

(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The proposed project would result in no impacts to hydrology and water quality in relation to groundwater supplies or groundwater recharge. The Conservation Element of the City of Glendora General Plan[9] describes the local groundwater resources in the City:

> *"The City is located within the Main San Gabriel Groundwater Basin which covers 167 square miles which is estimated to hold about 2.8 trillion gallons of water.* [...] *The City pumps groundwater from its active wells located at the mouth of Azusa Canyon and upper Glendora Basin. "*

The proposed project area is not designated as a groundwater recharge area by the City of Glendora. Over half of the proposed project site is covered in impervious hardscape, concrete, and asphalt. The project site is comprised of approximately 69.4 percent impervious surface area and approximately 30.6 percent pervious surface area. The proposed project's impervious surface area would increase from 59 percent to 73 percent in Subarea A and decrease from 79 percent to 76 percent in Subarea B, for an overall net increase in impervious surface area by approximately 6.5 percent.[10] The proposed project would increase impervious surface area on the project site from approximately 69.4 percent to 75.9 percent impervious area, totaling approximately 23,906 square feet (SF) proposed impervious surface area.[11] The small increase in impermeable surface would have negligible impacts on groundwater recharge or groundwater supplies. Therefore, there are no expected impacts to hydrology and water quality related to groundwater supplies or groundwater recharge, and no further analysis is warranted.

(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site;

The proposed project would result in no impacts to hydrology and water quality in relation to alteration of existing drainage patterns in a manner that would result in substantial erosion or siltation on or off site. The proposed project site is largely protected from erosion by impervious surfaces:

- Subarea A: 59%

[8] Los Angeles Regional Water Quality Control Board. "Standard Urban Storm Water Mitigation Plan." Available at: www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/susmp/susmp_details.shtml

[9] City of Glendora Community Development Planning Division. Adopted 26 November 1996. Glendora Community Plan 2025 Conservation Element. Available at: https://www.cityofglendora.org/home/showdocument?id=7229

[10] EGL Associates. 5 December 2019. *Preliminary Hydrology Analysis*. Arcadia, CA.

[11] EGL Associates. 05 December 2019. Hydrology Maps: Pre- and Post-Development. In the *Preliminary Hydrology Analysis*. EGL Job No. 19-128-004. Prepared for 501 W. Route 66.

- Subarea B: 79%[12]

During the construction phase of the proposed project, erosion control, sediment control, flow control, and good housekeeping Best Management Practices (BMPs) would be utilized to further minimize the potential for siltation or substantial erosion.[13] The project site is comprised of approximately 69.4 percent impervious surface area and approximately 30.6 percent pervious surface area. The proposed project's impervious surface area would increase from 59 percent to 73 percent in Subarea A and decrease from 79 percent to 76 percent in Subarea B, for an overall net increase in impervious surface area by approximately 6.5 percent.[14] The proposed project would increase impervious surface area on the project site from approximately 69.4 percent to 75.9 percent impervious area, totaling approximately 23,906 SF proposed impervious surface area.[15] The small increase in impermeable surface would have negligible impacts on groundwater recharge or groundwater supplies. Furthermore, these BMPs would be designed on a site-specific basis to prevent pollutant runoff during the construction phase and during rain events. Therefore, there are no expected impacts to hydrology and water quality related to alteration of existing drainage patterns in a manner that would result in substantial erosion or siltation on or off site, and further analysis is not warranted.

(ii) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site;

The proposed project is not expected to result in less than significant impacts to hydrology and water quality in relation to alteration of existing drainage patterns in a manner that would result in flooding on site or off site. Over half of the proposed project sites is covered in hardscape, concrete, or asphalt. Most of the rainfall runs offsite to drains to a Los Angeles County Flood Control District-owned storm drain (ID #2298197) located roughly 490 feet west of the proposed project site.[16] The proposed project would utilize Low Impact Developments (LIDs) as required in the Los Angeles County LID ordinance.[17] As part of this development, the proposed project would direct runoff from impervious surfaces to landscaping areas; thus, resulting in no net increase in stormwater runoff and no net decrease in stormwater quality.

The project site is comprised of approximately 69.4 percent impervious surface area and approximately 30.6 percent pervious surface area. The proposed project would increase impervious surface area on the project site by approximately 6.5 percent, from approximately 69.4 percent to 75.9 percent impervious area, totaling approximately 23,906 SF of proposed impervious surface area.[18] This is a less than 10 percent increase, which is not sufficient to warrant expansion of the existing storm drainage system and new drainage patterns due to the potential of flooding on site or

[12] EGL Associates. 5 December 2019. *Preliminary Hydrology Analysis*. Arcadia, CA.

[13] Los Angeles Regional Water Quality Control Board. "Standard Urban Storm Water Mitigation Plan." Available at: www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/susmp/susmp_details.shtml

[14] EGL Associates. 5 December 2019. *Preliminary Hydrology Analysis*. Arcadia, CA.

[15] EGL Associates. 05 December 2019. Hydrology Maps: Pre- and Post-Development. In the *Preliminary Hydrology Analysis*. EGL Job No. 19-128-004. Prepared for 501 W. Route 66.

[16] Los Angeles County Department of Public Works. "Los Angeles County Storm Drain System." Available at: pw.lacounty.gov/fcd/StormDrain/index.cfm

[17] City of Glendora. Glendora Municipal Code. Title 21 ZONING, Chapter 21.03 GENERAL REGULATIONS, 21.03.090 Urban runoff pollution. Available at: http://www.qcode.us/codes/glendora/?view=desktop&topic=21-21_03

[18] EGL Associates. 05 December 2019. Hydrology Maps: Pre- and Post-Development. In the *Preliminary Hydrology Analysis*. EGL Job No. 19-128-004. Prepared for 501 W. Route 66.

off site. Furthermore, the proposed project would utilize downspout routing which would connect roof drain downspouts to nearby catch basin drainage pipes. Runoff is not expected to increase substantially such that it would result in flooding on site or off site. Therefore, there are less than significant impacts to hydrology and water quality related to alteration of existing drainage patterns in a manner that would result in flooding on site or off site and no further analysis is warranted.

(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

The proposed project would result in no impacts to hydrology and water quality in relation to exceeding the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff. The project site currently drains to a Los Angeles County Flood Control District-owned storm drain (ID #2298197) located roughly 490 feet west of the proposed project site.[19] A project specific hydrology report has been prepared for the proposed project.[20] Pipe capacity calculations have been prepared to determine if the proposed project would exceed the capacity of existing stormwater drainage systems. Calculations for both Subareas A and B show that the stormwater drainage systems have adequate capacity to accommodate the proposed project.[21] Additionally, the proposed project would implement BMPs according to SUSMP, LID, and SQMP requirements.[22] Therefore, there are no impacts to hydrology and water quality related to exceeding the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff and no further analysis is warranted.

(iv) Impede or redirect flood flows?

The proposed project would result in no impacts related to impeding or redirecting flood flows. According to the Flood Insurance Rate Map (FIRM) for the proposed project area, the proposed project area is in an area of "Minimal Flood Hazard."[23] The nearest flood hazard area is located in San Dimas roughly 5.0 miles south east of the proposed project site. Therefore, the proposed project would have no impacts to impeding or redirecting flood flows.

(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The proposed project would have no impact in regard to flood hazards, tsunami, or seiche zones, or risk release of pollutants due to project inundation. The proposed project is in a Low Risk Flood Zone.[24] The nearest flood hazard area is located in San Dimas roughly 5.0 miles south east of the

[19] Los Angeles County Department of Public Works. "Los Angeles County Storm Drain System." Available at: pw.lacounty.gov/fcd/StormDrain/index.cfm

[20] EGL Associates. 5 December 2019. *Preliminary Hydrology Analysis*. Arcadia, CA.

[21] EGL Associates. 5 December 2019. *Preliminary Hydrology Analysis*. Arcadia, CA.

[22] Los Angeles Regional Water Quality Control Board. "Standard Urban Storm Water Mitigation Plan." Available at: www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/susmp/susmp_details.shtml

[23] "FEMA Flood Map Service Center: Search by Address." *View/Print FIRM: View an Image of the FIRM Panel or Print a FIRMette for Your Chosen Location. NOTE: This Is a Static Map and Has Not Been Updated since the Effective Date. Please Refer to Any Amendments or Revisions (LOMC) in the Changes to This FIRM Section.* Available at: msc.fema.gov/portal/search?AddressQuery=501 Route 66 Glendora#searchresultsanchor

[24] "FEMA Flood Map Service Center: Search by Address." *View/Print FIRM: View an Image of the FIRM Panel or Print a FIRMette for Your Chosen Location. NOTE: This Is a Static Map and Has Not Been Updated since the Effective Date.*

proposed project site. Furthermore, the proposed project is not located in a seiche zone. The nearest water body is Percolation Basin located roughly 2.0 miles north of the proposed project site. Lastly, the project is not located in a tsunami risk zone. The nearest tsunami risk zone is located in Long Beach roughly 27.0 miles south of the proposed project site. There is no existing or proposed storage of pollutants on the proposed project property. Therefore, the proposed project would have no impacts from flood hazards, tsunamis, seiches, or risk the release of pollutants due to project inundation.

(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The proposed project would have no impact to hydrology or water related to conflicting with or the obstruction of implementation of a water quality control plan or sustainable groundwater management plan. The proposed project property is vacant and over 50 percent of the property is characterized by impermeable hardscape surface; therefore, the proposed project property does not contribute pollutants to natural water bodies. Similarly, the project site is not designated as a groundwater recharge basin. The project would stay compliant with the National Pollutant Discharge Elimination System (NPDES), SUSMP, LID, and SQMP requirements and would not generate new sources or contribute to existing sources of surface water pollutants. As the proposed project would have negligible change in overall pervious surface, and is not located in groundwater recharge area, it would not affect the City's groundwater recharge basins or associated infrastructure. Furthermore, the proposed project would not obstruction the implementation of the Upper San Gabriel River Enhanced Watershed Management Plan.[25] Therefore, the proposed project would have no impact to hydrology or water related to conflicting with or the obstruction of implementation of a water quality control plan or sustainable groundwater management plan.

Please Refer to Any Amendments or Revisions (LOMC) in the Changes to This FIRM Section. Available at: msc.fema.gov/portal/search?AddressQuery=501 Route 66 Glendora#searchresultsanchor

[25] Los Angeles Regional Water Quality Control Board. "Upper San Gabriel River Watershed Management Group." Available at: www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/watershed_management/san_gabriel/upper_san_gabriel/index.html

3.11 LAND USE AND PLANNING

This analysis is undertaken to determine if the 501 Route 66 Project and 532 Parker Drive (proposed project) may have a significant impact to land use and planning, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines. Land use and planning at the proposed project site was evaluated in light of the adopted published maps, adopted plans, and with regard to the applicable proposed or adopted land use plans and regulations.

State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impacts to land use and planning:

Would the project:

(a) Physically divide an established community?

The proposed project would result in no impact to land use and planning regarding physically dividing an established community. The project site is located within the City's Central Business District (CBD) and is surrounded by existing residential and commercial development. As described in the project description, ingress and egress to the site is provided by W. Historic Route 66 to the south and Parker Drive to the west (see Section 1.0, *Project Description*). The proposed project would introduce residential housing, commercial office space, open area and a surface parking lot to a vacant lot. The proposed project goes towards the City's State Regional Housing Needs Assessment (RHNA) housing allocation with productive additional residential units. The proposed project does not require any change to surrounding transportation network. The proposed project is located on a developed site and would not physically divide an established community. No mitigation or further analysis is warranted.

(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project would result in a less than significant impact due to a conflict with the land use plan, policy or regulation adopted. The City of Glendora's General Plan (Community Plan 2025; City General Plan) land use designations for the proposed project site are multi-family residential (parcels 8639-027-900, 8639-027-901) and mixed-use (parcel 8639-027-902).[1] The proposed project site is located in an area designated for high-density residential development in the City General Plan and is bordered by mixed-use parcels to the east, multi-family and single-family residential to the north, multi-family residential to the west of the project site. The proposed project site has transformed over the years from an orchard, in the late 1940s, to a model home, in the mid-1950s, followed by a nursery, an auto sales yard and auto repair, to a vacant lot by 2010 and its current condition which is considered incompatible uneconomic land use by the City's General Plan.[2] The proposed project is encompassed within the General Plan's Route 66 Corridor Specific Plan (Specific Plan), representing the primary east-west commercial arterial through the city. The proposed project site would include R-3 for the townhome units, U-1 for the garages to

[1] City of Glendora. 1999. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[2] City of Glendora. 1999. "Glendora General Plan: Land Use Element." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

be constructed for the residential units, and a commercial unit C-1. The proposed General Plan Amendment and zone change consists of changing two of three parcels to the RT66-TCMU designation. Furthermore, the proposed project under one of the Specific Plan's sub-districts, the Town Center Mixed Use, is intended to be a complimentary mix of land use and development types compatible with mobility.[3] As the city is almost entirely developed, with only 0.3 percent vacant lands remaining throughout the city, vacant lands are suitable for residential, commercial, or industrial infill development based on size, orientation, shape, location, property value, and regulations. The General Plan Amendment and proposed zone change is consistent with the City of Glendora Land Use Planning policies with the General Plan amendment and zone change. No mitigation or further analysis is warranted.

[3] City of Glendora. 1999. "Glendora General Plan: Land Use Element." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

3.12 MINERAL RESOURCES

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to mineral resources, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Mineral resources at the proposed project site were evaluated with regard to publications from the California Geological Survey[2] and the adopted City of Glendora General Plan (Glendora Community Plan 2025)[3] for the proposed project site.

State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impacts to mineral resources:

Would the project:

(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The proposed project would result in no impacts to mineral resources in relation to the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The Surface Mining and Reclamation Act (SMARA) was enacted in 1975 to regulate surface mining operations in order to reduce environmental impacts, while also encouraging the production, conservation, and protection of the state's mineral resources.[4] The California Geological Survey (formerly California Division of Mines and Geology) website provides the SMARA mineral land classification maps and reports for a given area.[5] Based on a review of these maps, the proposed project site is not a Mineral Resource Zone (MRZ) where geologic data indicate that significant mineral resources are present, otherwise known as an MRZ-2, nor does it contain active mine operations.[6] The project is designated as MRZ-3, or an area containing mineral deposits the significance of which cannot be evaluated from available data.[7,8] Furthermore, the Glendora Community Plan 2025 has no mention of any of its mines, mineral resource recovery

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] California Department of Conservation. n.d. *CGS Information Warehouse: Mineral Land Classification/SMARA Maps and Reports*. Accessed January 17, 2020. Available at: https://maps.conservation.ca.gov/cgs/informationwarehouse/mlc/

[3] City of Glendora. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[4] Public Resources Code (PRC), Division 2 Geology, Mines, and Mining, Chapter 9 Surfacing Mining and Reclamation Act of 1975, Sections 2710-2796.5.

[5] California Department of Conservation. n.d. *CGS Information Warehouse: Mineral Land Classification/SMARA Maps and Reports*. Accessed January 17, 2020. Available at: https://maps.conservation.ca.gov/cgs/informationwarehouse/mlc/

[6] California Department of Conservation. Kohler, Susan L. 2010. Plate 1: San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations. In *Special Report 209: Update of Mineral Land Classification for Portland Cement Concrete-Grade Aggregate in the San Gabriel Valley P-C Region, Los Angeles County*. California Geological Survey.

[7] California Department of Conservation. Kohler, Susan L. 1982. Plate 4.8: Glendora Quadrangle Mineral Land Classification Map. In *Special Report 143: Mineral Land Classification of the Greater Los Angeles Area, Part IV*. California Division of Mines and Geology.

[8] California Department of Conservation. Russell V. Miller. 1994. Plate 1B: Generalized Mineral Land Classification Map of Los Angeles County – South Half. In *Open File Report 94-14: Update of Mineral Land Classification of Portland Cement Concrete Aggregate in Ventura, Los Angeles, and Orange Counties, California, Part II*. California Division of Mines and Geology.

sites, or known mineral resources, and is therefore not considered an important aspect of the City's planning.[9]

Based on a review of the Glendora Community Plan 2025 and California Geological Survey publications, there are no known mineral resources within the project site that would be of value to the region and the residents of the state. Therefore, there would be no impacts to mineral resources related to the loss of availability of a known mineral resource and no further analysis is warranted.

(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?

The proposed project would result in no impacts to mineral resources in relation to the loss of availability of a known mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Based on a review of Chapter 8: Conservation Element of the Glendora Community Plan 2025, there are no known mineral resource recovery sites of local importance located within the proposed project site. The Glendora Community Plan 2025 contains no mention of any of its mines, mineral resource recovery sites, or known mineral resources, and is therefore not considered an important aspect of the City's planning.[10] Therefore, there are no expected impacts to mineral resources related to the loss of availability of a mineral resource recovery site and no further analysis is warranted.

[9] City of Glendora. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[10] City of Glendora. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

3.13 NOISE

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to noise, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Noise at the proposed project site was evaluated with regard to the City of Glendora Community Plan 2025 Noise Element.[2]

The State CEQA Guidelines recommend the consideration of three questions when addressing the potential for significant impact to noise. Would the project result in:

(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

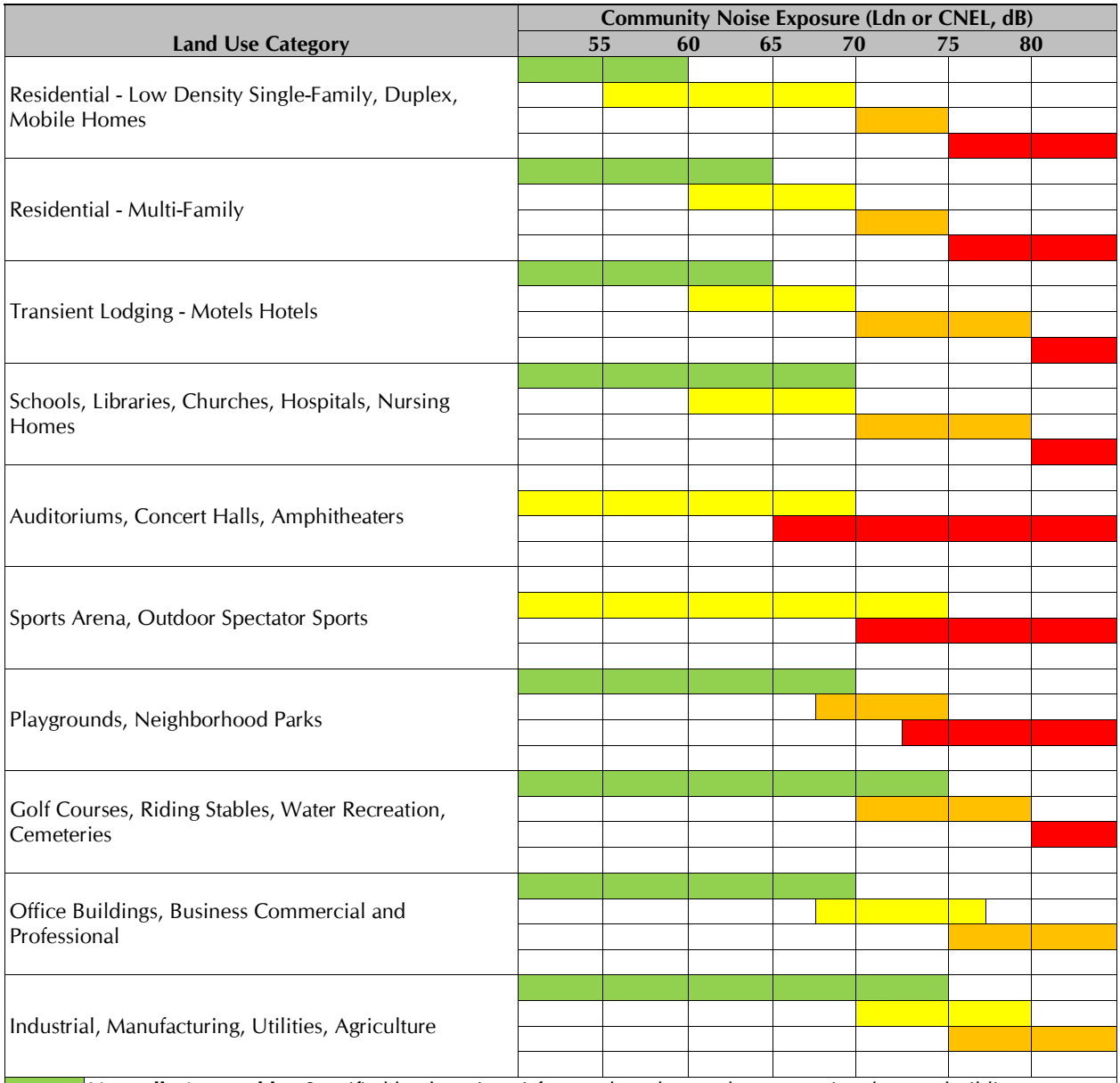
The proposed project would result in less than significant impacts to noise regarding exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The State of California has developed a Land Use Compatibility Matrix for community noise environments that further defines the four categories of acceptance and assigns CNEL values to them (Table 3-13.1, *Land Use Compatibility for Community Noise Environments*). Pursuant to the State Land Use Compatibility Standards, noise levels of up to 60 dB are acceptable for low density single-family residence, up to 65 dB for multi-family residences, and up to 70 dB for commercial land uses. In addition, the State Building Code (Title 24, California Code of Regulations [CCR], Part 2) establishes uniform minimum noise insulation performance standards to protect persons within new hotels, motels, dormitories, long-term care facilities, apartment houses, and residential units other than detached single-family residences from the effects of excessive noise, including, but not limited to, hearing loss or impairment and interference with speech and sleep. Residential structures to be located where the CNEL or Ldn is 60 dBA or greater are required to provide sound insulation to limit the interior CNEL to a maximum of 45 dBA. An acoustic, or noise, analysis report prepared by an experienced acoustic engineer is required for the issuance of a building permit for these structures. Land use changes that result in increased noise levels at residences of 60 dBA or greater must be considered in the evaluation of impacts to ambient noise levels.

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] City of Glendora Community Plan 2025. Noise Element. https://www.cityofglendora.org/home/showdocument?id=7233. Accessed February 5, 2020.

TABLE 3.13-1
LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS



Normally Acceptable - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice.

Normally Unacceptable - New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable - New construction or development should generally not be undertaken.

SOURCE: Adapted from: Governor's Office of Planning and Research. 2003. *State of California General Plan Guidelines. Appendix C, Noise Element Guidelines*. Figure 2. Sacramento, CA.

General Plan

As discussed in the Noise Element of the Glendora Community Plan 2025 (General Plan), noise can be generally defined as unwanted or excessive sound, varying in intensity by over one million times within the range of human hearing; thus, the logarithmic scale, or decibel scale (dB), is used to quantify sound intensity. Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks, and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. Noise generated mobile sources typically attenuates (is reduced) at a rate between 3 dBA and 4.5 dBA per doubling of distance. The rate depends on the ground surface and the number or type of objects between the noise source and the receiver. Hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of 3 dBA per doubling of distance. Soft surfaces, such as uneven or vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance. Noise generated by stationary sources typically attenuates at a rate between 6 dBA and about 7.5 dBA per doubling of distance.

The Noise Element of the General Plan identifies and evaluates unwanted noise sources in the city, and establishes goals and policies for the reduction of noise levels. The Noise Element addresses the general noise sources that affect the overall community versus site-specific conditions. Further, the City has adopted the state's noise standards in its General Plan to serve as the basis for the land use compatibility guidelines (Table 3.13-2, *Noise and Land Use Compatibility Matrix*).

TABLE 3.13-2
NOISE AND LAND USE COMPATIBILITY MATRIX

Land Use Category	Community Noise Exposure (Ldn or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential – Low Density, Single-Family, Duplex, Mobile Homes	50–60	55–70	70–75	75–85
Residential – Multiple Family	50–65	60–70	70–75	70–85
Transient Lodging - Motel, Hotels	50–65	60–70	70–80	80–85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50–70	60–70	70–80	80–85
Auditoriums, Concert Halls, Amphitheaters	NA	50–70	NA	65–85
Sports Arenas, Outdoor Spectator Sports	NA	50–75	NA	70–85
Playgrounds, Neighborhood Parks	50–70	NA	67.5–75	72.5–85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50–70	NA	70–80	80–85
Office Buildings, Business Commercial and Professional	50–70	67.5–77.5	75–85	NA
Industrial, Manufacturing, Utilities, Agriculture	50–75	70–80	75–85	NA

KEY: *NA: Not Applicable*

NOTES:
Normally Acceptable – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
Normally Unacceptable – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
Clearly Unacceptable – New construction or development should generally not be undertaken.

SOURCE: Glendora Community Plan 2025, Chapter 4, Noise Element.

The City of Glendora Municipal Code regulates noise levels in the City (Table 3.13-3, *City of Glendora Noise Limits*).[3] Noise levels are required to not exceed the levels established by City Municipal Code when measured inside any dwelling unit or commercial structure at a point at least four feet from the wall, ceiling or floor nearest the noise source with windows and doors opening to the exterior of the structure in a closed position.

[3] City of Glendora Municipal Code, Chapter 9.44.040 (Ambient noise base levels). http://qcode.us/codes/glendora/view.php?topic=9-9_44-9_44_040. Accessed February 5, 2020.

TABLE 3.13-3
CITY OF GLENDORA NOISE LIMITS

Noise Zone	Noise Level (dBA)		
	Day: 7 AM – 7 PM	Evening: 7 PM – 10 PM	Night: 10 PM – 7 AM
Single Family Residential (R-1)	55	50	45
Multi-Family Residential (R-3 and R-4)	55	55	50
Commercial	65	65	60
Industrial and Light Manufacturing	70	70	70
Special Zones (MS)	55	50	45
SOURCE: *Glendora Municipal Code, Chapter 9.44.040 (Ambient noise base levels)*			

The City of Glendora General Plan establishes Goals and Policies related to control of non-transportation noise impacts, including the temporary effects of construction:

> Goal N-2: Reduced noise impacts from non-transportation sources.
>
> N-2.4 Ensure that construction noise does not cause an adverse impact to the residents of the City by requiring that noise mitigation techniques be incorporated into all construction-related activities.

As stated in Section 3.3.2 of the City's Noise Element of the General plan, stationary noise sources, including construction are best controlled by application of the City Noise Ordinance which requires maintenance of noise levels for daytime, evening, and nighttime.

Noise monitoring was conducted at the project site to characterize ambient noise conditions. Noise monitoring was conducted on the northeastern, northwestern and southeastern corners (Figure 3.13-1, *Noise Measurements*). Ambient noise measurements were recorded with a Larson Davis Spartan 730 Noise Dosimeter (serial number 10383, 10384, 10385), which meets and exceeds the minimum industry standards performance requirements as defined in the American National Standard Institute (ANSI) S1.4 (Appendix I, *Noise Measurement Results*). The dosimeter was calibrated and the City measuring guidelines were consulted prior to recording measurements. The dosimeter was operated according to the manufacturer's written specifications. The ambient noise conditions range from 52.0 to 88.9 leq, consistent with the existing land uses (Table 3.13-4, *Ambient Noise Levels*; see Appendix I). The peak noise levels during the measurements were due to the vibration and damage caused by the wind to the existing gate surrounding the project site.

TABLE 3.13-4
AMBIENT NOISE LEVELS

Location	Description	Serial #	Date	Start Time	End Time	Leq	Max
1	NE Corner	10383	2/3/20	14:52:25	18:30:40	52.0	81.6
2	NW Corner	10385	2/3/20	14:54:14	18:34:39	65.0	88.9
3	SW Corner	10384	2/3/20	14:52:21	18:33:06	52.3	73.4

As indicated in Exhibit N-2 of the City Noise Element, noise levels associated with Route 66 are with the 60-75 CNEL level due to traffic on Route 66.

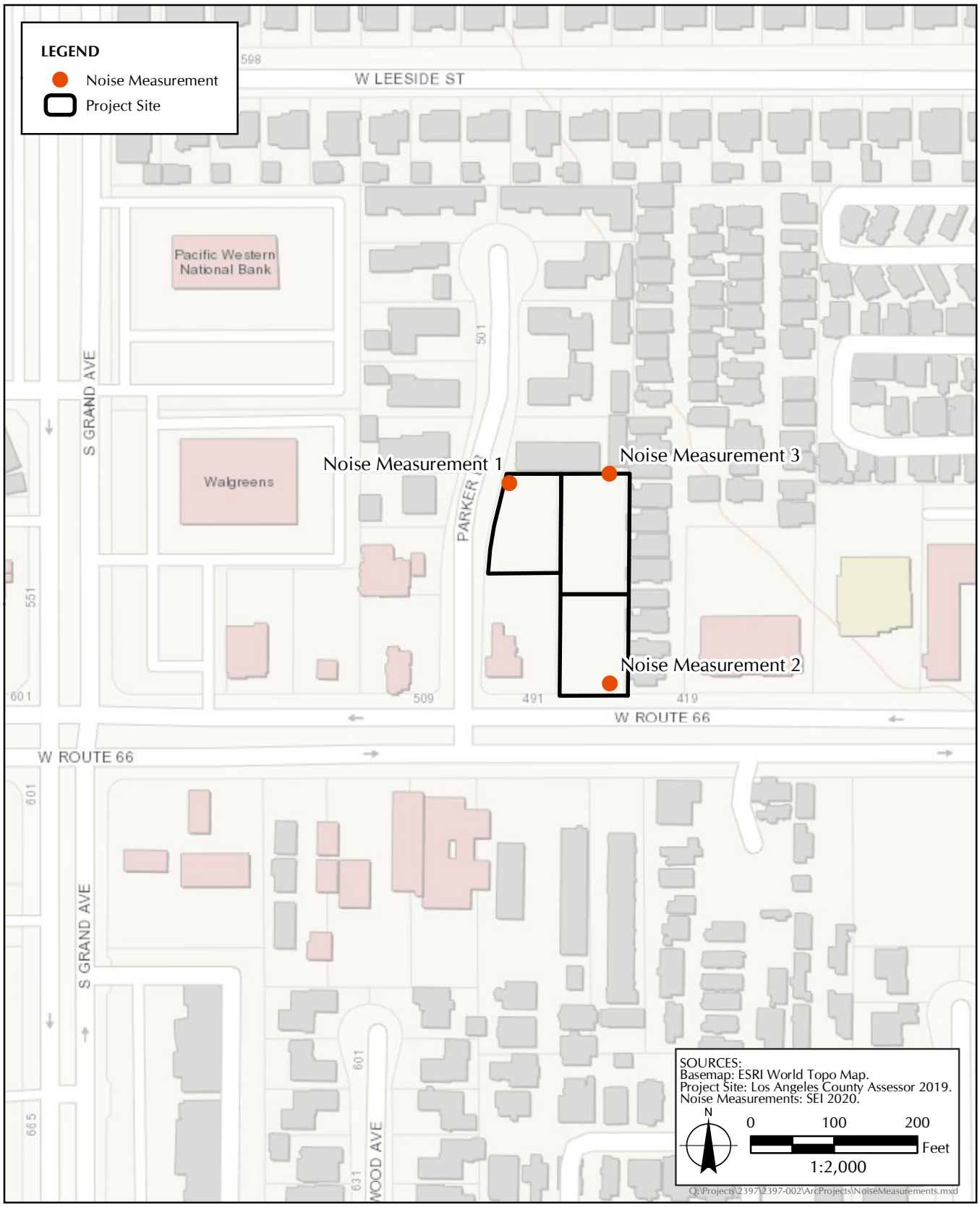


FIGURE 3.13-1

Noise Measurements

The proposed project would require the use of heavy equipment for the demolition and grading of the project site during the initial two weeks of the anticipated 16-month construction phase (see Section 1.11, *Construction Scenario*, in the Project Description). As indicated in the Project Description, construction and maintenance activities would be limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, prohibiting work on federal holidays and weekends. The U.S. Environmental Protection Agency has established the noise levels for the heavy equipment that will be used during construction to range from 65 to 85 dBA within 50 feet.

Construction

Noise impacts from construction of the proposed project would be a function of the noise generated by construction equipment, the location of the equipment, the timing and duration of the noise-generating construction activities, and the relative distance to noise sensitive receptors. Construction activities would generally include ground clearing, site grading, and building construction. Each phase of construction would involve the use of various types of construction equipment and would, therefore, have its own distinct noise characteristics. For example, site grading typically requires the use of earth-moving equipment, such as excavators, front-end loaders, and heavy-duty trucks. Noise from construction equipment generate both steady-state and episodic noise that could be heard within and adjacent to the project site.

Individual pieces of construction equipment that would be used during construction of the proposed project could potentially generate maximum noise levels ranging from 74 to 90 dBA at the Federal Highway Administration's reference distance of 50 feet from the noise source (Table 3.13-5, *Noise Levels for Typical Construction Equipment*). These maximum noise levels would occur when equipment is operating under full power conditions (i.e., with the equipment engine at maximum speed). However, equipment on construction sites often operates under less than full power.

TABLE 3.13-5
NOISE LEVELS FOR TYPICAL CONSTRUCTION EQUIPMENT

Equipment	Estimated Usage Factor* (%)	Typical Noise Level at 50 feet from Source (dBA)
Air Compressors	5	80
Cement and mortar mixer	50	80
Concrete saw	20	90
Crane	16	81
Dozer	20	82
Forklift	10	75
Grader	40	85
Dump / haul truck (light)	40	76
Excavator	40	81
Roller	20	80
Rubber tired loader	40	79
Tractor / loader / backhoe	40	80
Welders	10	73

NOTE: * Usage factor represents the percentage of time the equipment would be operating at full speed.

SOURCE: U.S Environmental Protection Agency. October 1974. Background Document for Interstate Motor Carrier Noise Emission Regulations.
Federal Highway Administration. January 2006. FHWA Roadway Construction Noise Model User's Guide. Prepared by U.S. Department of Transportation, Research and Innovative Technology Administration, John A. Volpe National Transportation Systems Center Acoustics Facility.

The ambient noise levels with construction have the potential to exceed the noise level thresholds for single-family residences that are directly adjacent to the project site.

Furthermore, in accordance with the City's Municipal Codes, Section 9.44.110 Construction of Buildings and Projects, "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 9:00 p.m. of one day and 7:00 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 therefore has been duly obtained from the city. No permit shall be required to perform emergency work as defined in Section 9.44.020(c). (Ord. 1173 § 1, 1972)." Construction activities would not occur outside of this time frame. Additionally, implementation of the proposed project shall limit the delivery of materials and equipment and the outdoor use of mobile and stationary equipment such as hammers, and power tools to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, with no work allowed on Saturdays, Sundays, or federal holidays with the exception of interior work. Outdoor construction activities shall be permitted as long as it does not involve the use of heavy or noise producing equipment.

Maximum noise levels would occur when equipment is operating under full power conditions (i.e., with the equipment engine at maximum speed). However, equipment on construction sites often operates under less than full power conditions.

Construction noise levels were then calculated based on the standard point source noise-distance attenuation factor of 6.0 dBA for each doubling of distance. Based on these noise levels, and the fact that noise attenuates at a rate of approximately 6.0 dBA per doubling of distance from a point source,

the noise impacts on sensitive receptors can be determined by Equation 1 for noise attenuation over distance:

(1) $L_2 = L_1 - 20\ log_{10}\left(\frac{d_1}{d_2}\right)$

where

L_1 = known sound level at d_1
L_2 = desired sound level at d_2
d_1 = distance of known sound level from the noise source
d_2 = distance of the sensitive receptor from the noise source

To more accurately characterize construction-phase noise levels, the average noise level associated with each phase of construction is calculated based on the quantity, type, and usage factors for each type of equipment that would be used during each construction phase. These noise levels are typically associated with multiple pieces of equipment operating simultaneously.

During each phase of construction, 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 the activity. The EPA has compiled data regarding the noise-generating characteristics of specific types of construction equipment during typical construction phases (Table 3.13-6, *Typical Outdoor Construction Noise Levels*, for a reference distance of 50 feet). Ground-borne noise and other types of construction-related noise impacts would typically occur during the excavation and grading and finishing construction phases at a level of 89 dBA L_{eq} measured at 50 feet from sensitive receptors. As previously discussed, these phases of construction have the potential to create the highest levels of noise generated by construction equipment. Please note that construction equipment listed would be limited to short duration of use at full power and followed by lower power settings during construction activities. These noise levels would attenuate with distance from the construction site at a rate of approximately 6.0 dB per doubling of distance.

TABLE 3.13-6
TYPICAL OUTDOOR CONSTRUCTION NOISE LEVELS

Construction Phase	Noise Level (dBA L_{eq})	
	50 Feet	50 Feet with Mufflers
Ground clearing	84	82
Excavation, grading	89	86
Foundations	78	77
Structural, paving	85	83
Finishing	89	86
SOURCE: U.S. Environmental Protection Agency. 1971. Noise from Construction Equipment and Operation, Building Equipment and Home Appliances. PB 206717.		

By assigning the highest potential noise level during construction with incorporation of equipment mufflers at 86 dBA (L_1) at a distance of 50 feet (d_1) and assuming a construction staging area that is 32 feet (d_2) away from the nearest sensitive receptor located adjacent to the eastern property line, the sound level at the sensitive receptor would be 89.88 dBA (L_2) from construction. Construction of the permanent masonry wall surrounding the project site on the northern and eastern boundary would result in noise reduction of 5–10 dBA. Further, installation of temporary noise barriers, in

addition to the use of noise baffles and blankets, would reduce the sound level by up to an additional 10 dBA reducing the noise levels to conditionally acceptable levels for Residential – Low Density, Single-Family, Duplex, Mobile Homes between 55 and 70 dBA (see Table 3.13-2).

As discussed in Section 1.12, *Project Design Features*, during construction activities, the use of equipment mufflers, sound blankets and baffles, and sound walls shall be incorporated into the design of the proposed project. Construction barriers shall be constructed by the contractor to be used during all construction phases. Use of equipment mufflers, sound blankets and baffles, and sound walls shall reduce noise levels up to 20 dBA based on placement and structure to bring construction noise levels at or below 70 dBA, as required at the nearest sensitive receptors adjacent to the project site. The temporary sound barrier would reduce the sound level experienced at the property line to 70.44 dBA, which would bring construction noise levels into compliance with the City's requirement for conditionally accepted sound levels at the nearest sensitive receptors abutting the northern and eastern project boundary.[4]

Thus, construction activities associated with the proposed project would result in less than significant impacts in relation to exposing sensitive receptors to noise levels in excess of the standards established by the Glendora Municipal Code. The proposed project would comply with all applicable construction standards and requirements.

Operation

The project would be required to comply with the City's Noise Ordinance for daytime Noise Level (dBA) between the hours of 7:00 a.m. and 6:00 p.m. in Single-Family Residential (R-1) at 55 dBA and Multi-Family Residential (R-3 and R-4) at 55 Dba (see Table 3.13-3*)*. New sources of noise that are attributable to the project would include noise from traffic and the noise from the roof mounted HVAC units in addition to similar urban, residential noise sources such as mechanical equipment, parking activities along local roadways and lots, dogs barking, garbage collection, and landscaping activities. Further, as discussed in the Noise Element of the Glendora General Plan, the majority of the existing noise experienced near the project site is generated from vehicle sources along Route 66 between Grand Avenue and Vermont Avenue at a noise level of 64.7 dBA L_{eq} (consistent with the ambient noise measured at 65 dBA L_{eq} noted at Location 2 along the southwest corner of the project site (see Table 3.13-4).

The development of the proposed project would not significantly increase the traffic noise environment adjacent to the site. Because the area is mostly built out, the addition of the project traffic to the existing noise levels on the roadways adjacent to the site would not contribute to an audible change of 3 dBA or greater above the existing noise environment, Further, with installation of the permanent masonry wall to be installed at the northern and eastern boundaries of the project site noise experienced as a result of roof mounted HVAC units, and residential noise sources would be attenuated by the diagonal distance to the nearest ground level receptor of about 100 feet. Therefore, the proposed project would result in less than significant impacts to noise in relation to exposing persons to or generating noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. No mitigation or further analysis is warranted.

[4] U.S. Environmental Protection Agency. 1971. Noise from Construction Equipment and Operation, Building Equipment and Home Appliances. PB 206717.

(b) Generation of excessive ground-borne vibration or ground-borne noise levels?

The proposed project is expected to result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise. Ground-borne vibration in the project site is limited to minor traffic-induced vibrations from nearby streets, highways, and freeway vehicular traffic. At the time of the characterization of the baseline conditions in 2020, there were no construction projects within or adjacent to project site, oil fields, mining operations, blasting, or other activities resulting in ground-borne vibrations within the project site or vicinity. Construction of the proposed project would not require blasting, drilling, or other activities that would result in excessive ground-borne vibrations. The construction equipment and associated industrial machinery would produce vibration.

The typical vibration levels from trucks, which will be used during construction, is 0.076 peak particle velocity (PPV) at 25 feet (inches per second). Vibration levels reduce quickly with distance away from the source, so vibration would decay below the 0.05 inch per second RMS vertical velocity threshold at the residential housing located immediately adjacent to the project. Equipment such as pile drivers, which produce higher vibration levels, would not be used during the construction.

The U.S. Department of Transportation Federal Transit Administration (FTA) guidelines set forth in its technical manual, *Transit Noise and Vibration Impact Assessment*, will be utilized in determining vibration impacts.[5] The FTA measures building vibration damage in PPV, which is measured in inches per second (Table 3.13-7, *FTA Construction Vibration Impact Criteria for Building Damage*, for FTA vibration criteria applicable to construction activities). According to the FTA guidelines, a vibration criterion of 0.2 inch per second should be considered as the significant impact level for non-engineered timber and masonry buildings.

TABLE 3.13-7
FTA CONSTRUCTION VIBRATION IMPACT CRITERIA FOR BUILDING DAMAGE

Building Category	PPV (inches per second)
I. Reinforced-concrete, steel or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12
SOURCE: U.S. Department of Transportation, Federal Transit Administration. May 2006. Transit Noise and Vibration Impact Assessment. Washington, DC.	

Construction of the proposed project would generate ground-borne vibration during grading and earth-moving activities. The FTA has published standard vibration velocities for various construction equipment operations. The typical vibration levels (in terms of inches per second PPV) at a reference distance of 25 feet, 50 feet, and 100 feet for construction equipment used during construction activities are listed in Table 3.13-8, *Vibration Source Levels for Construction Equipment*.

[5] U.S. Department of Transportation, Federal Transit Administration. May 2006. Transit Noise and Vibration Impact Assessment. Washington, DC.

TABLE 3.13-8
VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT

Equipment	PPV at 25 feet (inches per second)	PPV at 50 feet (inches per second)	PPV at 100 feet (inches per second)
Large bulldozer	0.089	0.031	0.011
Loaded trucks (haul truck)	0.076	0.027	0.010
Jackhammer	0.035	0.012	0.004
Small bulldozer	0.003	0.001	0.000
SOURCE: Federal Transit Administration. May 2006. Transit Noise and Vibration Impact Assessment. Washington, DC.			

Construction of the proposed project would not include demolition or pile driving methods, and as such, impacts from these activities are not included in this construction vibration analysis. As indicated in Table 3.13-8, vibration velocities from most heavy construction operations that would be used during construction of the proposed project would range from 0.000 to 0.011 inch per second PPV at a reference distance of 100 feet from the equipment. Haul trucks during construction activities would also generate ground-borne vibration as they travel to and from the proposed project site. As indicated in Table 3.13-8, a haul truck traveling on a rough road surface would generate a ground-borne vibration level of 0.076 inch per second PPV at a distance of 25 feet from the haul truck. These levels are well below the potential damage threshold of 0.2 inch per second.

Ground-borne vibration from construction rarely results in a negative response from people who are outdoors. Negative responses are typically associated with the shaking of the building where the person is located. Since construction vibration is transient, the Caltrans guidance manual can be used to categorize the potential human response to construction-induced vibration (Table 3.13-9, *Human Response to Transient Vibration*).[6]

TABLE 3.13-9
HUMAN RESPONSE TO TRANSIENT VIBRATION

Average Human Response	PPV (in/sec)
Severe	2.000
Strongly perceptible	0.900
Distinctly perceptible	0.240
Barely perceptible	0.035
NOTE: PPV = peak particle velocity; in/sec = inches per second.	

The nearest sensitive receptor to the proposed project is a residence located 32 feet away. Solving for Equation 2,

[6] California Department of Transportation. June 2004. Transportation- and Construction-Induced Vibration Guidance Manual. Sacramento, CA.

(2) PPV*equip* = PPV*ref* x (25/D)

where

PPV*equip* is the peak particle velocity in in/sec of the equipment adjusted for distance
PPV*ref* is the reference vibration level in in/sec at 25 feet
D is the distance from the equipment to the receiver,[7]

gives a maximum vibration level of 0.070 PPV at the closest sensitive receptor. This is a barely perceptible level according to the Caltrans guidance manual. However, all construction would be undertaken in accordance with all federal, state, county, and City building codes. Therefore, there would be no impact, and no further analysis is warranted.

Operation of the proposed project would not include the use of any ground-borne vibration producing equipment. Therefore, there are no expected impacts to noise related to generation of excessive ground-borne vibration or ground-borne noise and no mitigation or further analysis is warranted.

(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The proposed project is expected to result in no impacts to noise in relation to public airports. There are no public airports located within a 2-mile radius of the project site. The nearest airport is the San Gabriel Airport located 4.4 miles to the southwest of the project site. The proposed project would be located outside the airport influence area of both airports. Therefore, the proposed project would not result in exposure of residents to excessive noise levels from a public airport or airstrip. No mitigation or further analysis is warranted.

[7] U.S. Department of Transportation, Federal Transit Administration. May 2006. Transit Noise and Vibration Impact Assessment. Washington, DC.

3.14 POPULATION AND HOUSING

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to population and housing, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines. Population and housing at the proposed project site were evaluated with regard to state, regional, and local data and forecasts for population and housing including U.S. Census Bureau and Southern California Association of Governments (SCAG) data,[1,2,3] State of California Economic Development Department Data,[4] City of Glendora General Plan,[5] and City of Glendora Zoning Code.[6]

State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impacts to population and housing:

Would the project:

(a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed project would result in less than significant impacts to population and housing in relation to inducing substantial direct or indirect population growth. Between 2000 and 2018, the County of Los Angeles had an estimated population growth rate of 8 percent.[7] According to the California Department of Finance (2019) population and housing estimates, the City of Glendora has a population of approximately 52,122 as of January 1, 2019.[8] The proposed project would include the development of eight residential units and one commercial building in the City of Glendora. Each residential unit would contain approximately three to four bedrooms while the commercial building would contain four parking stalls. Given these factors, approximately 32 persons would live on the developed site and approximately 4 persons would utilize Commercial Building C on-site totaling an approximate increase of 36 persons in the city. Due to the development of the proposed project, there would be a 0.01 percent increase in the January 2020 citywide population, which

[1] U.S. Census Bureau. July 2018. "Los Angeles City and Los Angeles County, California Population Estimates." Available at: https://www.census.gov/quickfacts/fact/table/losangelescitycalifornia,losangelescountycalifornia,CA/PST045218

[2] Southern California Association of Governments. May 2019. "Profile of the City of Los Angeles." Available at: https://www.scag.ca.gov/Documents/LosAngeles.pdf

[3] Southern California Association of Governments. 2015. "Demographics and Growth Forecast (2016–2040)." Available at: http://scagrtpscs.net/Documents/2016/draft/d2016RTPSCS_DemographicsGrowthForecast.pdf

[4] State of California, Employment Development Department. 2019. "Labor Market Information for Los Angeles-Long Beach-Glendale Metropolitan District." Available at: https://www.labormarketinfo.edd.ca.gov/geography/md/los-angeles-long-beach-glendale.html

[5] City of Glendora. Adopted 2006–2008. "City of Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[6] City of Glendora. January 2020. City of Glendora Zoning Map. Available at: https://www.cityofglendora.org/home/showdocument?id=1013

[7] Southern California Association of Governments. May 2019. "Profile of the City of Los Angeles." Available at: https://www.scag.ca.gov/Documents/LosAngeles.pdf

[8] State of California Department of Finance. May 2019. "E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011–2019 with 2010 Census Benchmark." Available at: http://dof.ca.gov/Forecasting/Demographics/Estimates/E-5/

would accommodate anticipated population growth, rather than inducing substantial growth in the area.[9] According to the SCAG Demographics and Growth Forecast (2016–2040), the total city forecast to the year 2040 is 54,300.[10] The planned growth for the City of Glendora is 2,178 persons which represents a 0.2 percent increase of the total city growth projected for 2040. The proposed project's share of the population growth is not considered to be substantial.

The project infrastructure would be sized for the needs of this project and would not provide capacity for or any extensions to other properties that could induce additional development outside of the proposed project site. As of December 2019, the labor force of the County accounted for an unemployment rate of approximately 4.0 percent.[11] The proposed project construction would require a total of 10 construction workers on the project site. According to SCAG's 2019 City of Glendora Profile,[12] the total number or construction jobs in Glendora is approximately 1,060. Due to the location of the project sire being in the Los Angeles Basin, the project would not require the relocation of construction workers for the development of the proposed project.

Additionally, the City of Glendora's 2013–2021 Housing Needs Assessment allocates a total of 686 housing units as a part of the Regional Housing Needs Allocation (RHNA) adopted by SCAG.[13] The proposed project's eight housing units would bring the City of Glendora closer to their housing needs production goals and would pose a beneficial impact for the city. The proposed project would not result in a substantial increase in population as a result of the proposed project. Therefore, there are less than significant impacts to population and housing related to inducing substantial direct or indirect population growth, and no further analysis is warranted.

(b) Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?

The proposed project would result in no impacts to population and housing in relation to the displacement of substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere. Displacement, in the context of housing can generally be defined as a persons or groups of persons who have been forced or obliged to flee or to leave their homes or places of habitual residence.[14] The existing project site (proposed) is currently a vacant lot that does not contain any existing housing and would therefore, not cause the displacement of any persons or require the construction of replacement housing elsewhere. Therefore, there would be no impacts to population and housing related to the displacement of substantial amounts of existing housing.

[9] Building A = 5 units. Building B = 3 units. Max 4 persons/unit = 5 + 3 = 8 units x 4 persons = 32 persons. Commercial Building C = 4parking stalls total 4 persons. 32 + 4 = approximately 36 persons on project site. Glendora's 2019 population is 52,122.36/52,122 = 0.00069 or approximately 0.01 percent increase in the citywide population.

[10] Southern California Association of Governments. 2015. "Demographics and Growth Forecast (2016–2040)." Available at: http://scagrtpscs.net/Documents/2016/draft/d2016RTPSCS_DemographicsGrowthForecast.pdf

[11] State of California Employment Development Department. "Los Angeles County Profile: Unemployment Rates and Labor Force Data." Accessed February 7, 2020. Available at: https://www.labormarketinfo.edd.ca.gov/geography/losangeles-county.html

[12] Southern California Association of Governments. May 2019. "Profile of the City of Glendora." Available at: https://www.scag.ca.gov/Documents/Glendora.pdf

[13] City of Glendora, November 2013.

[14] United Nations Human Rights Office of the High Commissioner. January 2020. "Questions and Answers about IDPs: Who are internally displaced persons?" Available at: https://www.ohchr.org/EN/Issues/IDPersons/Pages/Issues.aspx

3.15 PUBLIC SERVICES

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to public services, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Public services at the proposed project site were evaluated based on review of the adopted City of Glendora General Plan (Glendora Community Plan 2025)[2] and other substantial evidence.

State CEQA Guidelines recommend the consideration of the following question when addressing the potential for significant impact to the environment as result the need to undertake construction and operation of new facilities to sustain public services:

(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

(1) Fire protection

The proposed project would result in less than significant impacts to public services in relation to the provision or need for new or physically altered fire protection facilities. The Los Angeles County Fire Department (LACFD) provides fire protection and emergency response services to the City of Glendora. Three fire stations serve the City: Fire Station 85, Fire Station 86, and Fire Station 151 (Table 3.15-1, *Fire Stations in the City of Glendora*). The closest station to the proposed project site is Fire Station 151, located 0.8 mile away at 231 West Mountain View Avenue. Data released in indicates that 6 minutes and 31 seconds is a best practice for public agency response time, when taking in to consideration an 80-second turnout time, 15-second call answer time, and the 60-second call-processing time, plus the 240 seconds travel time, not to include time before being notified or call center transfers.[3] The Los Angeles County Fire Protection District has no official adopted standards for response; however, for the City of Glendora, the average response time is 4.38 minutes.[4]

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] City of Glendora. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[3] Sheridan, Todd. 9 July 2019. "3 fire service myths: Data, response times and coverage equity." In *Chief Concerns*. Available at: https://www.firerescue1.com/response-time/articles/3-fire-service-myths-data-response-times-and-coverage-equity-GaCh6wfeKUDFrmqr/

[4] City of Glendora. "Chapter 3: Safety Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

TABLE 3.15-1
FIRE STATIONS IN THE CITY OF GLENDORA

Station No. / Address	Number of Personnel	Equipment	Approximate Distance from Station to Project
Station No. 151 231 West Mountain View Avenue	17	3 Captains 3 Firefighter Specialists 9 Firefighters / Paramedics 1 Engine 1 Nurse Educator	0.8 mile N, approx. 3 minutes away
Station No. 85 650 East Gladstone	17	3 Captains 3 Firefighter Specialists 9 Firefighters 1 Engine 1 EST (2-person unit)	2.2 miles SE
Station No. 86 520 South Amelia Avenue	21	6 Captains 3 Firefighter Specialists 12 Firefighters 1 Engine 1 Truck	3.4 miles E
KEY: No. = number; N = north; SE = southeast; E = east **SOURCE:** Safety Element of the Glendora Community Plan 2025[5] and Google Earth Pro[6]			

Construction activities associated with the proposed project would include demolition, site preparation including trenching for utilities, and construction of new buildings over a period of approximately 16 months.[7] These construction activities could temporarily increase the demand for fire protection, and may expose combustible materials such as wood, plastics, sawdust, coverings and coatings; heat sources including machinery and equipment sparking; exposed electrical lines; welding activities; and chemical reactions in combustible materials and coatings. However, in compliance with California Division of Occupational Safety and Health Administration (Cal/OSHA) and Fire Code requirements, construction managers and personnel would be trained in fire prevention and emergency response. Fire suppression equipment specific to construction would be maintained on-site.

Based on the residential development described in the project description, with an assumption of 3.5 residents per each of the eight units, there would an anticipated residential population of 28 residents. The office building would likely bring a maximum of eight daily workers, assuming a high-density office space at 150 square feet per employee.[8,9] The addition of eight townhomes and a small commercial building, within less than 1.0 mile of a fire station, would not have a significant

[5] City of Glendora. "Chapter 6: Safety Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[6] Google Earth Pro. Accessed January 17, 2020. *Fire Stations to 501 West Route 66*.

[7] City of Glendora. 2020. *501 Route 66 Project Description*. Project No. 2397-002. Prepared by: Sapphos Environmental, Inc., Pasadena, CA.

[8] Simmons, Kristi Svec. 14 June 2018. "How Much Office Space Do I Need? (Calculator and Per Person Standards)." Aquila Commercial. Available at: https://aquilacommercial.com/learning-center/how-much-office-space-need-calculator-per-person/

[9] CoreNet Global. 6 August 2013. *Property Paradox: Space for Office Workers Continues to Decline, Even as Companies Expect Hiring to Increase in Months Ahead*.

impact on fire response times and would not otherwise create a substantially greater need for fire protection services than already exists.

The LACFD access requirements and water system requirements listed in Section 1.9, *Project Description,* shall be met as a condition of approval for the proposed project.

Typical of residential developments, project operation would not require the use of substantially hazardous materials or engage in hazardous activities that would require new or modified fire protection equipment to meet potential emergency demand. Additionally, the proposed project site is located less than 600 feet from the City's Grand Avenue emergency evacuation route.[10] The Project would be subject to the requirements of the County Code (e.g., Building Code, Fire Code, Utilities Code, and Subdivision Code) for new construction that addresses structural design, building materials, site access, fire lanes, fire flow requirements, automatic sprinkler systems, alarms, and smoke detectors. In addition, the LACFD would review and approve all project plans at the building permit and plan check phases of the Project to ensure compliance with applicable Fire Code requirements, thereby minimizing the risk of increased operation fire safety hazards.

Given the available fire protection facilities and the minimal increase in residents, impacts would be less than significant. No mitigation or further analysis is warranted.

(2) Police protection

The proposed project would result in no impacts to public services in relation to the provision or need for new or physically altered governmental police protection facilities. Police protection at the proposed project site is provided by Glendora Police Department.[11] It is located at 150 South Glendora Avenue, which is 0.7 mile northeast of the project site. The police department has 53 sworn officers, 40 civilian employees, and a volunteer force.[12] The average emergency response time in August of 2015 for the Glendora Police Department was 3 minutes and 54 seconds.[13] A service ratio of one law enforcement responder per 1,000 residents is considered protective of public safety. The addition of eight townhomes and an office building, occupied by up to 36 individuals within less than 1.0 mile of the police station, would not have a significant impact on police response times and would not result in substantial adverse physical impacts associated with the provision of new or physically altered police stations; the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for community safety response services. No mitigation or further analysis is warranted.

[10] City of Glendora. "Chapter 3: Safety Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[11] City of Glendora. "Chapter 6: Safety Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[12] Glendora Chamber of Commerce. "Glendora Police Department." Accessed January 23, 2020. Available at: https://business.glendora-chamber.org/list/member/glendora-police-department-774

[13] Glendora Police Department. August 2015. "Glendora Police Department Monthly Report." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

(3) Schools

The proposed project would result in less than significant impacts to public services in relation to the provision or need for new or physically altered school facilities. Four school districts serve the City of Glendora: Glendora Unified, Charter Oak Unified, Azusa Unified, and Bonita Unified (Table 3.15-2, *Public Schools in the City of Glendora*). Glendora Unified School District (GUSD) and Charter Oak Unified School District (COUSD) are located within the City and serve the majority of the population, with assistance from Azusa Unified School District (AUSD) and Bonita Unified School District (BUSD). GUSD serves the City with five elementary schools, two middle schools, and two high schools. COUSD maintains two elementary schools and the Oak Knoll Alternative School, AUSD maintains Sierra High School within the City, and several residents attend schools in the BUSD, located outside the City limits.[14,15,16]

TABLE 3.15-2
PUBLIC SCHOOLS IN THE CITY OF GLENDORA

School	Address	Distance from Project Site (miles)	District
Cullen Elementary	440 N. Live Oak Ave. Glendora, CA 91741	1.8 NE	GUSD
La Fetra Elementary	547 W. Bennett Glendora, CA 91741	1.2 N	GUSD
Sellers Elementary	500 N. Lorraine Ave. Glendora, CA 91741	2.5 NE	GUSD
Stanton Elementary	725 S. Vecino Ave. Glendora, CA 91740	0.5 SW	GUSD
Sutherland Elementary	1330 N. Amelia Ave. Glendora, CA 91740	3.3 E	GUSD
Goddard Middle	859 E. Sierra Madre Ave. Glendora, CA 91741	2.6 NE	GUSD
Sandburg Middle	819 W. Bennett Ave. Glendora, CA 91741	1.7 SE	GUSD
Glendora High School	1600 E. Foothill Ave. Glendora, CA 91741	2.7 E	GUSD
Whitcomb High	350 N. Mauna Loa Ave. Glendora, CA 91740	0.5 SE	GUSD
Oak Knoll Alternative	1505 S. Sunflower Ave., Glendora, CA 91740	2.7 SE	COUSD
Willow Elementary	1427 Willow Ave., Glendora, CA 91740	2.9 SE	COUSD
Washington Elementary	325 W. Gladstone St., Glendora, CA 91740	1.4 S	COUSD
Sierra High School	1134 S. Barranca Ave., Glendora, CA 91740	1.5 SW	AUSD

KEY: N = north; E = east, S = south; W = west; NE = northeast; SW = southwest; SE = southeast; Ave. = avenue; St. = street; GUSD = Glendora Unified School District; COUSD = Charter Oak Unified School District; AUSD = Azusa Unified School District
SOURCE: Open Space and Recreation Element of the Glendora Community Plan 2025[17] and Google Earth Pro[18]

[14] City of Glendora. "Chapter 7: Open Space and Recreation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[15] Glendora Unified School District. "Schools." Accessed January 17, 2020. Available at: https://www.glendora.k12.ca.us/apps/pages/index.jsp?uREC_ID=1439872&type=d&pREC_ID=1602721

[16] California Department of Education. "California School Directory." Accessed January 17, 2020. Available at: https://www.cde.ca.gov/schooldirectory/details?cdscode=19645766013932

[17] City of Glendora. "Chapter 7: Open Space and Recreation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

The residential units would contain three to four bedrooms per unit, which would increase the residential population in the area by approximately 28 residents. Future households may include one or more school-age children who would attend local elementary, middle, and/or high schools. The numbers of school-age children and their grade level distribution would fluctuate regularly over time. Students from eight new townhomes would not result in an increase beyond the capacity of the existing elementary, middle school, and high school that serve the City of Glendora. The City is adequately served by elementary, middle, and high schools both in and outside of the City limits by GUSD, COUSD, AUSD, and BUSD.

Furthermore, GUSD collects developer impact fees as allowed by Government Code Section 53080. These fees are levied on new construction projects within GUSD boundaries to offset the costs associated with providing additional school facilities for increased student enrollment generated by new housing development within GUSD.[19] There is no new school construction proposed in conjunction with the proposed project.

Therefore, given that the City is adequately served by multiple school districts, the minimal increase in school-aged residents would not result in substantial adverse physical impacts associated with the provision of new or physically altered schools; the construction of which could cause significant environmental impacts, in order to maintain acceptable K–12 classroom capacity. No mitigation or further analysis is warranted.

(4) Parks

The proposed project would result in no impacts to public services in relation to the provision or need for new or physically altered park facilities. The City is adequately served by park facilities (see Section 3.16, *Recreation*). Open space uses account for 37.04 percent of the City, totaling 4644.24 acres of Open Space.[20] Of this, passive and active recreation parks total 46.8 acres, including Big Tree Park, which is less than 0.5 mile from the proposed project site.[21] The City of Glendora provides a variety of park and open space facilities and programs for its residents, servicing at least nine parks, with a range of passive and active recreational parks and wilderness parks. These provide residents with regulation-sized sports facilities, playing courts, athletic fields, picnic areas, youth and community centers, playgrounds, activities and classes, aquatic facilities, and a variety of trails throughout the community.[22] The Los Angeles County Park Needs Assessment analyzed park needs across over 185 study areas in the County, and it determined that Glendora had 1.8 park acres per 1,000 residents, assuming that there are 91.3 park acres (excluding regional open space, nature preserves, or State and National Forest Land) and a population of 52,166.[23] The City's 1.8 park acreage per 1,000 residents would remain unchanged

[18] Google Earth Pro. Accessed January 17, 2020. *501 West Route 66 to Parks*.

[19] Glendora Unified School District. "Doing Business with GUSD." Accessed January 24, 2020. Available at: https://www.glendora.k12.ca.us/apps/pages/index.jsp?uREC_ID=1437366&type=d&pREC_ID=1601139

[20] City of Glendora. "Chapter 2: Land Use Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[21] City of Glendora. Parks Map/Locator. Accessed January 23, 2020. Available at: https://www.cityofglendora.org/departments-services/parks-recreation-senior-services/park-map-locator

[22] City of Glendora. "Chapter 7: Open Space and Recreation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[23] County of Los Angeles. 9 May 2016. "City of Glendora / Unincorporated Glendora Study Area Profile." In *Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment*. Available at: https://lacountyparkneeds.org/

with the addition of 28 residents anticipated for the residential units described in the project description and the 8 workers anticipated in association with the commercial development described in the project description. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable park acreage per 1,000 residents. No mitigation or further analysis is warranted.

(5) Other public facilities

The proposed project would result in less than significant impacts to public services that would require the provision of other new or expanded public facilities. The 1,170-square-foot office building would bring a less than significant number of eight commuters, and the residential units would increase the residential population in the area by approximately 28 residents. Future residents and commuters of the developed site may occasionally visit other public facilities such as libraries (Glendora Public Library, 0.7 mile northeast), senior centers (La Fetra Senior Center, 1.0 mile northeast), pools (Glendora Aquatics Center, 1.0 mile northwest), post offices (United States Post Office, 0.5 mile northeast), and hospitals (Glendora Community Hospital, 0.4 mile southeast).[24] The project site is adequately served by public facilities, all of which are within 1.0 mile. The added population from this project would have a less than significant impact on those facilities, as only a small percentage of the project's total residents and visitors would visit a particular facility on a given day. This project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities such as libraries, senior centers, pools, post offices, or hospital, the construction of which could cause significant environmental impacts, in order to maintain acceptable public services. No mitigation or further analysis is warranted.

[24] City of Glendora. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

3.16 RECREATION

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to recreation, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Recreation at the proposed project site was evaluated with regard to expert opinion, technical studies, the adopted City of Glendora general plan (Glendora Community Plan 2025),[2] Los Angeles County Park Needs Assessment,[3] and other substantial evidence.

State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impact to recreation:

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

The proposed project would have less than significant impacts to recreation such that physical deterioration of existing neighborhood and regional parks or other recreational facilities would occur or be accelerated. The nearest park facility to the proposed project site is Big Tree Park, located at 665 South Santa Fe Avenue.[4] It is 0.4 mile southeast of the project site, or an estimated 8-minute walk. Big Tree Park is a City-maintained passive park facility with 0.34 acre of grass, trees, a playground/tot lot, and picnic tables.[5] The closest active park is Finkbiner Park, located at 160 North Wabash Avenue, 1.1 miles away.[6] Finkbiner Park is a City-maintained active park facility with a variety of activities on 10 acres including a baseball diamond and concession stand; basketball, tennis, and volleyball courts; a playground/tot lot; a skateboard park; picnic tables and a barbeque area; exercise equipment; a stage/amphitheater; a community center; and other recreational facilities. Additionally, the City contains special-use parks such as a golf course, an equestrian center, and a historic heritage park, as well as two wilderness parks which provide 938.5 acres of open space, providing ample parks and recreation opportunity for residents.[7] Glendora has a wide variety of options to fulfill this need; therefore, roughly 28 new residents would have a less than significant impact on these facilities, as only a small percentage would visit a particular facility on a given day.

---

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] City of Glendora. "Glendora General Plan." Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[3] County of Los Angeles. 9 May 2016. "City of Glendora / Unincorporated Glendora Study Area Profile." In *Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment*. Available at: https://lacountyparkneeds.org/

[4] City of Glendora. Parks Map/Locator. Accessed January 23, 2020. Available at: https://www.cityofglendora.org/departments-services/parks-recreation-senior-services/park-map-locator

[5] City of Glendora. "Chapter 7: Open Space and recreation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[6] City of Glendora. Parks Map/Locator. Accessed January 23, 2020. Available at: https://www.cityofglendora.org/departments-services/parks-recreation-senior-services/park-map-locator

[7] City of Glendora. "Chapter 7: Open Space and recreation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

The existing park resources of 1.8 acres per 1,000 residents would remain unchanged by the addition of the proposed project estimated 28 residents, associated with the residential units described in the project description. The office building would likely bring a maximum of eight daily workers, assuming a high-density office space at 150 square feet per employee.[8,9] The residents and daily commuters could increase the use of existing public recreational facilities; however, this increase in population is not anticipated to cause substantial physical deterioration of any recreational facilities, as 28 new residents is not a substantial amount.

Therefore, given the minimal increase in visitation to existing recreational facilities and the adequate variety of recreation options, the proposed project would have less than significant impacts on recreation regarding the project increasing the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No mitigation or further analysis is warranted.

(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?

The proposed project would result in no impacts to recreation in relation to adverse physical effects on the environment as a result of proposed construction or expansion of recreational facilities. The City is adequately served by park facilities. Open space uses account for 37.04 percent of the City, totaling 4,644.24 acres of Open Space (Table 3.16-1*, Open Space Acreage in the City of Glendora*).[10] Of this, passive and active recreation parks total 46.8 acres, including Big Tree Park, which is less than 0.5 mile from the proposed project site.[11] The City of Glendora provides a variety of park and open space facilities and programs for its residents, servicing at least nine parks, with a range of passive and active recreational parks and wilderness parks. These provide residents with regulation-sized sports facilities, playing courts, athletic fields, picnic areas, youth and community centers, playgrounds, activities and classes, aquatic facilities, and a variety of trails throughout the community.[12] The Los Angeles County Park Needs Assessment analyzed park needs across over 185 study areas in the County, and it determined that Glendora had 1.8 park acres per 1,000 residents, assuming that there are 91.3 park acres (excluding regional open space, nature preserves, or State and National Forest Land) and a population of 52,166.[13]

[8] Simmons, Kristi Svec. 14 June 2018. "How Much Office Space Do I Need? (Calculator and Per Person Standards)." Aquila Commercial. Available at: https://aquilacommercial.com/learning-center/how-much-office-space-need-calculator-per-person/

[9] CoreNet Global. 6 August 2013. *Property Paradox: Space for Office Workers Continues to Decline, Even as Companies Expect Hiring to Increase in Months Ahead*.

[10] City of Glendora. "Chapter 2: Land Use Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[11] City of Glendora. Parks Map/Locator. Accessed January 23, 2020. Available at: https://www.cityofglendora.org/departments-services/parks-recreation-senior-services/park-map-locator

[12] City of Glendora. "Chapter 7: Open Space and recreation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[13] County of Los Angeles. 9 May 2016. "City of Glendora / Unincorporated Glendora Study Area Profile." In *Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment*. Available at: https://lacountyparkneeds.org/

TABLE 3.16-1
OPEN SPACE ACREAGE IN THE CITY OF GLENDORA

Type of Facility	Acreage
Passive and Active Recreation Parks	46.8
Joint Use Facilities	12.7
Special Use Parks	24.0
Wilderness Parks	938.5
Community Centers	N/A
Open Space (Private)	192.3
Open Space	63.58
Open Space (Conservation, excluding Wilderness Parks)	3,366.36
Total	**4,644.24**
SOURCE: Open Space and Recreation Element of the Glendora Community Plan 2025[14]	

The proposed project includes open spaces for project residents, and the project area is adequately served by parks. The project proposes to have an open area for regular passive outdoor activity. It would be 4,006 square feet of a small grassy courtyard with fountains, a walkway, a seating area, and trees.[15] However, this open area is not considered a recreational facility, but rather a courtyard area for the residents of the townhomes. Additionally, the proposed project would not require the construction or expansion of recreational facilities. The Los Angeles County Park Needs Assessment analyzed park needs across over 185 study areas in the County, and it determined that the park needs in Glendora were low relative to the other study areas. Within the Glendora study area, the proposed project area was found to have moderate park needs relative to the rest of the City. The study calculated 1.8 park acres per 1,000 residents, assuming that there are 91.3 park acres (excluding regional open space, nature preserves, or State and National Forest Land) and a population of 52,166.[16] The addition of 28 residents would maintain the City's 1.8 park acreage per 1,000 residents.[17] Therefore, the proposed project would not require recreational facilities, as it is adequately served by them, and the addition of 28 residents would not create a substantial need for new facilities.

Thus, the proposed project would result in no impacts to recreation in relation to adverse physical effects on the environment as a result proposed construction or expansion of recreational facilities. No mitigation or further analysis is warranted.

[14] City of Glendora. "Chapter 7: Open Space and recreation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[15] Landshape, Inc. 6 December 2019. *Multi-Unit Development Conceptual Landscape Plan*.

[16] County of Los Angeles. 9 May 2016. "City of Glendora / Unincorporated Glendora Study Area Profile." In *Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment*. Available at: https://lacountyparkneeds.org/

[17] 91.3 park acres divided by 52,166 residents is 1.7501 (~1.8) acres per 1000 residents. 91.3 park acres divided by (52,166 + 28 residents) is 1.7492 (~1.8). The difference is less than 0.001 park acres decreased per 1000 residents.

3.17 TRANSPORTATION

This analysis is undertaken to determine if the 501 West Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to transportation, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Transportation at the proposed project site were evaluated with regard to the Circulation Element of the City of Glendora General Plan (Community Plan 2025).[2]

State CEQA Guidelines recommend the consideration of four questions when addressing the potential for significant impact to transportation:

Would the project:

(a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The proposed project would result in no impacts to transportation in relation to conflicting with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation systems. Three plans were considered in the evaluation of potential for conflicts with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities: the 2020 Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS);[3] the County of Los Angeles Congestion Management Plan;[4] and the City of Glendora Community Plan 2025 Circulation Element.[5]

SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)

The RTP is prepared by SCAG every four years as mandated by the federal government. The RTP includes a collective vision for the SCAG region and provides a guide for the future development of the regional transportation system. The projects addressed in the RTP become eligible for State and federal funding once the Plan is adopted. The RTP's goals include providing adequate levels of accessibility and mobility for the efficient movement of people, goods, and services within the region. The RTP aims to improve transportation system safety through design, operations and maintenance, system improvements, support facilities, public information, and law enforcement efforts.

The proposed project would include the development of walkway paths within the project site and two service entries. These design elements are consistent with the RTP goals to enhance the transportation safety and provide adequate levels of accessibility. The RTP aims to provide people

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] City of Glendora. "Circulation Element." In *Community Plan 2025*. Accessed February 7, 2020. Available at: https://www.cityofglendora.org/home/showdocument?id=7236

[3] Southern California Association of Governments (SCAG). Adopted September 3, 2020. *Adopted Final Connect SoCal*. Available at: https://www.connectsocal.org/Pages/Connect-SoCal-Final-Plan.aspx

[4] Los Angeles County Metropolitan Transportation Authority. 2010. *2010 Congestion Management Program*. Available at: http://media.metro.net/projects_studies/cmp/images/CMP_Final_2010.pdf

[5] City of Glendora. "Circulation Element." In *Community Plan 2025*. Accessed February 7, 2020. Available at: https://www.cityofglendora.org/home/showdocument?id=7236

throughout the region access to high quality transit ensuring that they also have access to more affordable housing.

Reuse of the abandoned property to accommodate housing and commercial activity near the City's Central Business District is also consistent with the SCAG RTP/SCS. Adding commercial and residential opportunities in a 2045 High Quality Transit Area (HQTA) in a region with accessible transportation modalities reduces Vehicles Miles Traveled (VMT) levels. Route 66 consists of four lanes and provides accessible opportunities to the project site. A HQTA is defined in the 2020 RTP/SCS (Connect SoCal) as a "corridor-focused Priority Growth Area within 0.5 mile of an existing or planned fixed guideway transit stop or a bus transit corridor where buses pick up passengers at a frequency of every 15 minutes or less during peak commuting hours."[6] The project site is served by 10 bus stops provided by the Foothill Transit: Lines 187 and 488, which serve the project site every 20 to 30 minutes. The nearest existing Los Angeles County Metropolitan Transportation Authority (LA Metro) station is the APU/Citrus College Station located 1.3 miles northwest of the project site. Bike routes and pedestrian access are provided on portions of Grand Avenue and sidewalks are provided surrounding the project site. The proposed project would include installation of four bicycle storage facilities on-site: two bicycle storage lockers next to the commercial unit and two outdoor bicycle lock stations next to the entrances for the two townhome buildings. Although not currently served by a transit stop that meets the SCAG definition of a HQTA for existing transit stops, the proposed project site is located within one-half mile of a planned fixed guideway transit stop, which meets the SCAG criteria for a HQTA. The 12.3-mile, five-station Metro Gold Line Foothill Extension project (FTIP ID LA29212XY), which was originally approved in 2013 and is undergoing design refinements, is listed in the 2020 RTP/SCS Project List.[7] The Metro Gold Line Foothill Extension will provide a new light rail station in the City of Glendora that will be situated approximately 0.3 mile northeast of the project site (Figure 3.17-1, *High Quality Transit Areas*).[8,9,10] Due to the small scale of the project, the proposed project would not result in significant transportation and Vehicle Miles Traveled (VMT) impacts and does not meet the City's adopted VMT guideline threshold levels to require VMT-related mitigation.

County of Los Angeles Congestion Management Plan

The I-210 Freeway and a portion of the I-210 / SR-57 interchange are the only routes in the City of Glendora designated in the Los Angeles County Congestion Management Program (LA CMP). Since no CMP arterials are designated in Glendora, there are no intersections in Glendora designated as CMP monitoring intersections. The proposed project site is located north of Route 66, which is not

[6] Southern California Association of Governments (SCAG). Adopted September 3, 2020. *Adopted Final Connect SoCal*. Available at: https://www.connectsocal.org/Pages/Connect-SoCal-Final-Plan.aspx

[7] Southern California Association of Governments. Adopted on September 3, 2020. *Transportation System Project List*. Technical report available at: https://www.connectsocal.org/Documents/Adopted/0903fConnectSoCal_Project-List.pdf

[8] CEQANet. Received September 24, 2020. *Draft Supplemental Environmental Impact Report for Metro Gold Line Foothill Extension Azusa to Montclair*. SCH 2010121069. Available at: https://ceqanet.opr.ca.gov/2010121069/16

[9] Metro Gold Line Foothill Extension Construction Authority. September 2020. *Draft Supplemental Environmental Impact Report for Metro Gold Line Foothill Extension – Azusa to Montclair*. SCH 2010121069. Evaluating Station Area Parking Modifications at Glendora, San Dimas, La Verne, Pomona, and Claremont. Available at: https://files.ceqanet.opr.ca.gov/121141-16/attachment/1RPjQHDAOFceTmLBbB6WZ_-S-3q24FTnlLEg-bFF2HzrdZtKUwFoE15k3Efwhz9aDju1sHEXN_W-_Ku_0

[10] Los Angeles County Metropolitan Transportation Authority (LA Metro). September 2018. *Foothill Gold Line Extension to Montclair*. Project map available at: https://media.metro.net/projects_studies/foothill_extension/images/map_goldlineExtension_2018-09.pdf Main project website: https://www.metro.net/projects/foothill-extension/

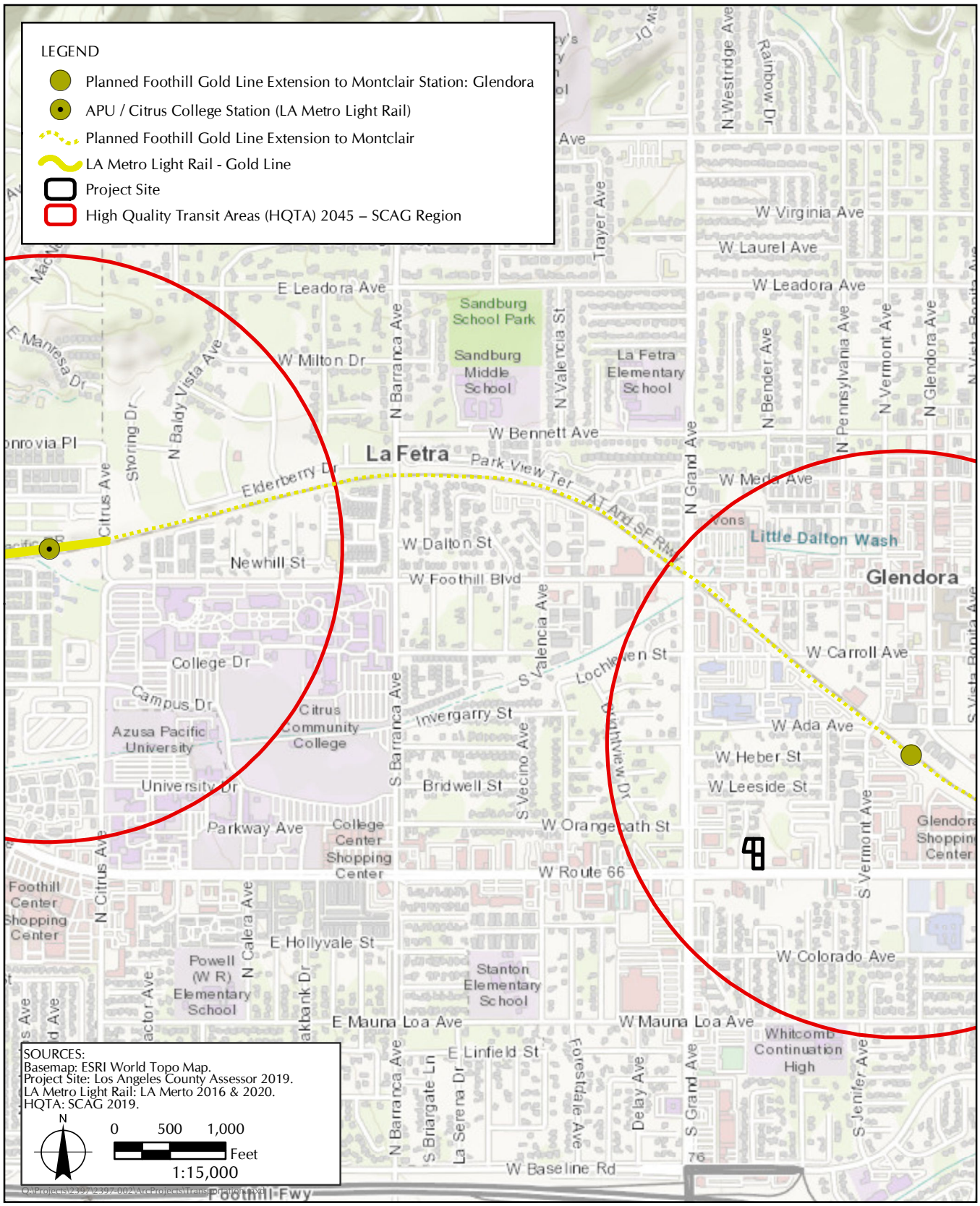


FIGURE 3.17-1
High Quality Transit Areas

designated a route in the LA CMP; therefore, there the proposed project does not conflict with the goals or policies established by the LA CMP.

City of Glendora Community Plan 2025 Circulation Element

There is one goal and two policies, that are relevant to the consideration of the proposed project in the City of Glendora Community Plan 2020 Circulation Element:

> Planning Consideration: Local land use planning significantly influences the safe and efficient function of the local roadway system. The ability to adequately serve the transportation needs of the community should be a primary consideration in all land use planning decisions so that impacts of growth and development are reflected by appropriate improvements.
> - Goal CIR-2 Coordinated transportation and land use planning.
>   *Policies*
>   - CIR-2.1 Ensure transportation planning is fully evaluated in the context of future land use planning decisions.
>   - CIR-2.2 Ensure that the evaluation of potential transportation impacts is an integral component of all land use decisions.[11]

The proposed project would result in the addition of up to 28 residents and 8 workers. The proposed residential and commercial uses would not add sufficient trips to change level of service (LOS) at the nearest intersections. However, the provision of housing in close proximity to the Central Business District contributes to meeting the City's RHNA allocation at a location well served by multi-modal transportation, public services, and amenities.

The current roadway network in the vicinity of the project site consists of a broad regional highway, sub-regional arterial, and local residential-oriented road network. Transit service is provided in the vicinity of the project site: there are 10 transit stops operated by Foothill Transit within 0.5 mile of the project site. The LA Metro Gold Line APU/Citrus College Station is located 1.3 miles northwest of the project site. There is also existing parking space without designated parking stalls, adjacent to the fence surrounding the project site.

The proposed project would be consistent with the SCAG 2020 RTP/SCS, the LA CMP, and the Circulation Element of the City of Glendora General Plan by providing more affordable housing and employment with increased accessibility to public transit. Therefore, impacts would be no impacts related to conflicts with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. No mitigation or further analysis is warranted.

(b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

The proposed project would result in less than significant impacts to transportation in relation to conflicting or being inconsistent with CEQA Guidelines § 15064.3, subdivision (b). SB 743 was signed into law in September 2013, requiring the Office of Planning and Research (OPR) to

> *"prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed revisions to the guidelines adopted pursuant to Section*

[11] City of Glendora. "Circulation Element." In *Community Plan 2025*. Accessed February 7, 2020. Available at: https://www.cityofglendora.org/home/showdocument?id=7236

21083 establishing criteria for determining the significance of transportation impacts of projects within transit priority areas that promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. In developing the criteria, the office shall recommend potential metrics to measure transportation impacts that may include, but are not limited to, vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. The office may also establish criteria for models used to analyze transportation impacts to ensure the models are accurate, reliable, and consistent with the intent of this section."

July 1, 2020 is the statewide implementation date for using VMT as the CEQA transportation network for projects. Part 1 of Section 15064.3(b) of the CEQA Guidelines states that, generally, a land use project within 0.5 mile of either an existing major transit stop or a stop along an existing high-quality transit corridor (HQTC) should be presumed to cause a less than significant impact. As stated in the Project Description, the proposed project is located within a SCAG-mapped HQTA (as per the 2045 HQTA and 2020 SCAG RTP/SCS) in an urbanized location and is in close proximity to high-density urban development and a planned fixed guideway transit stop. The proposed project site is well served by three (3) bus lines, and the Glendora Transit Parking Plaza, located approximately 0.9 mile northeast of the project site, operated by the LA Metro. There are 10 Foothill Transit bus stops within a 0.5-mile radius of the proposed project. The nearest LA Metro station is the APU/Citrus College Station located 1.3 miles northwest of the project site. The proposed project includes the provision of on-site parking for both residential and commercial uses. LA Metro has also proposed an extension to include the Glendora station as part of the Foothill Gold Line from Glendora to Montclair, located just south of the City's historic downtown, east of Vermont Avenue and west of Glendora Avenue. ~~avenue.~~[12] This station would provide more accessible use of public transit to the proposed project site.

The ~~new surface parking lot for the~~ proposed project would provide ~~10 parking stalls and~~ 10 garage parking stalls designated for residential Building A, six (6) garage parking stalls for Building B, and nine (9) surface lot parking stalls. The proposed project is expected to introduce approximately 20 trips to the project site during operation. While the proposed project adds residential and commercial opportunities that may increase traffic, accessibility to the project is well served by public transit. As a result, VMT would not be increased due to the proposed project. Additionally, accessibility to the project site is well served by major transit corridors. Route 66, which is located directly adjacent to the proposed project site, is classified as an east-west four-lane divided arterial and serves as a Foothill Transit bus corridor for Lines 188 (Montclair-Azusa) and 284 (West Covina - Covina - San Dimas - Glendora).[13] T~~, t~~he primary function of ~~which~~a four-lane divided arterial is to provide for regional, sub-regional, and inter-city travel, carrying approximately 12,000 to 50,000 vehicles per day.[14] The proposed project site is also located less than 600 feet east of a north-south four-lane divided arterial, Grand Avenue, which is directly connected by Route 66 and also serves as a Foothill Transit Bus Corridor for Line 488 (Glendora - West Covina - El Monte)~~, which serves as a north-south four-lane~~

[12] Metro Gold Line Foothill Extension Construction Authority. *Foothill Gold Line*. Accessed November 17, 2020. Available at: https://foothillgoldline.org/cities_stations/glendora/

[13] Foothill Transit. Accessed January 7, 2021. *Service Area Map*. Available at: http://foothilltransit.org/lines-and-schedules/service-area-map/

[14] City of Glendora. "Circulation Element." In *Community Plan 2025*. Accessed February 7, 2020. Available at: https://www.cityofglendora.org/home/showdocument?id=7236

~~divided arterial~~.[15] As mentioned in Section 1.4, *Project Location*, the project site is located approximately 0.6 mile north of I-210 (see Figure 1.4-2, *Local Vicinity Map*). There are both eastbound and westbound freeway exit ramps for I-210 located at Grand Avenue, as well as a westbound freeway on-ramp. Grand Avenue Park/Ride is located immediately north of I-210 and west of Grand Avenue to facilitate transit use for Foothill Transit Lines 488 and 498 (City of Industry - West Covina - Downtown Los Angeles Express Service).[16] The APU/Citrus Gold Line Metro Parking structure located at 6898 N. Citrus Avenue in Azusa is also an approximately 1.7-mile drive to the north and west of the proposed project site to facilitate transit use for the nearest existing LA Metro light rail line at APU/Citrus College Station. Therefore, impacts would be less than significant. No mitigation or further analysis is warranted.

(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The proposed project is expected to result in no impacts to transportation/traffic in relation to substantially increasing hazards due to a design feature. Access to the proposed project site~~s~~ is available from two existing streets: from the east via Parker Avenue (runs north to south), from the south via Route 66 (running east to west), and from the west via South Grand Avenue (running north to south). The proposed project does not require reconfiguration of any of the surrounding roadways. The proposed project would not physical change any of the intersections and roads surrounding the project site. Therefore, the proposed project would have no impacts to transportation/traffic in relation to dangerous design features, including sharp or blind curves, dangerous intersections, or any hazardous or incompatible uses. No mitigation or ~~of~~ further analysis is warranted.

(d) Result in inadequate emergency access?

The proposed project is expected to result in less than significant impacts to transportation/traffic in relation to inadequate emergency access. As discussed in Section 3.9, *Hazards and Hazardous Materials*, the City of Glendora General Plan Safety Element provides guidance and references regulations relating to the transport, use, or disposal of hazardous materials. Emergency response plans are in place with the City per the SEMS Multi-Hazard Functional Plan in the case that a hazardous or toxic material event occurs. Construction at the project site would not impact emergency vehicle access to evacuation routes. As stated in Section 1.11, *Construction Scenario*, construction of proposed project would not require road or lane closures for Route 66. The operational phase of the proposed project would be well served by fire and police protective services (see Section 3.15, *Public Services* for additional information). Therefore, the proposed project is not expected to result in significant impacts to transportation/traffic, related to inadequate emergency access. No mitigation or further analysis is warranted.

[15] City of Glendora. "Circulation Element." In *Community Plan 2025*. Accessed February 7, 2020. Available at: https://www.cityofglendora.org/home/showdocument?id=7236

[16] Foothill Transit. Accessed January 7, 2021. *Grand Ave Park & Ride*. Available at: http://foothilltransit.org/lines-and-schedules/park-ride/baseline-park-ride/

3.18 TRIBAL CULTURAL RESOURCES

This analysis is undertaken to determine if the proposed 501 Route 66 and 532 Parker Drive (proposed project) may have a significant impact to tribal cultural resources (TCRs), thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] TCRs were evaluated for the project with regard to a query of the South Central Coastal Information Center (SCCIC) and the Native American Heritage Commission (NAHC) for the U.S. Geological Survey (USGS) 7.5-minute series Glendora topographic quadrangle in which the proposed project is located.

State CEQA Guidelines recommend the consideration of two questions when addressing the potential for significant impact to TCRs:

(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

The proposed project would result in less than significant impacts with mitigation relative to 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, 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). While the Historic Preservation Element of the Glendora General Plan includes policies and goals related to archaeological, paleontological, and historical resources, it does not include a discussion or specific goals and policies related to tribal cultural resources. Additionally, the City's Municipal Code does not contain any specific sections or codes relative to tribal cultural resources.

As discussed previously in Section 3.5, *Cultural Resources,* one resource, the former Old Hickory Inn Restaurant (P19-180677), was identified as adjacent to the subject property to the west, which was recorded in a 1996 survey (see Figure 3.5-1, *Historic Resources*). Since that time, the building has been demolished and replaced with a paved surface parking lot. Additionally, four City of Glendora Historic Landmarks, the Brubaker House, Glendora City Hall, the Gard House, and the Morton Bay Fig Tree and Big Tree Park, are located within a 0.5-mile radius of the project site. One additional resource, 304 South Wabash Avenue, straddles the eastern border of the 0.5-mile buffer. Also, the southwest corner of the Glendora Historic District, including approximately 30 buildings, falls within a 0.5-mile radius of the proposed project site, towards the northeast. These resources are approximately 0.25 to 0.5 mile from the proposed project site and anticipated construction and would not be directly or indirectly affected due to distance and intervening buildings and structures. The proposed project also fronts onto Historic Route 66, which was designated a National Historic

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

Trail in 2018.[2] New projects have been constructed along Historic Route 66 over the course of time, and this section surrounding the proposed project site has been substantially built up over time, thus the setting of the resource would not be impacted. In addition, work is not anticipated on the roadway and thus, less than significant impacts with mitigation to Historic Route 66 are anticipated.

As discussed previously in Section 3.5, *Cultural Resources*, the construction of the project is expected to excavate to a depth of 3 feet, and the project site is currently paved over and heavily disturbed. It is unlikely that any archaeological resources would be encountered in the depth below the disturbed pavement layer (which would include the depth of compaction), and the bottom of the deepest excavation of the project of 3 feet. Due to the lack of any evidence of prehistoric use of the project site and the relative shallow excavations, it is unlikely that prehistoric archaeological remains are present on the project. To ensure ~~a~~ unique or significant historical resources are not impacted by the project, the initial grading shall be monitored for archaeological resources by a qualified archaeological monitor under the supervision of an archaeologist who meets the Secretary of the Interior's *Professional Qualifications Standards*. Incorporation of CUL-1, Construction Monitoring, would mitigate potential impacts to archaeological resources as a result of the proposed project construction activities to a level that is less than significant under CEQA. The record search and supplemental research did not reveal any known cemeteries or burial sites within the proposed project area. No formal historic or modern cemeteries were identified within the proposed project area or a 0.5-mile radius. In the unlikely event human remains are encountered, they would be handled in accordance with Section 7050.5 of the California Health and Safety Code. In the event that human remains are encountered, incorporation of mitigation measure CUL-2, *Inadvertent Discoveries,* would reduce potential project impacts to human remains to below the significance threshold for CEQA.

Therefore, the project would result in less than significant impacts with mitigation relative to 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, 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). Therefore, impacts would be less than significant with incorporation of mitigation measures CUL-1, CUL-2, TRIBAL-1, and TRIBAL-2. No further analysis is warranted.

Mitigation Measures:

Mitigation Measure TRIBAL-1: *Tribal Resources – Avoidance and Monitoring.* Prior to the initiation of ground-disturbing activities, the~~The~~ City shall require monitoring of all ground-disturbing activities by a Native American monitor in native (i.e., non-fill) soil. In addition, consultation and coordination shall be undertaken with the Native American local Tribal contacts designated by the NAHC and the Tribe to determine if a Native American monitor shall be present during all or a portion of the ground-disturbing activities within the project area.

In the event that previously unknown TCRs are encountered during construction, the resources shall either be left *in situ* and avoided through redesign, or the resources shall be salvaged, recorded, and reposited at a repository consistent with the provisions of a Phase III data recovery program and the provisions of a Cultural Resource Management Plan. The cultural resource management plan shall include further consultation with the Tribe. Data recovery is not required by law or regulation. It is,

[2] S.3609, the Route 66 National Trail Designation Act, Companion Bill H.R.801, June 5, 2018.

though, the most commonly agreed-upon measure to mitigate adverse effects to cultural resources eligible or listed under Section 106 Criterion D/CRHR Criterion 4, as it preserves important information that would otherwise be lost.

Mitigation Measure TRIBAL-2: *Regulatory Requirements – Human Remains*. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are encountered during excavation activities, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent remains within 100 feet shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains.

If the County Coroner determines that the remains are or are believed to be Native American, s/he shall notify the NAHC in Sacramento within 24 hours. In accordance with Section 5097.98 of the California Public Resources Code, the NAHC shall immediately notify the person(s) it believes to be the most likely descendant (MLD) of the deceased Native American. The descendants shall complete their inspection and make a recommendation within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with ~~DPR~~the City, the disposition of the human remains. The MLD's recommendation shall be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials. If ~~DPR~~ the City rejects the MLD's recommendations, the agency shall rebury the remains with appropriate dignity on the property within a time frame agreed upon between the ~~County~~City and the MLD's in a location that will not be subject to further subsurface disturbance (14 California Code of Regulations §15064.5(e)).

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

The proposed project would result in less than significant impacts with mitigation relative to 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, that is 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 Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Letters were sent to the NAHC to obtain a list of tribal groups to consult with and a check of the Sacred Land Files Check on January 30, 2020. A letter and Tribal Consultation List from the NAHC dated February 13, 2020, was received by the City of Glendora and indicated that the Sacred Land Files check was positive for the proposed project site.[3]

Pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18, nine local Native American tribal entities were sent an early consultation notification on March 12, 2020. Letters were sent to California Native American Tribes indicated by the NAHC and that are traditionally and culturally affiliated with the

[3] Native American Heritage Commission.

project area on March 12, 2020. These tribes included the Gabrieleno-Tongva Indians of California Tribal Council, Gabrieleno-Tongva Nation, Gabrieleno/Tongva Tribe, Gabrielino/Tongva Tribal Council, Gabrieleño Band of Mission Indians – Kizh Nation (Kizh Nation), Soboba Band of Luiseño Indians, Los Angeles City/County Native American Indian Commission, Gabrieleno/Tongva San Gabriel, and the Torres Martinez Desert Cahuilla Indians. The letters included a formal notification to undertake a project and notification of consultation opportunity.

In accordance with AB 52, the tribal groups contacted on March 12, 2020, have 30 days (i.e., until April 12, 2020) to request consultation with the City. In accordance with SB 18, the tribal groups contacted on March 12, 2020, have 90 days (i.e., until June 12, 2020) to request consultation with the City. On March 16**,** 2020, one response was received from the Kizh Nation.[4] In their response letter, the Kizh Nation stated that they are the direct lineal descendants of the project area, the project site is within their ancestral tribal territory, and requested consultation with the City.

On June 2, 2020, the City and Kizh Nation had a Zoom conference call to further consultation between the City and Kizh Nation. During the call, the Kizh Nation provided a discussion of potential tribal resources in the area and indicated that they wanted to monitor for tribal cultural resources in native soil during construction. The City received further documentation from the Kizh Nation (substantial evidence documentation and mitigation language) regarding this. The evidence provided by the tribe included maps depicting nearby village locations, potential trails and trade routes that mirror the location of nearby railways and Historic Route 66. Due to the concerns of the Kizh Nation, and the evidence they provided, the City shall implement tribal monitoring during ground disturbance of native soils during construction. Impacts would be less than significant with mitigation (MM Tribal-1 and MM Tribal-2).

[4] City of Glendora. AB 52 Letter response.

3.19 UTILITIES AND SERVICE SYSTEMS

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to utilities and service systems, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Utilities and service systems at the proposed project site were evaluated with regard to the Conservation Element of the adopted City of Glendora General Plan (Glendora Community Plan 2025),[2] the 2013–2021 Housing Element of the Glendora Community Plan 2025,[3] the City of Glendora Urban Water Management Plan,[4] expert opinion, and other substantial evidence.

State CEQA Guidelines recommend the consideration of five questions when addressing the potential for significant impact to utilities and service systems:

Would the project:

(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

The proposed project would result in no impacts to utilities regarding the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. The proposed project site is located along Route 66 and within the Route 66 Specific Plan, which was specifically analyzed for impacts to utilities in the Glendora Community Plan 2025 due to residential development. The City expects much of its future residential growth to occur in the Route 66 Corridor Specific Plan area and anticipates the potential impacts of new development in the 2013–2021 Housing Element by identifying the full range of infrastructure improvements that would be necessary to meet long-term infrastructure needs. The Route 66 Corridor Specific Plan area is located in a part of the City that is served by all utilities (i.e., water, sewer, storm drains, and solid waste), therefore, the proposed project site is served by all utilities. The 2013–2021 Housing Element of the Glendora Community Plan 2025 states that all of these existing facilities can be readily extended to serve proposed development. The residential component of the project would accommodate up to 28 residents. The commercial component is expected to provide employment for up to eight individuals. The residential component of the project contributes towards meeting the City's RHNA allocation and is consistent with the City of Glendora General Plan and the Route 66 Specific Plan; therefore, it is consistent with analysis provided in the

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] City of Glendora. "Chapter 8: Conservation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[3] City of Glendora. "2013–2021 Housing Element, Section 4: Availability of Infrastructure and Services." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[4] City of Glendora. June 2016. "2015 Urban Water Management Plan." Available at: https://www.cityofglendora.org/home/showdocument?id=16038

Route 66 Corridor Specific Plan environmental impact report (EIR) which concluded that, even at full residential build-out, there would be no impacts on any of the City's infrastructure systems.[5]

New or Expanded Water Utilities

The proposed project would have no impact on utilities and service systems related to need for new or expanded water lines, sewer, or water treatment. There is an existing water main and existing 8-inch sewer main that runs beneath Parker Drive (western boundary of the project site). These connect to the existing 6-inch water main and existing 10-inch sewer main beneath West Route 66 (southern boundary of the project site). Based on a review of the Glendora Community Plan 2025, the City of Glendora receives its water from two sources: (1) groundwater purchased through its existing water rights and (2) imported water purchased from the Metropolitan Water District of Southern California (MWD) and Covina Irrigation Company. The proposed project would not require new or expanded water or sewer mains, as the pre- and post-development preliminary maps show that the water infrastructure would remain the same.[6] The development would connect to the existing public water and sewer main.[7] To determine the Route 66 Corridor Specific Plan's impact on water systems, the City performed a water demand analysis. Peak water usage for the Specific Plan area, following predictions of development for the Specific Plan's implementation, would be approximately 1.41 million gallons per day, representing an increase of 432,783 gallons per day (gpd) over existing conditions. As part of the Specific Plan, the City has established plans to upgrade water infrastructure. The City plans to up-size the existing 6- and 8-inch diameter pipelines within Route 66 from Lorraine Avenue to Amelia Avenue, including the pipelines which serve the proposed project site.[8] The City plans to make water infrastructure upgrades regardless of the proposed project; therefore, the proposed project would be adequately served by the existing infrastructure and the City's proposed improvements and would not cause the need for new or expanded water infrastructure. No mitigation or further analysis is warranted.

Wastewater Treatment or Stormwater Drainage

The proposed project would have no impact on utilities and service systems related to need for new or expanded wastewater treatment of stormwater drainage systems. The City's wastewater system was analyzed to estimate sewer flows. The 2013–2021 Housing Element found that build-out of the Route 66 Corridor Specific Plan would not result in the generation of wastewater that would exceed the capacity of any of the City's wastewater lines. City staff has indicated that the existing wastewater collection system is adequate for serving proposed development in the Route 66 Corridor Specific Plan area. Additionally, to ensure that wastewater capacity is not exceeded, the 2013–2021 Housing Element details the City's plans to install flow monitors. These help to determine with certainty

[5] City of Glendora. "2013–2021 Housing Element, Section 4: Availability of Infrastructure and Services." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[6] 501 W. Route 66. 5 December 2019. "Hydrology Maps: Pre- and Post-Development." In *Preliminary Hydrology Analysis*. EGL Job No. 19-128-004. Prepared by: EGL Associates, Arcadia, CA.

[7] Glendora Redevelopment Agency, City of Glendora. 2017. *City of Glendora Environmental Information Form*.

[8] City of Glendora. "2013–2021 Housing Element, Section 4: Availability of Infrastructure and Services." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

whether existing sewers require upsizing or realigning, and they would be implemented at seven locations, including Grand Avenue and Route 66, at the corner of the proposed project site.[9]

The proposed project site is situated within the jurisdictional boundary of Los Angeles County Sanitation District (Sanitation District) No. 22. The Sanitation District, under California Health and Safety Code, charges a development fee to connect facilities (directly or indirectly) to the Sanitation District's system or to increase the strength or quantity of wastewater discharged from connection facilities. The connection fee is a capital facilities fee that is used by the Sanitation District to upgrade or expand the sewer system. Given that the wastewater flow originating from the proposed project would discharge to a local sewer line not maintained by the Sanitation District for conveyance to the Sanitation District's Baseline Trunk Sewer, located in Grand Avenue at Route 66, the proposed project would be required to pay development fees for connection. Per the County Utilities Code (Title 20), under Chapter 20.32 Part 2, *Fees and Deposits*, payment of the fee would be required before the proposed project would be allowed to obtain a permit to discharge to the Sanitation Districts' sewer system.[10] The developer would pay the proper capital facilities fee to the Sanitation Districts for connection to sewer system.

Similarly, runoff is not expected to significantly increase ~~significantly~~ such that new stormwater drainage would be constructed as a result of the proposed project. The project site is a 0.72-acre asphalt lot with 0.50 acre of impervious surface (69.4 percent impervious). The proposed development would increase impervious surfaces to 0.54 acre, or 75 percent impervious.[11] This is a less than 10-percent increase, which is not sufficient to warrant expansion of the existing storm drainage system and new drainage patterns would direct flooding from impervious surfaces to landscaping areas. Furthermore, a project-specific hydrology report was prepared for the proposed project. Pipe capacity calculations determined that the existing stormwater drainage systems have adequate capacity to accommodate the proposed project (see Section 3.10, *Hydrology and Water Quality*). Therefore, the proposed project would not result in new or expanded wastewater or stormwater infrastructure. No mitigation or further analysis is warranted.

Electric Power, Natural Gas, and Telecommunications Facilities

The proposed project would result in no impacts to utilities related the need for new or expanded infrastructure for electric power, natural gas, and telecommunications. Southern California Edison (SCE) provides electricity to the City of Glendora by overhead and underground facilities throughout the City.[12] There are two existing power poles at the north boundary of the site. One pole has five lines which run east and connect with the other pole which has five lines running west, six lines

[9] City of Glendora. "2013–2021 Housing Element, Section 4: Availability of Infrastructure and Services." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[10] Los Angeles County Code of Ordinances. Title 20 – Utilities, Division 2 – Sanitary Sewers and Industrial Waste, Chapter 20.32 – Sanitary Sewers, Part 2 – Fees and Deposits. Accessed January 7, 2020. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT20UT_DIV2SASEINWA_CH20.32SASE_PT2FEDE

[11] EGL Associates. 5 December 2019. Hydrology Maps: Pre- and Post-Development. In the *Preliminary Hydrology Analysis*. EGL Job No. 19-128-004. Prepared for 501 W. Route 66.

[12] City of Glendora. "Chapter 8: Conservation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

running north, and four lines running south.[13] For natural gas, the Southern California Gas Company provides services to the City of Glendora,[14] including a high pressure distribution natural gas pipeline beneath Route 66, on the southern border of the project site.[15] Finally, telecommunication services such as Internet and TV are provided by many in the area, including Spectrum and AT&T.[16] The proposed project site is adequately served by electric power, natural gas, and telecommunications, and the proposed project would not result in new or expanded infrastructure. No mitigation or further analysis is warranted.

(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

The proposed project would result in less than significant impacts to utilities regarding sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. The City's average annual water demand from 1999 to 2006 was 13,600 acre-feet.[17] Through water conservation measures, the usage has continued to decrease, and in 2015, the total water demands were at 11,303 acre-feet (down 2,297 acre-feet). The City projects in the 2015 Urban Water Management Plan that it will rise to 11,370 acre-feet by 2020 and 11,636 acre-feet by 2025. The water demand projections incorporate water savings, or "passive savings", which are the result of implementation of new plumbing codes along with consumer awareness of the need to conserve water. The City's Municipal Code 14.34 "Water Conservation" (Ordinance No. 1895, May 2008, Section 8.1) includes methods for current and ongoing reduction in water use and water waste. Prior to adoption of Ordinance No. 1895, the City's water use rate averaged about 273 gallons per capita day (1998-2008), and after, actual water use was 222 gallons per capita day (2015).[18]

Based on a review of the Glendora Community Plan 2025, the City of Glendora receives its water from two sources: (1) groundwater purchased through its existing water rights and (2) imported water purchased from the MWD and Covina Irrigation Company. Glendora's primarily water comes from local groundwater sources and the rest is from imported water sources. The Main San Gabriel Groundwater Basin covers 167 square miles and holds 2.8 trillion gallons of water. The City pumps according to the San Gabriel Basin Watermaster, which dictates approximately 4 percent of the safe annual yield from the basin.[19] In 2011, the volume of groundwater pumped was at 10,650 acre-feet,

[13] EGL Associates. 05 December 2019. Hydrology Maps: Pre- and Post-Development. In the *Preliminary Hydrology Analysis*. EGL Job No. 19-128-004. Prepared for 501 W. Route 66.

[14] City of Glendora. "Chapter 8: Conservation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[15] Southern California Gas Company. Natural Gas Pipeline Map (Los Angeles County). Accessed January 31, 2020. Available at: https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map

[16] InMyArea.com. "Utilities in Glendora, CA, 91740." Accessed January 31, 2020. Available at: https://www.inmyarea.com/utilities?zipcode=91740

[17] City of Glendora. "Chapter 8: Conservation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[18] City of Glendora. June 2016. "2015 Urban Water Management Plan." Available at: https://www.cityofglendora.org/home/showdocument?id=16038

[19] City of Glendora. "Chapter 8: Conservation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

but it dropped to 8,439 acre-feet in 2015 with water conservation measures.[20] If necessary, the City can also pump more by purchasing more water, but primarily turns to imported water. Imported water is treated by the MWD at its Weymouth Filtration Plant in La Verne and is delivered to Glendora through three separate metered service connections.[21] The Urban Water Management Plan states that dry or multiple dry years will not hinder the City's ability to provide a reliable supply of water, given the diverse water resources.[22]

The project proposes the construction of eight 3-story townhomes and one 1-story 1,170-square-foot office building. The residential units would contain three to four bedrooms per unit, which, assuming approximately 3.5 residents per eight units, would increase the residential population in the area by an estimated 28 residents. The office building would likely bring a maximum of eight daily workers, assuming a high-density office space at 150 square feet per employee.[23,24] The estimated daily water use is 100 gallons per day (mgd) per person for an apartment house and 15 gpd per employee for an office.[25] Given these estimates, the project operations would create the need for approximately 3.27 acre-feet of water per year, which is less than a 0.03 percent increase in water demands projected for 2020.[26]

Given the available water resources, water conservation measures, and minimal increase in water demands by the proposed project's residents and visitors, the project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts would be less than significant. No mitigation or further analysis is warranted.

(c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The proposed project would result in no impacts to utilities regarding a determination by the wastewater treatment provider that it does not have the capacity to serve the project's projected demand in addition to the provider's existing commitments. The proposed project is located along Route 66 and within the Route 66 Specific Plan, which was specifically analyzed for impacts to utilities in the Glendora Community Plan 2025 due to residential development. The City expects much of its future residential growth to occur in the Route 66 Corridor Specific Plan area and

[20] City of Glendora. June 2016. "2015 Urban Water Management Plan." Available at: https://www.cityofglendora.org/home/showdocument?id=16038

[21] City of Glendora. "Chapter 8: Conservation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[22] City of Glendora. June 2016. "2015 Urban Water Management Plan." Available at: https://www.cityofglendora.org/home/showdocument?id=16038

[23] Simmons, Kristi Svec. 14 June 2018. "How Much Office Space Do I Need? (Calculator and Per Person Standards)." Aquila Commercial. Available at: https://aquilacommercial.com/learning-center/how-much-office-space-need-calculator-per-person/

[24] CoreNet Global. 6 August 2013. *Property Paradox: Space for Office Workers Continues to Decline, Even as Companies Expect Hiring to Increase in Months Ahead*.

[25] Office of Energy Efficiency and Renewable Energy. "Federal Water Use Indices: Commercial." Accessed January 30, 2020. Available at: https://www.energy.gov/eere/femp/federal-water-use-indices

[26] Townhome water demand: (100 gpd * 28 residents) = 2,800 gpd. Office water demand: (15 gpd * 8 employees) = 120 gpd. (2,920 total gpd / 325,851 gallons/acre-foot) * 365 days/year = 3.27 acre-feet/year. (3.27 acre-feet/year / 11,370 acre-feet projections for 2020) = 0.02876% increase

anticipates the potential impacts of new development in the 2013–2021 Housing Element by identifying the full range of infrastructure improvements that would be necessary to meet long-term infrastructure needs.

As such, the City's wastewater system was analyzed to estimate sewer flows. The 2013–2021 Housing Element found that build-out of the Route 66 Corridor Specific Plan would not result in the generation of wastewater that would exceed the capacity of any of the City's wastewater lines. City staff has indicated that the existing wastewater collection system is adequate for serving proposed development in the Route 66 Corridor Specific Plan area. Additionally, to ensure that wastewater capacity is not exceeded, the 2013–2021 Housing Element details the City's plans to install flow monitors. These help to determine with certainty whether existing sewers require upsizing or realigning, and they are to be implemented at seven locations, including adjacent to the proposed project site at Grand Avenue and Route 66.[27]

Additionally, the proposed project site is situated within the jurisdictional boundary of Sanitation District No. 22. The Sanitation District, under California Health and Safety Code, charges a development fee to connect facilities (directly or indirectly) to the Sanitation District's system or to increase the strength or quantity of wastewater discharged from connection facilities. The connection fee is a capital facilities fee that is used by the Sanitation District to upgrade or expand the sewer system.[28] Given that the wastewater flow originating from the proposed project would discharge to a local sewer line not maintained by the Sanitation District for conveyance to the Sanitation District's Baseline Trunk Sewer, located in Grand Avenue at Route 66, the proposed project would be required to pay development fees for connection. Per the County Utilities Code (Title 20), under Chapter 20.32 Part 2, *Fees and Deposits*, payment of the fee would be required before the proposed project would be allowed to obtain a permit to discharge to the Sanitation Districts' sewer system.[29] The developer would pay the proper capital facilities fee to the Sanitation District for connection to sewer system.

The 15-inch diameter Baseline Trunk Sewer has a capacity of 4.4 mgd and a conveyed peak flow of 1.5 mgd.[30] The wastewater produced by the proposed project would be treated at the San Jose Creek Water Reclamation Plant located adjacent to the City of Industry (approximately 11 miles southwest of the proposed project site), which has a capacity of 100 mgd and currently processes an average flow of 58.5 mgd.[31] Based on calculations by the Sanitation District, the expected average wastewater flow from the proposed project site would be 1,955 gallons per day based on average wastewater

[27] City of Glendora. "2013–2021 Housing Element, Section 4: Availability of Infrastructure and Services." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[28] Los Angeles County Sanitation Districts. December 22, 2020. "NOI Response for File No. PLN 19-0046 501 West Route 66 and 532 Parker Drive Project." Letter to the Mark Carnahan, City of Glendora Community Development Department.

[29] Los Angeles County Code of Ordinances. Title 20 – Utilities, Division 2 – Sanitary Sewers and Industrial Waste, Chapter 20.32 – Sanitary Sewers, Part 2 – Fees and Deposits. Accessed January 7, 2020. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT20UT_DIV2SASEINWA_CH20.32SASE_PT2FEDE

[30] Los Angeles County Sanitation Districts. December 22, 2020. "NOI Response for File No. PLN 19-0046 501 West Route 66 and 532 Parker Drive Project." Letter to the Mark Carnahan, City of Glendora Community Development Department.

[31] Los Angeles County Sanitation Districts. December 22, 2020. "NOI Response for File No. PLN 19-0046 501 West Route 66 and 532 Parker Drive Project." Letter to the Mark Carnahan, City of Glendora Community Development Department.

generation factors for eight residential townhomes and 1,000 square feet of office space.[32] The generation of 1,955 gallons per day comprises less than 0.05 percent of the capacity and approximately 0.13 percent of the conveyed peak flow of the Baseline Trunk Sewer. Likewise, 1,955 gallons per day comprises less than 0.01 percent of both the capacity and the average flow of the San Jose Creek Water Reclamation Plant. Thus, the proposed project would result in a minimal increase in the amount of wastewater generated in the City, conveyed by the Baseline Trunk Sewer, and treated by the San Jose Creek Water Reclamation Plant, given that the wastewater systems have the capacity to accommodate the proposed project. Therefore, the proposed project would result in no impacts to utilities regarding a determination by the wastewater treatment provider that it does not have the capacity to serve the project's projected demand in addition to the provider's existing commitments. No mitigation or further analysis is warranted.

(d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

The proposed project would result in less than significant impacts to utilities regarding generating solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

Athens Services provides solid waste collection and recycling services to the City of Glendora, where it is collected and hauled to Athens Material Recovery Facility (MRF) in the City of Industry. Prior to being transported to the landfill, the waste is processed to separate recyclables from the waste stream. The Conservation Element of the Glendora Community Plan 2025 outlines goals and policies which understand that future population growth will increase solid waste generation, and which aim to implement effective strategies of source reduction and conservation:[33]

- Goal CON-6: Reduced generation of solid waste within Glendora.
  - Policy CON-6.1: Provide education and outreach to residents and businesses to encourage their involvement in source reduction and recycling.
  - Policy CON-6.2: Continue to work towards fulfilling the requirements established in the California Integrated Waste Management Act for the diversion of solid waste.

Additionally, the City of Glendora has adopted a Source Reduction and Recycling Element (SRRE) in response to Assembly Bill 939; the California integrated Waste Management Act (AB 939) which requires all California cities to divert 25 percent of their waste stream from landfills by 1995 and 50 percent by the year 2000.[34] To assist the City in achieving the 50 percent waste diversion goal, a construction and demolition waste ordinance was adopted in 2005. The ordinance requires development projects over a certain threshold to submit solid waste management plans to the City as part of their permit process. Waste management plans are required to indicate how the developer will recycle a minimum of 50 percent of all waste materials generated by the project. The developer must provide evidence of compliance with the approved waste management plan at project

[32] Los Angeles County Sanitation Districts. December 22, 2020. "NOI Response for File No. PLN 19-0046 501 West Route 66 and 532 Parker Drive Project." Letter to the Mark Carnahan, City of Glendora Community Development Department.

[33] City of Glendora. "Chapter 8: Conservation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[34] *Ibid.*

completion.[35] The proposed demolition and construction activities, in addition to increased residential and commercial land uses, in the Route 66 Specific Plan area are expected to increase the volume of solid waste generated during both construction and operation. However, this waste ordinance would prevent the development from generating solid waste in excess of state or local standards or infrastructure capability, while remaining within solid waste reduction goals. Therefore, the Glendora Community Plan 2025, AB 939 waste reduction requirements, and the City's waste ordinance would reduce the amount of solid waste produced and reduce overall impacts to a less than significant level. No mitigation or further analysis is warranted.

(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The proposed project would result in less than significant impacts to utilities regarding compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

The Conservation Element of the Glendora Community Plan 2025 outlines goals and policies which understand that future population growth will increase solid waste generation, and which aim to implement effective strategies of source reduction and conservation:[36]

- Goal CON-6: Reduced generation of solid waste within Glendora.
    - Policy CON-6.1: Provide education and outreach to residents and businesses to encourage their involvement in source reduction and recycling.
    - Policy CON-6.2: Continue to work towards fulfilling the requirements established in the California Integrated Waste Management Act for the diversion of solid waste.

Additionally, the City of Glendora has adopted a Source Reduction and Recycling Element (SRRE) in response to Assembly Bill 939; the California integrated Waste Management Act (AB 939) which requires all California cities to divert 25 percent of their waste stream from landfills by 1995 and 50 percent by the year 2000. The SRRE identifies how the City of Glendora intends to achieve these goals. As of 2004, the waste diversion rate for the City of Glendora was 51 percent.[37]

To assist the City in achieving the 50 percent waste diversion goal, a construction and demolition waste ordinance was adopted in 2005. The ordinance requires development projects over a certain threshold to submit solid waste management plans to the City as part of their permit process. Waste management plans are required to indicate how the developer will recycle a minimum of 50 percent of all waste materials generated by the project. The developer must provide evidence of compliance with the approved waste management plan at project completion.[38] As specified in the project description, the project would comply with the Glendora Community Plan 2025, AB 939, and the waste ordinance. Should the proposed project meet the threshold to comply with this waste ordinance, the development would follow the required process during both construction and operations.

[35] *Ibid.*

[36] City of Glendora. "Chapter 8: Conservation Element." In *Glendora Community Plan 2025*. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[37] *Ibid.*

[38] *Ibid.*

Therefore, through the Glendora Community Plan 2025, AB 939 waste reduction requirements, and the City's waste ordinance, the proposed project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. No mitigation or further analysis is warranted.

3.20 WILDFIRE

This analysis is undertaken to determine if the 501 Route 66 and 532 Parker Drive Project (proposed project) may have a significant impact to wildfires, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Wildfires at the proposed project site were evaluated with regard to the Safety Element of the adopted City of Glendora General Plan (Glendora Community Plan 2025),[2] data available on the County Fire Department and the California Department of Forestry and Fire Protection (CAL FIRE) FRAP websites,[3] and review of the proposed project.

State CEQA Guidelines recommend the consideration of four questions when addressing the potential for significant impact to wildfires:

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

The proposed project would result in no impacts to wildfire in relation to the impairment of adopted emergency response and/or emergency evacuation plans in or near state responsibility areas (SRA) or lands classified as very high fire hazard severity zone (VHFHSZ).

The proposed project is not located within or near an SRA or VHFHSZ. The closest VHFHSZ in an SRA is located approximately 2.4 miles northeast of the proposed project, while the closest VHFHSZ in a Local Responsibility Area (LRA) is located approximately 1.3 miles north of the proposed project site (Figure 3.20-1, *Fire Hazard Severity Zones Map*). According to the Safety Element of the City of Glendora Community Plan,[4] emergency evacuation routes mapped for the City of Glendora run east and west along Foothill Boulevard as well as north and south along Grand Avenue, to the north and west of the propose project, respectively. The nearest freeway that has direct access to the evacuation routes is the I-210 freeway.

The City has prepared a Multi-Hazard Functional Plan (MHFP)[5] for emergency response and evacuation which identifies the areas for meeting and staging in an emergency event, communications and addresses the City's planned response to emergencies associated with natural disasters and technological incidents.

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

[2] City of Glendora. 2006-2008. Glendora Community Plan 2025: Safety Element. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[3] California Department of Forestry and Fire Protection (CAL FIRE). Accessed February 3, 2020. Fire and Resource Assessment Program (FRAP). Available at: https://frap.fire.ca.gov/

[4] City of Glendora. Adopted 2006- 2008.Glendora Community Plan 2025: Safety Element. Accessed February 3, 2020. Available at: https://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan

[5] City of Glendora. Adopted 2006- 2008. Glendora Community Plan 2025: Safety Element: Multi-Hazard Functional Plan. Accessed February 5, 2020. Available at: https://www.cityofglendora.org/home/showdocument?id=7229

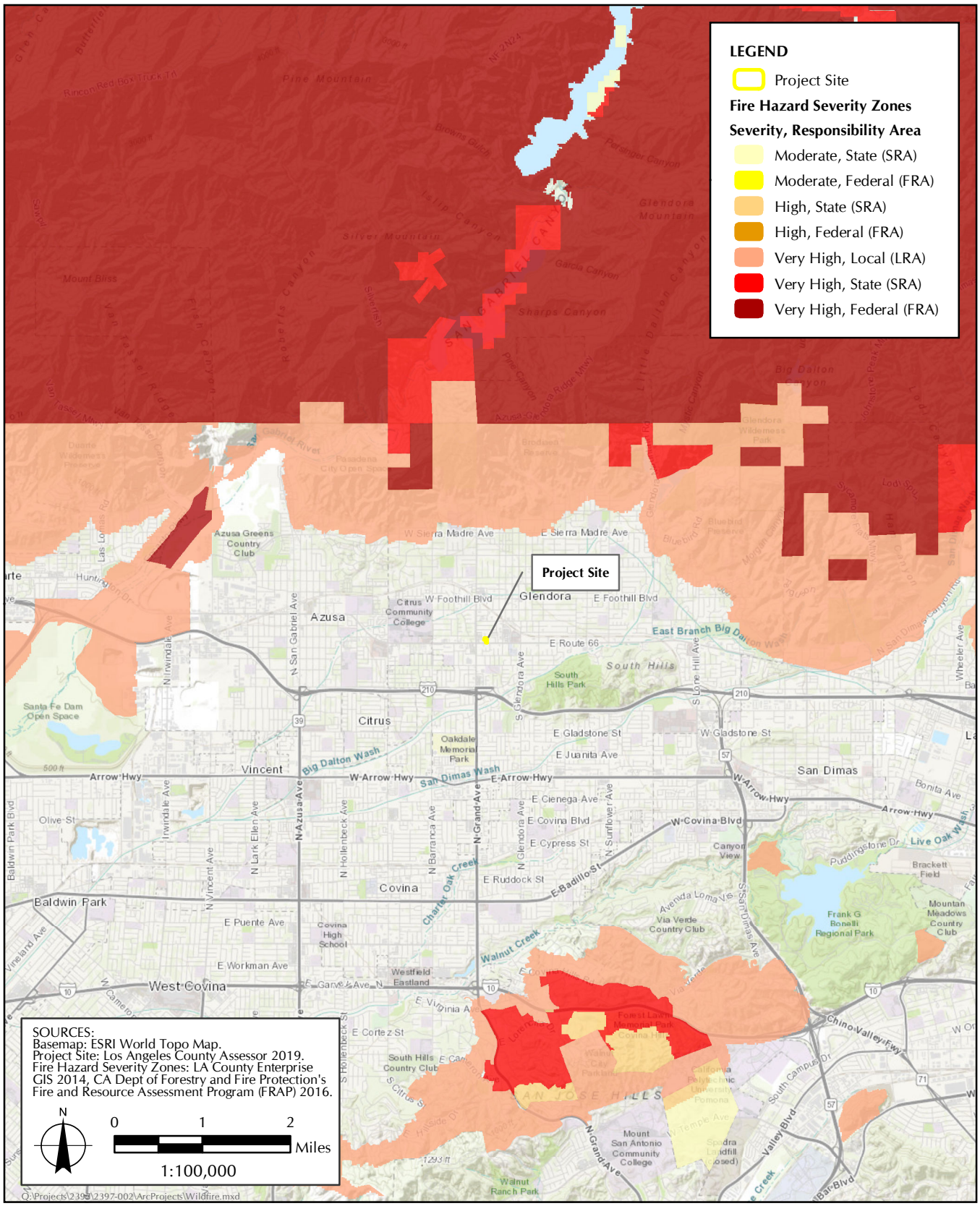


FIGURE 3.20-1

Fire Hazard Severity Zones Map

The County of Los Angeles Department of Public Works maintains a list of disaster routes in the Los Angeles County Operational Area by city that have been preidentified for use during times of crisis.[6] According to the County's disaster routes map, the proposed project is located adjacent Route 66 which has been identified as a disaster route. As specified in the project description, there are no closures of Route 66 required to construct the project. An additional disaster route is located on Arrow Highway, approximately 2.5 miles from the proposed project site.

The City's selected disaster routes and the two school designated evacuation routes would not be altered as a result of the proposed project. The proposed project would not decrease impairment to adopted emergency response plans or emergency evacuation plans. Therefore, the proposed project would result in no impacts to wildfire in relation to the substantial impairment of adopted emergency response and emergency evacuation plans in or near state responsibility areas (SRA) or lands classified as VHFHSZ. No mitigation or further analysis is warranted.

(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The proposed project would result in no impacts to wildfire in relation to exacerbated wildfire risk due to slope, prevailing winds, and other factors and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in or SRA or lands classified as VHFHSZ. The proposed project is not located within or near an SRA or VHFHSZ. The closest SRA in a VHFHSZ is located approximately 2.4 miles northwest of the proposed project, while the closest LRA in a VHFHSZ is located approximately 1.3 miles north of the proposed project (see Figure 3.20-1). The proposed project site is not located within or adjacent to an SRA or VHFHSZ and would therefore not be adversely affected.

The proposed project site is located on flat basin containing a reduced project footprint in steeper slope areas that would alleviate the impact to slopes over 25 to 50 percent incline, within a designated VHFHSZ of an LRA (see Section 1.0, *Project Description*: Figure 1.4-3, *Topographic Map with USGS 7.5-Minute Quadrangle Index* and Figure 1.8-2*, Site Photographs*). The city of Glendora is located in the eastern San Gabriel Valley, located at the base of the San Gabriel Mountains.

In the city of Glendora there are occasional winter storms and the Santa Ana winds, similar to other areas of the Los Angeles Basin.[7] The occasional winter storms and the Santa Ana winds breaks the dominant wind patterns. During periods of transition from one wind pattern to another, the dominant wind direction rotates into the south and causes a minor wind direction change. In the city, the temperatures range from 60 degrees Fahrenheit during the winter months, to over 90 degrees during the summer, and days over 100 degrees are not uncommon. Average annual precipitation is approximately 22 inches, with the majority of the rain falling in the winter months. Very little rainfall or no rainfall at all occurs during the summer months. In addition, the steep topography and the high frequency of high wind velocity from the Santa Ana winds, in the fall, decreases precipitation and create optimum [dry] conditions for wildfires. Due to the low elevation and flat terrain of the property site, the Pacific Ocean is not visible from the proposed project site. The proposed project would not exacerbate wildfire risk due to the flat site and distances away from LRA and SRA VHFHSZs.

[6] County of Los Angeles Department of Public Works. Accessed February 5, 2020. Disaster Routes by City. Available at: https://dpw.lacounty.gov/dsg/DisasterRoutes/

[7] The City of Glendora. Adopted 2006- 2008. City of Glendora Community Plan: Air Quality Element. Accessed February 5, 2020. https://www.cityofglendora.org/home/showdocument?id=7237

Therefore, there would be no impacts to wildfire in relation to exacerbated wildfire risk due to slope, prevailing winds, and other factors and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No mitigation or further analysis is warranted.

(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The proposed project would result in no impacts to wildfire in relation to the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in the temporary or ongoing impacts to the environment in or near SRAs or lands classified as VHFHSZ. The proposed project would not require the installation of new roads, fuels breaks, emergency water sources, power lines, or other utilities. The proposed project is not located within or near an SRA or VHFHSZ. The closest SRA in a VHFHSZ is located approximately 2.4 miles northwest of the proposed project, while the closest LRA in a VHFHSZ is located approximately 1.3 miles north of the proposed project (see Figure 3.20-1).

The proposed project site is located in an urbanized area and would utilize existing utilities. The proposed project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in the temporary or ongoing impacts to the environment in or near SRA or lands classified as VHFHSZs as this project site is already served by this infrastructure. Therefore, the proposed project would not exacerbate fire risk. No mitigation or further study is warranted.

(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The proposed project would result in no impacts to wildfires related to exposure of people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes in or near SRAs or lands classified as VHFHSZs in the proposed project site area or vicinity. The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes in or near state responsibility areas or lands classified as very high fire hazard severity zones. The project site is not located within or near an SRA or VHFHSZ. The proposed project site is relatively flat, within the shallow sloped Los Angeles Basin. The proposed project would not 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 that would result in flooding on- or off-site (see Section 3.10, *Hydrology and Water Quality* for additional analysis). Therefore, the proposed project would not expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes in or near SRAs or lands classified as VHFHSZs. No mitigation or further analysis is warranted.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

This analysis is undertaken to determine if the proposed project may have a significant impact to Mandatory Findings of Significance, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines.[1] Mandatory Findings of Significance at the proposed project site were evaluated with regard to the Glendora Community Plan 2025.

The State CEQA Guidelines recommend the consideration of three questions when addressing the potential for significant impact to Mandatory Findings of Significance:

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

The proposed project would result in no impacts to the quality of the environment because the proposed project would be developed on a vacant lot, surfaced with asphalt, in a highly urbanized environment, and would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The proposed project would result in no impacts to biological resources related to a substantial adverse effect directly or through habitat modification on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation or the CDFW or USFWS. The proposed project is located within a highly anthropogenically modified area of the city and is encompassed by existing infrastructure. Records searches identified 18 species of plants and animals known to historically occur within the vicinity of the proposed project. These 18 species of plants and wildlife include those listed as candidate, threatened, or endangered pursuant to the federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA). This includes 5 plant species and 13 wildlife species (1 fish, 2 invertebrates, 2 amphibians, and 8 bird species). The proposed project site is not located within a designated critical habitat and there would be no impact to fish or wildlife species of plants or animal community. The proposed project is surfaced with asphalt and is unsuitable for the 19 species which have historically been found in the region.

A record search was completed at the South Central Coastal Information Center (SCCIC) on the campus of California State University, Fullerton (part of the California Historic Resources Inventory System [CHRIS]), noting all previously recorded resources within 0.5 mile of the proposed project site. No previously recorded resources are located within the proposed project footprint. One resource, the former Old Hickory Inn Restaurant (P19-180677), was identified as adjacent to the subject property to the west, which was recorded in a 1996 survey. Since that time, the building has been demolished and replaced with a paved surface parking lot. Therefore, there would be no impacts.

[1] *California Code of Regulations*. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

(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.)

The proposed project is expected to result in less than significant impacts in relation to impacts that are individually limited but cumulatively considerable. The proposed project would not contribute to cumulatively considerable impacts in conjunction with other planning efforts within the vicinity of the proposed project. The environmental impacts of the proposed project would be consistent with anticipated growth in the City of Glendora. As stated in Section 3.14, *Population and Housing*, the proposed project would generate 36 people and is consistent with the City's Housing Element Regional Housing Needs Allocation (RHNA)[2] allocation and SCAG's Demographics and Growth Forecast (2016–2040)[3] population projection. The cumulative contribution of the project and other projects in the region would not exceed the significant thresholds established by the City of Glendora Community Plan 2025. The proposed project would be completed within 16 months and would have short-term impacts during construction of the proposed project. Therefore, impacts would be less than significant.

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

The proposed project would result in less than significant impacts in relation to having environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Potential environmental impacts associated with the proposed project in regard to human health and safety during construction, operations, and maintenance would be less than significant through consistency with the Best Management Practices and project design features identified in the Section 1, Project Description. Therefore, impacts would be less than significant.

[2] City of Glendora Community Plan 2025. November 2013. "City of Glendora 2013-2021 Housing Element." Available at: https://www.cityofglendora.org/home/showdocument?id=7232

[3] Southern California Association of Governments. 2015. "Demographics and Growth Forecast (2016–2040)." Available at: http://scagrtpscs.net/Documents/2016/draft/d2016RTPSCS_DemographicsGrowthForecast.pdf

SECTION 4.0
DOCUMENT PREPARATION

The following individuals contributed to the preparation of this document.

4.1 CITY OF GLENDORA

Contributor:	*Title:*	*Area of Responsibility:*
Mark Carnahan	City Planner	Document review
Waen Messner	RPG, Inc. (City Consultant)	Document review
Natalie Espinoza	Associate Planner	Document review

4.2 SAPPHOS ENVIRONMENTAL, INC.

Contributor:	*Title:*	*Area of Responsibility:*
Marie C. Campbell	President	Principal-in-Charge
Megna Murali	Environmental Compliance Coordinator/ Project Manager	Project management/ Initial Study author
Laura Male	Environmental Compliance Specialist / Assistant CEQA Team Manager	Project management/ Initial Study review
Eric Charlton	Senior Environmental Compliance Specialist / GIS Manager	Initial Study review/ GIS analysis
Carrie Chasteen	Historic Resources Manager	Initial Study review
Jolene Mason	Biological Resources Manager	Initial Study review
Daniel Woodward	Archaeological Resources Manager	Initial Study review
Aimee Frappied	Environmental Compliance Specialist	Initial Study author
Laura Razo	Senior Environmental Design and Compliance Associate	Initial Study author
Isis-Amanda Amoah	Environmental Compliance Coordinator	Initial Study author
Rory Baker	Environmental Compliance Analyst	Initial Study author
Eric Vander Velde	Geologist / HAZMAT Specialist	Initial Study author
Kasey Conley	Architectural Historian Coordinator	Initial Study author
Diana Gray	Senior Archaeological Resources Coordinator	Initial Study author
Brandon Lotts	Biological Resources Coordinator	Initial Study author
Alexandria Lorenzana	Senior Technical Editor	Document production
Deshawn Brown	GIS Analyst	GIS analysis
Alexandra Hamilton	GIS Analyst	GIS analysis
Eugene Ng	Senior Graphic Designer	Graphics
Jonathan Cain	Project Management Officer	Project oversight

4.3 BUILDING WORX DEVELOPMENT, LLC

Contributor:	*Title:*	*Area of Responsibility:*
Robert Artura	Project Manager	Project Management

Laura Male

From: Mark Carnahan <MCarnahan@cityofglendora.org>
Sent: Monday, December 7, 2020 2:38 PM
To: Sonja Gettel
Cc: Natalie Espinoza
Subject: RE: Comments on MND - 501 W Route 66/532 Parker Dr Project

Sonja

Your email expressing your support has been received and will be included as part of the public comments for the project.

Feel free to contact me if you have any questions.

Mark Carnahan | City Planner
Community Development Department | City of Glendora
116 E. Foothill Boulevard | Glendora, CA 91741
mcarnahan@cityofglendora.org
626-914-8253

CityofGlendora.org | Facebook | YouTube

From: Sonja Gettel <sonjag67@gmail.com>
Sent: Sunday, December 6, 2020 9:46 PM
To: Mark Carnahan <MCarnahan@cityofglendora.org>
Subject: Comments on MND - 501 W Route 66/532 Parker Dr Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Carnahan,

My wife and I are 20 year residents of the City of Glendora. As much as we love the city as it is, we understand that more housing is needed in our city and support the subject project and the MND for the subject project. 1

Thank you for accepting our comment.
Sonja Gettel
407 Forestdale Ave, Glendora 91741

LOS ANGELES COUNTY SANITATION DISTRICTS
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

December 22, 2020

Ref. DOC 5984720

Mr. Mark Carnahan, City Planner
Community Development Department
City of Glendora – City Hall
116 East Foothill Boulevard
Glendora, CA 91741-3380

Dear Mr. Carnahan:

NOI Response for File No. PLN 19-0046
501 West Route 66 and 532 Parker Drive Project

The Los Angeles County Sanitation Districts (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on November 25, 2020. The proposed project is located within the jurisdictional boundary of District No. 22. We offer the following comments regarding sewerage service:

1. 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' Baseline Trunk Sewer, located in Grand Avenue at Route 66. The Districts' 15-inch diameter trunk sewer has a capacity of 4.4 million gallons per day (mgd) and conveyed a peak flow of 1.5 mgd when last measured in 2015. 1

2. 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 58.5 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. The expected average wastewater flow from the project site, described in the notice as eight residential townhomes and 1,000 square feet of office space, is 1,955 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link.

4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities. 2

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717 or at araza@lacsd.org.

Very truly yours,

Adriana Raza

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

DOC 6009769.D22

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

HILDA L. SOLIS
FIRST DISTRICT

HOLLY J. MITCHELL
SECOND DISTRICT

SHEILA KUEHL
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

December 22, 2020

RECEIVED
JAN 04 2020
Glendora Planning Division

Mark Carnahan, City Planner
City of Glendora – City Hall
Community Development Department
116 E. Foothill Boulevard
Glendora, CA 91741

Dear Mr. Carnahan:

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, "501 WEST ROUTE 66 AND 532 PARKER DRIVE PROJECT," IS SEEKING TO DEVELOP A MIXED-USE PROJECT ON THE ABOVE MENTIONED SITE THAT INVOLVES DEMOLITION OF AN EXISITING REMNANT BUILDING FOUNDATION AND WHAT PARTIALLY REMAINS OF AN OLD, PAVED PARKING LOT SURFACE, CONSTRUCTION OF THREE NEW BUILDINGS AND ASSOCIATED ITEMS, LOCATED AT 501 WEST ROUTE 66 AND 532 PARKER DRIVE, GLENDORA, FFER 2020009246

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:

1

We have no comments.

For any questions regarding this response, please contact Kien Chin, Planning Analyst, at (323) 881-2404 or Kien.Chin@fire.lacounty.gov.

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
GLENDORA
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
VERNON
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

LAND DEVELOPMENT UNIT:

The Land Development Unit is reviewing the proposed "MIXED USE" Project for access and water system requirements. The Land Development Unit's comments are only preliminary requirements. Specific fire and life safety requirements will be addressed during the review for building and fire plan check phases. There may be additional requirements during this time. 2

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

ACCESS REQUIREMENTS: 3

1. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan 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.

    a. The Fire Apparatus Access Road shall be cross-hatch on the site plan, with the width clearly noted on the plan.

2. 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.

3. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction.

4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

5. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.

6. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 and 503.2.2.

7. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround. Include the dimensions of the turnaround, with the orientation of the turnaround shall be properly placed in the direction of travel of the access roadway.

3 continued

8. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 lbs. 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.

9. 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.

10. 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. Clearly identify firefighter walkway access routes on the site plan. Indicate the slope and walking surface material. Clearly show the required width on the site plan.

11. Fire Apparatus Access Roads shall not be obstructed in any manner, including by 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.

12. Security barriers, visual screen barriers, or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Clearly indicate the height of all parapets in a section view.

13. Multiple residential buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3.

WATER SYSTEM REQUIREMENTS:

4

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Code.

2. 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. Final fire flows will be based on the size of buildings, the installation of an automatic fire sprinkler system, and type(s) of construction used.

4 continued

3. All required public fire hydrants shall be installed and tested prior to beginning of construction.

4. The fire hydrant spacing shall be every 300 feet for both the public and the on-site hydrants. The fire hydrants 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 public fire hydrant.

   c. Additional hydrants will be required if hydrant spacing exceeds specified distances.

5. All private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy.

   a. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation.

6. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

Additional Fire Department requirements will be determined at further development of the site.

For any questions regarding the report, please contact Inspector Claudia Soiza at (323) 890-4243 or Claudia.soiza@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

5

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, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

5 continued

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

For any questions regarding this response, please contact Forestry Assistant, Joseph Brunet at (818) 890-5719.

HEALTH HAZARDOUS MATERIALS DIVISION:

6

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

Please contact HHMD senior typist-clerk, Perla Garcia at (323) 890-4035 or Perla.garcia@fire.lacounty.gov if you have any questions.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

RONALD M. DURBIN, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

RMD:ac

Laura Male

From: Mark Carnahan <MCarnahan@cityofglendora.org>
Sent: Friday, December 4, 2020 10:33 AM
To: steven preciado
Cc: Jeff Kugel; Natalie Espinoza
Subject: RE: 532 Parker Drive Project (File #PLN19-0046)

Mr. and Mrs. Preciado

Your email expressing your concern has been received and will be included as part of the public comments for the project. Please be aware that you will be send future notices for the project's public hearings before the Planning Commission and City Council, which will allow you an opportunity to further express your concerns (speak at actual hearings or via additional written correspondence).

Feel free to contact me if you have any questions.

Mark Carnahan | City Planner
Community Development Department | City of Glendora
116 E. Foothill Boulevard | Glendora, CA 91741 mcarnahan@cityofglendora.org
626-914-8253
CityofGlendora.org | Facebook | YouTube

-----Original Message-----
From: steven preciado <ppreciadosp@yahoo.com>
Sent: Thursday, December 3, 2020 1:28 PM
To: Mark Carnahan <MCarnahan@cityofglendora.org>
Subject: 532 Parker Drive Project (File #PLN19-0046)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr. Mark Carnahan,
We are responding to a letter from the city of Glendora that has described a residential development being introduced to the city of Glendora. My wife and I Purchased a townhouse in the community roughly 2 1/2 years ago. We appreciate the city of Glendora and the community here. It's a well kept area and that's what makes us want to stay here. But we do oppose new construction in the city of Glendora at this time due to many factors. If there is any way we can make our opinions "officially heard & recorded" please tell us how this can be done. 1

Thank you,
Steven & Jean Preciado
422 West Route 66
Glendora, Ca. 91740
562-237-1827

Sent from my iPhone

Laura Male

From: Natalie Espinoza <NEspinoza@cityofglendora.org>
Sent: Tuesday, December 15, 2020 3:42 PM
To: Laura Male; Megna Murali
Cc: Mark Carnahan
Subject: Public comment

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Laura and Megna,

We received a call from a resident (Argentina Murillo) that lives at 329 Forestdale Ave. who is concerned about the traffic that will be generated during construction and once people move in and the office is occupied. She feels that this is a suburb and that we shouldn't be allowing that many people to drive into and out of the City because it causes too much traffic. 1

Natalie T. Espinoza | Associate Planner
Community Development Department | City of Glendora
116 E. Foothill Boulevard | Glendora, CA 91741
NEspinoza@cityofglendora.org
(626) 914-8213
CityofGlendora.org | Facebook | YouTube

Response to Comments
on the
Mitigated Negative Declaration
for the
501 West Route 66 and 532 Parker Drive Project (File #PL19-0046)
(SCH # 2020110391)

COMMENTS AND RESPONSES

The City of Glendora (City) Community Development Department prepared a proposed Mitigated Negative Declaration (MND) to assess the potential environmental effects of the 501 Route 66 and 532 Parker Drive Project (proposed project). The City circulated the Notice of Intent (NOI) to adopt a proposed MND for public review between November 23, 2020, and December 23, 2020 (Appendix J, *Notice of Intent*). The NOI for the proposed project was delivered via U.S. Postal Service mailings to 965 addresses of property owners of parcels located within a 2,000-foot radius of the proposed project site and certified mailings to 19 federal, state, and local agencies potentially having an interest in the proposed project. The NOI was posted on-site on November 23, 2020. Copies of the proposed MND were made available online via the project website, the Governor's Office of Planning and Research website, and at the City Community Development Department office for 30 days.

The public comment period closed on December 23, 2020. A total of four (4) written letters of comment and one (1) verbal comment were received (Appendix K, *Notice of Intent Comment Letters*). Written comments included two (2) agency comment letters and two (2) written comment letters from non-affiliated members of the public. In addition, a single verbal public comment was provided, via telephone, directly to City staff. Comment letters and specific comments are given letters and numbers for reference purposes. The comment letter is shown numbered and bracketed, with numbers representing the point addressed. This section provides responses to all comments received on the proposed MND.

A. AGENCY WRITTEN COMMENTS

A1.
LOS ANGELES COUNTY SANITATION DISTRICTS
Adriana Raza
Customer Service Specialist | Will Serve Desk
562-908-4288 ext. 2717 | Facilities Planning Department
araza@lacsd.org

Response to Comment No. A1.1:

Thank you for your review of the proposed project and for providing information regarding Los Angeles County Sanitation District (Sanitation District) No. 22. The wastewater flow and capacity data, as well as information regarding infrastructure connections, has been clarified in Section 3.19, *Utilities and Service Systems*, and Section 1.9, *Project Description*, of the MND in order to assess impacts to wastewater systems. Additionally, the City shall require the developer of the proposed project to comply with all requirements described in letter provided by the Sanitation Districts. The City shall require the developer to pay the required capital facilities fee to the Sanitation District for connection of the proposed project to sewer system per County Utilities Code (Title 20), Chapter 20.30 Part 2, *Fees and Deposits*.

Response to Comment No. A1.2:

Wastewater treatment facilities produce carbon dioxide, nitrous oxide, and methane as a byproduct of biological wastewater treatment processes and emit carbon dioxide from the production of energy for facility operations. The Carbon Footprint of Water report provides recommendation for estimating the energy required for water treatment:[1]

> *Supplying Water*: "The energy intensity of municipal water supplies on a whole system basis can range from a low of 1,050 kWh/MG to a hypothetical high upwards of 36,200 kWh/MG, while a more typical range between 1,250 kWh/MG and 6,500 kWh/MG is found for most water systems."
>
> *Treating Water*: "A typical range for wastewater treatment and collection varies from 1,000 kWh/MG and 3,000 kWh/MG, with some utilities reporting energy intensities as high as 6,000 kWh/MG." Adding the average kWh per million gallons (MG) for supplying water (3875 kWh/MG) to the average kWh per MG for treating water (2000 kWh/MG), provides an average energy consumption of 5,875 kWh/MG.

Using the EPA greenhouse gas calculator[2] for converting kWh to metric tons of carbon dioxide equivalent, it can be estimated that there are 0.0000041 metric tons of carbon dioxide equivalent emitted per gallon of water treated (4.1 metric tons per MG divided by one million). The proposed project would generate an average of 1,955 gallons per day, less than 1% of the capacity and average flows of the sewer system and the wastewater treatment plant, and therefore 0.0080155 metric tons of carbon dioxide equivalent per day. The proposed project would have less than significant impacts, directly, indirectly, or cumulatively in relation to generating GHG emissions that would have a significant impact on the environment.

A2.
LOS ANGELES COUNTY FIRE DEPARTMENT
Comment No. A2.1
Planning Division
Kien Chin, Planning Analyst
(323) 881-2404
Kien.Chin@fire.lacounty.gov

Response to Comment No. A2.1:

Thank you for your review of the proposed project. Your comment has been included as part of the public record for consideration of adoption the MND and consideration of approval of the proposed project by the City.

[1] Bevan Griffiths-Sattenspiel and Wendy Wilson. May 2009. "The Carbon Footprint of Water." https://www.csu.edu/cerc/researchreports/documents/CarbonFootprintofWater-RiverNetwork-2009.pdf

[2] U.S. Environmental Protection Agency. March 2020. Greenhouse Gas Equivalencies Calculator. https://www.csu.edu/cerc/researchreports/documents/CarbonFootprintofWater-RiverNetwork-2009.pdf

Comment No. A2.2-4
Land Development Unit
Inspector Claudia Soiza
(323) 890-4243
Claudia.Soiza@fire.lacounty.gov

Response to Comment No. A2.2:

A clarification has been made to Section 1.9, *Project Description*, specifying the County fire requirements that shall be required to be implemented if the project is approved by the City. Section 3.15, *Public Services*, has been revised to include a reference to the requirements that have been added in Section 1.9 of the MND.

Response to Comment No. A2.3:

A clarification has been made to Section 1.9, *Project Description*, of the MND specifying the County fire requirements that shall be required to be implemented if the project is approved by the City.

Response to Comment No. A2.4:

A clarification has been made to Section 1.9, *Project Description*, of the MND specifying the County fire requirements that shall be required to be implemented if the project is approved by the City.

Comment No. A2.5
Forestry Division
Joseph Brunet, Forestry Assistant
(818) 890-5719

Response to Comment No. A2.5:

As stated in Section 3.4, *Biological Resources*, of the MND, during the January 21, 2020 site visit, no oak or walnut trees were recorded. There are no oak trees at the proposed project site, and, therefore, the proposed project would not require a permit under the Los Angeles County Oak Tree Ordinance.

Comment No. A2.6
Health and Hazardous Materials Division
Perla Garcia, HHMD Senior Typist-Clerk
(323) 890-4035
Perla.Garcia@fire.lacounty.gov

Response to Comment No. A2.6:

Thank you for your review of the proposed project. Your comment has been included as part of the public record for consideration of adoption the MND and consideration of approval of the proposed project by the City.

B. PUBLIC WRITTEN COMMENTS

B1.
STEVEN & JEAN PRECIADO
422 West Route 66
Glendora, Ca. 91740
562-237-1827
ppreciadosp@yahoo.com

Response to Comment No. B1.1:

Your comment has been included as part of the public record for consideration of adoption the MND and consideration of approval of the proposed project by the City. The dates of future City Planning Commission and City Council meetings regarding the proposed project will be posted on the project website,[3] which will allow you an opportunity to further express your concerns.

B2.
SONJA GETTEL
407 Forestdale Ave
Glendora 91741
sonjag67@gmail.com

Response to Comment No. B2.1:

Your comment has been included as part of the public record for consideration of adoption the MND and consideration of approval of the proposed project by the City. The dates of future City Planning Commission and City Council meetings regarding the proposed project will be posted on the project website,[4] which will allow you an opportunity to further express your concerns.

C. PUBLIC VERBAL COMMENTS

C1.
ARGENTINA MURILLO
329 Forestdale Ave
Glendora, CA 91741

Response to Comment No. C1.1:

As described in Section 3.17, T*ransportation*, of the MND, the proposed project would result in no adverse impacts or less than significant impacts in relation to traffic and transportation. More specifically, with regard to traffic generated by construction and operation of the proposed project, the transportation analysis determined that construction and operation traffic of the townhomes and office space would be minimal given the limited number of units and public transportation.

As stated in Section 3.17, the reuse and development of the abandoned property to accommodate housing and commercial activity near the City's Central Business District is consistent with the

[3] https://www.501route66.com/

[4] https://www.501route66.com/

Southern California Association of Governments (SCAG) 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which serves as a guiding document for development in the region. A 2045 High Quality Transit Area (HQTA) is defined in the 2020 RTP/SCS as a "corridor-focused Priority Growth Area within 0.5 mile of an existing or planned fixed guideway transit stop or a bus transit corridor where buses pick up passengers at a frequency of every 15 minutes or less during peak commuting hours."[5] Route 66, as a four-lane arterial, is well-served by the public transportation that is listed in detail in Section 3.17. Adding commercial and residential opportunities in a 2045 HQTA in a region with accessible transportation modalities reduces Vehicle Miles Traveled (VMT) levels. Therefore, as described in the transportation analysis, although the proposed project would introduce 25 parking stalls and adds residential and commercial opportunities that may increase traffic, accessibility to the project is well served by public transit, and, as a result, VMT would not be increased due to the proposed project. Furthermore, although recent updates to the CEQA State Guidelines do not allow for changes in level of service (LOS) to be the basis for determining significant impacts on traffic and circulation, the proposed residential and commercial uses would not add sufficient trips to change LOS at the nearest intersections.

Additionally, it has been clarified in Section 3.17, T*ransportation*, of the MND that the proposed project site has direct or proximal access to major transit corridors and arterials such as Route 66 and Grand Avenue, the purpose of which are to the provide regional, sub-regional, and inter-city travel along the corridors. The proposed project is not located in a residential area, but rather within the Route 66 Specific Plan, which is considered the core commercial corridor in the City and where mixed-use development is the intended development type.[6,7] Additionally, it has been clarified in the transportation analysis that, as stated in Section 1.11, *Construction Scenario*, construction of proposed project would not require road or lane closures for Route 66.

[5] Southern California Association of Governments (SCAG). Adopted September 3, 2020. *Adopted Final Connect SoCal*. Available at: https://www.connectsocal.org/Pages/Connect-SoCal-Final-Plan.aspx

[6] City of Glendora. December 2018. "City of Glendora General Plan Land Use Map." https://www.cityofglendora.org/home/showpublisheddocument?id=25079

[7] City of Glendora. 2003. "Route 66 Corridor Specific Plan." https://www.cityofglendora.org/home/showdocument?id=373

501 West Route 66 and 532 Parker Drive Project

Mitigation and Monitoring Program

State Clearinghouse Number: 2020110391

Prepared for:

City of Glendora
116 East Foothill Boulevard
Glendora, CA 91741

Prepared by:

Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107

January 2021

1. INTRODUCTION

The private development project consists of a mixed-use (residential and commercial) project on three vacant parcels within the City of Glendora (City) which the City has determined results in impacts to biological resources, cultural resources, and tribal cultural resources, requiring the consideration of mitigation measures to avoid impacts or reduce impact to below the level of significance. Section 21081.6 of the Public Resources Code, enacted by passage of Assembly Bill 3180 (Cortese Bill), requires public agencies approving projects with significant environmental impacts to adopt a monitoring and reporting program. The objective of the program is to ensure that mitigation measures adopted to avoid or mitigate significant environmental impacts are implemented. Section 21081.6 of the Public Resources Code requires all state and local agencies to establish monitoring and reporting programs whenever approval of a project relies upon a Mitigated Negative Declaration (MND) or an Environmental Impact Report. In accordance with these requirements, this Mitigation Monitoring Program (MMP) has been prepared to ensure that mitigation measures identified in the MND for the 501 West Route 66 and 532 Parker Drive Project (project) (or subsequent revisions thereto) are implemented in an effective and timely manner, and that identified impacts are avoided or mitigated to below the level of significance. The MMP identifies responsible parties for the mitigation program and includes a detailed discussion of monitoring and reporting procedures for each mitigation measure.

2. PROJECT DESCRIPTON

The private development project consists of a mixed-use (residential and commercial) project on three vacant parcels consisting of eight (8) 3-story residential townhomes within two buildings and one (1) single-story, 1,000-square-foot office building that fronts Route 66. The project requires a General Plan amendment and zone change for parcel numbers AIN 8639-027-901 and 8639-027-902 from High Density (HD) residential, to Route 66 Specific Plan (R66) General Plan Designation, and from Multiple-Family Residential (R-3) to Town Center Mixed Use (RT66-TCMU) zoning.

The project includes demolition of an existing remnant building foundation and what partially remains of an old paved parking lot surface as well as removal of fourteen (14) non-native Ash Trees (*Faxinus* sp.), including one (1) tree that is partially located within the right-of-way along Parker Drive. The project includes construction of three new buildings to provide eight 3-story townhomes within two (2) buildings (Building A and B), 25 designated off-street parking stalls, an open area, and a 1-story 1,000-square-foot office building (Table 2-1, *Project Elements*). Building A includes five (5) residential units and a two-car garage providing a total of ten (10) residential parking stalls. Building B includes three (3) residential units and a two-car garage providing a total of six (6) residential parking stalls. The residential units each contain three (3) to four (4) bedrooms per unit. Each unit ranges from approximately 1,625 to 2,496 square feet. The development includes landscaping throughout the mixed-use development, including a common residential open space area (approximately 5,050 square feet), adjacent to the townhomes. The landscape plan includes the planting of approximately thirty-nine (39) trees to replace the fourteen (14) trees removed. Surface parking lot areas have been designed to provide two (2) residential parking stalls and three (3) residential guest parking stalls and four (4) commercial parking stalls located in the southeast corner of the project site. The project includes an open area (approximately 4,006 sf) adjacent to the townhomes consisting of natural landscaping. The project includes two (2) bicycle storage lockers next to the commercial unit and two (2) outdoor bicycle lock stations next to the entrances for the two (2) townhome buildings.

The project's designs are consistent with Title 21 of the City of Glendora Municipal Code requirements. The project shall be designed and constructed to meet the standards articulated in 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings with regard to energy efficiency in the following areas: pipe insulation; roof and wall insulation; commissioning requirements; fenestration standards; cool roof requirements; and lighting systems and equipment. The project shall also meet the CALGreen standards for energy, water, and resource efficiency. Adherence to California's Title 24 standards shall ensure that the project has a less than significant impact on decreasing reliance on fossil fuels.

TABLE 2-1
PROJECT ELEMENTS

Project Element	Area (square feet)	Number of Units	Number of Designated Off-Street Parking Stalls
Building A- Residential	9,023	5	16 residential parking stalls attached (surface level below residential units)
Building B- Residential	4,927	3	Surface parking lot (see below)
Building C- Commercial	1,000 gross sf (919 usable)	1	Surface parking lot (see below)
Surface Parking Lot	12,176	0	2 residential, 2 residential guest, and 4 commercial parking stalls
Open Area	4,006	0	1 additional parking stall
Total	**31,487**	**9**	**25 Parking Stalls**

The project has been designed to connect to the public City's water/sewer main and existing utilities. The project is served by Athens Services for solid waste pick up and Athens Material Recovery Facility (MRF) located in the City of Industry for solid waste disposal. Athens Services shall be required to comply with all applicable federal, state, and local regulations related to solid waste, including compliance with AB 939, Glendora Community Plan 2025, and the waste ordinance. The fourteen (14) ash trees on the project site, including two (2) street trees along Parker Drive to the west of the project site and 12 trees along the northern and eastern edges of the subject parcels, shall be removed and replaced with 39 trees meeting the City's Urban Forestry Manual requirements for size and scale required (12 trees at the project site and 27 trees off-site). The project requires the installation of three (3) trees on the south sidewalk (W. Route 66), two (2) on the west sidewalk (Parker Drive), two (2) on the north sidewalk (adjacent to the 524 Parker Drive property), and five (5) trees within the project site. The remaining 27 required trees shall be installed off-site within the City of Glendora, at locations specified by the City. As stated in the Urban Forestry Manual, the City aims to maintain and further develop the local urban forest on public and private property.

Tree Removal and Replacement

The City of Glendora Urban Forestry Manual recognizes oak trees and other native California trees as significant aesthetic and ecological resources.[1] The Glendora Conservancy owns and provides stewardship for approximately 300 acres in the City of Glendora. The project property is not part of the lands managed by the Glendora Conservancy. There are 12 existing private trees on the subject parcels and two (2) street trees that border the western edge of the project site, all of which are afforded protection pursuant to the City of Glendora Urban Forestry Manual. Fourteen (14) existing

[1] City of Glendora Community Services Department. 2010. *Urban Forestry Manual*. Accessed June 15, 2020. https://www.cityofglendora.org/home/showdocument?id=23006

ash trees (*Fraxinus* sp.) were identified within the project site, all of which are designed to be removed. One (1) tree is a City tree, half of which is onto the right-of-way. The removal of the tree requires a City permit and payment based on the tree value. During the January 21, 2020 site visit, no oak or walnut trees were recorded. All private trees with a diameter at breast height (DBH) of 10 inches or greater, regardless of the species, must be replaced according to the size scale (Table 2-2, *Tree Removal and Replacement* Requirements):[2]

TABLE 2-2
TREE REMOVAL AND REPLACEMENT REQUIREMENTS

Existing DBH	Required Replacement
10″ –15″	24″ boxed tree – 1:1 replacement
16″ –36″	36″ boxed tree – 1:1 replacement
37″ – 48″	48″ boxed tree – 2:1 replacement
49″ or greater	Tree replacement to be determined by the City Forester

In accordance with the City of Glendora Urban Forestry Manual, prior to any tree removal, the size of the 14 trees to be removed shall be measured by a qualified biologist or arborist to determine the required size of the replacement tree, subject to the City Forester for final review and approval.

The development of the project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

Los Angeles County Fire Department (LACFD) Fire Access Requirements

The following requirements must be met and indicated in the project site plans to maintain LACFD fire access during construction and operation of the project:

1. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan 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.

    a. The Fire Apparatus Access Road shall be cross-hatched on the site plan, with the width clearly noted on the plan.

2. Every building constructed shall be accessible to Fire Department access 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.

3. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction.

4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

[2] City of Glendora Community Services Department. 2010. *Urban Forestry Manual*. Accessed June 15, 2020. https://www.cityofglendora.org/home/showdocument?id=23006

5. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.

6. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building in according with Sections 503.1.1 and 503.2.1.2 of Los Angeles County Title 32, Fire Code.[3,4,5]

7. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Dimensions of the turnaround shall be included, with the orientation of the turnaround properly placed in the direction of travel of the access roadway.

8. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds 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.

9. 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.

10. 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. Firefighter walkway access routes shall be clearly identified on the site plan, and the slope, walking surface material, and required width shall be indicated on the site plan.

11. Fire Apparatus Access Roads shall not be obstructed in any manner, including by 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.[6]

---

[3] County of Los Angeles. Accessed January 5, 2021. *Title 32 - Fire Code, Section 503.1.1 – Buildings and Facilities*. Available at: https://library.municode.com/CA/Los_Angeles_County/codes/Code_of_Ordinances?nodeId=TIT32FICO_503.1.1BUFA

[4] County of Los Angeles. Accessed January 5, 2021. *Title 32 - Fire Code, Section 503.2.1.2 – Commercial, industrial, and multifamily-residential developments*. Available at: https://library.municode.com/CA/Los_Angeles_County/codes/Code_of_Ordinances?nodeId=TIT32FICO_503.2.1.2COINMUSIDE

[5] County of Los Angeles. Accessed January 5, 2021. *Title 32 - Fire Code, Section 503.6 – Gates*. Available at: https://library.municode.com/CA/Los_Angeles_County/codes/Code_of_Ordinances?nodeId=TIT32FICO_503.6GA

[6] Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6,096 mm), exclusive of shoulders, except as specified in Sections 503.2.1.1 through 503.2.1.2.2.2, and for approved security gates in accordance with Section 503.6. Fire apparatus access roads shall have an unobstructed vertical clearance clear to the sky.

12. Security barriers, visual screen barriers, or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of a fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. A section view shall clearly indicate the height of all parapets.

13. Multiple residential buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed on groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code Section 503.3.[7]

LACFD Water System Requirements

1. All fire hydrants shall measure six (6) inches by four (4) inches by 2.5 inches (6″x4″x2-½″) brass or bronze conforming to current American Water Works Association (AWWA) standard C503 (Wet-Barrel Fire Hydrants) or approved equal and shall be installed in accordance with the County of Los Angeles Fire Code.

2. 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. Final fire flows will be based on the size of the buildings, the installation of an automatic fire sprinkler system, and type(s) of construction used.

3. All required public fire hydrants shall be installed and tested prior to beginning of construction.

4. The fire hydrant spacing shall be every 300 feet for both the public and the on-site hydrants. The fire hydrants shall meet the following requirements:

    a. No portion of a 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 public fire hydrant.
    c. Additional hydrants will be required if hydrant spacing exceeds specified distances.

5. All private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy.

    a. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation.

6. An approved automatic fire sprinkler system is required for the proposed buildings within this department. Design plans shall be submitted to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

Exception: A minimum vertical clearance of 13 feet 6 inches (4,114.8 mm) may be allowed for protected tree species adjacent to access roads. Any applicable tree-trimming permit from the appropriate agency is required.

[7] County of Los Angeles. Accessed January 7, 2021. *Title 32 - Fire Code, Section 503.3 – Marking and Signage*. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT32FICO_503.3MASI

Additional Fire Department requirements will be determined at further development of the site.

Construction Scenario

Construction of the project requires approximately 9-10 months to complete, anticipated from approximately April 2021 to February 2022. The initial construction activities will consist of demolition, grading, and compaction. Demolition and removal of the existing asphalt and site preparation will take approximately 14 days. It is anticipated that site preparation and demolition will affect the surface to a depth of 3 feet below ground surface.

Construction activities include site grading, worker trips and delivery and hauling of construction materials and equipment. Project sequencing assumes that site preparation and demolition will be followed by construction of residential and commercial buildings within 0.7 acres, followed by the open area and parking lot preparation within an overall 10-month timeframe. The construction scenario assumes that site preparation consists of two months and construction activities consist of eight months.

A list of the construction equipment types and quantities that will potentially be used in construction of the project is presented in Table 2-3, *Anticipated Construction Equipment*.

TABLE 2-3
ANTICIPATED CONSTRUCTION EQUIPMENT

Approximate Quantities	Type of Equipment/Vehicle	Approximate Duration of On-Site Construction Activity (weeks)
2	Concrete/Industrial Saws	20
2	Rubber Tired Dozers	20
2	Tractors/Loaders/Backhoes	40
1	Cranes	15
3	Forklifts	15
3	Cement and Mortar Mixers	4
2	Pavers	4
2	Rollers	4
2	Air Compressors	2

Site preparation and construction of the project shall be conducted in accordance with all federal, state building codes, and applicable codes within the City Municipal Code. The project site is accessible via Parker Drive through the gate entry on the northwest edge of the project site. Employee vehicles and construction equipment may enter through this entry at the beginning of each workday. No road or lane closures are required for Route 66.

As demolition activities, including tree removal, are anticipated to occur during the nesting bird season (generally February 15–September 1), the project shall be required to comply with the Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code.

Project Design Features

Daily construction activities shall be undertaken Monday through Friday from 7:00 a.m. to 6:00 p.m., and not on Saturday, Sunday, or federal holidays with the exception of interior work, consistent with

the City of Glendora Municipal Code and General Plan Noise Element. The delivery of materials and equipment and the outdoor use of equipment, hammers, and power tools shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, with no work allowed on Saturdays, Sundays, or federal holidays with the exception of interior work. Outdoor yard work is permitted as long as it does not involve heavy equipment or noise producing equipment.

Noise levels exceeding 70 dBA (decibels, A-weighted sound levels) for single-family residences, and for multi-family residences are prohibited by the City of Glendora noise ordinance. The contractor shall conduct construction activities in such a manner that the maximum noise levels at the affected buildings will not exceed established noise levels at the property line. The construction contractor shall ensure that all construction and grading equipment is properly maintained.

During construction activities, the use of equipment mufflers, sound blankets and baffles, and sound walls shall be incorporated into the design of the project where feasible and necessary. Construction barriers shall be constructed by the contractor to be used during all construction phases. Use of equipment mufflers, sound blankets and baffles, and sound walls shall reduce noise levels up to 20 dBA based on placement and structure to bring construction noise levels at or below 70 dBA, as required at the nearest sensitive receptors adjacent to the project site.

Wherever possible, grading activities shall be undertaken outside the normal rainy season (i.e., October 15 to April 15 for most of Southern California), thus minimizing the potential for increased surface runoff and the associated potential for soil erosion. A recommended construction period begins in late April or early May and is completed in late January, assuming the majority of the construction is completed in this recommended nine-month period. The construction contractor shall be required to incorporate best management practices (BMPs) consistent with the guidelines provided in the *California Storm Water Best Management Practice Handbooks: Construction*.[8] Should the construction period continue into the rainy season or if required by the City, supplemental erosion measures shall be implemented, including, but not limited to the nine identified BMPs, or comparable measures:

- Mulching
- Geotextiles and mats
- Earth dikes
- Temporary drains and gullies
- Silt fence
- Straw bale barriers
- Sandbag barrier
- Brush or rock filter
- Sediment trap

Additionally, the project shall comply with Low Impact Development (LID) standards as required in the Los Angeles County LID ordinance adopted by the City.[9]

[8] California Stormwater Quality Association. 1993. *California Storm Water Best Management Practice Handbooks: Construction*. Menlo Park, CA.

[9] City of Glendora. Glendora Municipal Code. Title 21 ZONING, Chapter 21.03 GENERAL REGULATIONS, 21.03.090 Urban runoff pollution. Available at: http://www.qcode.us/codes/glendora/?view=desktop&topic=21-21_03

Construction equipment shall be turned off when not in use. The construction contractor shall ensure that all construction and grading equipment is properly maintained. All vehicles and compressors shall utilize exhaust mufflers and engine enclosure covers (as designed by the manufacturer) at all times. It is currently anticipated that up to ten (10) construction workers are anticipated to be on site at any given time during the construction of the project.

Demolition activities including tree removal, are anticipated to only occur outside of the nesting bird season (generally February 15–September 1). If not, proper mitigation measures including nesting bird surveys, netting and exclusion, and/or biological monitoring of construction shall be employed (see Mitigation Measure BIO-1).

All recommendations included in the Geotechnical Engineering Investigation prepared by Environmental Geotechnical Laboratory, Inc. dated August 19, 2019 for the project shall be included in construction contracts and implemented into project design.[10]

A Worker Environmental Awareness Program (WEAP) shall be developed and implemented to ensure compliance with the conditions of approval for this project, including the project design features and mitigation measures, to ensure that tree replacement is conducted in accordance with City requirements, no lane closures occur during construction activities, the Migratory Bird Treaty Act is followed appropriately, and sensitive cultural/tribal cultural resources in this archaeologically sensitive area are adequately protected. This WEAP shall be delivered on or before the first day of construction, and a sign-in sheet of all construction personnel who attend the WEAP will be maintained. A brochure summarizing the WEAP shall be kept on-site to be reviewed by new construction personnel that are not at the original WEAP training.

Archaeological and Native American Monitoring

Archaeological Monitoring of initial ground disturbance shall be implemented to reduce potential impacts to buried archaeological resources that could be encountered during the project construction Monitoring of initial ground disturbance associated with the project construction shall be carried out under the direct supervision of a Qualified Archaeologist who meets the Secretary of the Interior's *Professional Qualifications Standards*.

The treatment of archaeological resources that may be encountered during project construction shall be consistent with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. The Secretary of the Interior Standards and Guidelines prescribes for the identification, documentation, and evaluation of resources of archaeological resources.

3. RESPONSIBLE PARTY

Building Worx Development, LLC shall be responsible for reporting mitigation measures to the City of Glendora. Building Worx Development, LLC or its designee shall be responsible for implementing and reporting mitigation measures in this program. Building Worx Development, LLC shall have responsibility for ensuring that mitigation measures are accomplished in an environmentally responsible manner. The City shall oversee Building Worx Development, LLC to ensure that the status of mitigation measures is reported in accordance with this program. Building Worx Development, LLC shall be responsible for ensuring that the cost of mitigation is included in the

[10] Environmental Geotechnical Laboratory, Inc. 19 August 2019. *Geotechnical Engineering Investigation.* Please see Appendix E of the *501 West Route 66 and 532 Parker Drive Project* MND.

budget for the planning, construction, operation, and maintenance of the project whose approval has been conditioned on implementation of the mitigation measures specified in this MMP.

The City shall be responsible for program oversight of the implementation of the construction-related mitigation measures by Building Worx Development, LLC. Mitigation measures shall be included in applicable requests for proposals (RFP), specifications and procedures issued for construction of the project. Other mitigation measures funded by the Contractor will be subject to oversight by the City of Glendora. In addition, the City shall be responsible for ensuring that mitigation measures are properly carried out by designated and qualified personnel, which may include specialty contractors. The City shall be responsible for ensuring that applicable mitigation measures are carried forward in operational and maintenance procedures for the project.

4. MITIGATION REQUIREMENTS, SCHEDULE, AND REPORTING FREQUENCY

Based on the findings of the MND, mitigation measures are not required for aesthetics, agriculture/forestry resources, air quality, energy, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, utilities/service systems, and wildfire. Specific mitigation measures are required for biological resources, cultural resources, and tribal cultural resources. Potentially significant impacts in these environmental resource areas shall be avoided or minimized with implementation of five (5) specific mitigation measures (Table 4-1, *Mitigation Monitoring Program for the 501 Route 66 and 532 Parker Drive Project*). The method for executing the mitigation measure, organization responsible for implementing and funding the measure, estimated completion date for each measure, frequency of reporting, and significance after mitigation has been articulated for each mitigation measure (Table 4-1).

TABLE 4-1
MITIGATION MONITORING PROGRAM FOR THE 501 WEST ROUTE 66 AND 532 PARKER DRIVE PROJECT

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
Biological Resources						
Mitigation Measure BIO-1: To avoid impacts to nesting birds protected under the MBTA: • Construction activities shall take place outside of the nesting bird season when feasible, which generally occurs between February 1 and September 1. • If construction activities cannot avoid the nesting bird season, pre-construction nesting bird surveys shall be conducted by a qualified biologist a maximum of three days prior to the start of construction. • Should nesting birds be discovered within or adjacent to the construction footprint during these surveys, a non-disturbance buffer shall be placed on the active nest as determined by the biologist to prevent impacts to nesting birds. • Construction shall be halted within the non-disturbance buffer of 250 feet of songbirds and 500 feet for raptors until the biologist has determined that the young have fledged and are flying well enough to avoid the construction activities. • Additionally, if signs of stress are identified, the biologist shall halt activity in the immediate area until the birds resume their normal behavior or until the nest has been determined to no longer be active.	Building Worx Development, LLC	Pre-Construction; Construction, between February 1 and September 1	California Department of Fish and Wildlife	City of Glendora	Weekly Monitoring Report	_____ (Signature/Date of Monitoring Agency)
Cultural Resources						
Mitigation Measure CUL-1: Construction Monitoring. Ground disturbance resulting from the project construction has the potential to encounter buried archaeological remains if excavation reaches depths containing native undisturbed soils. Implementation of monitoring during the initial phase of ground disturbing construction activities will mitigate potential impacts to buried archaeological deposits to be avoided or reduced below the significance threshold. Construction monitoring shall be carried out by or under the direct supervision of a Qualified Archaeologist, who meets the Secretary of the Interior's Professional Qualifications Standards[11] during ground-disturbing activities within the project area. Similarly, should archaeological resources be encountered during project construction, treatment of such resources, including identification, documentation, and evaluation shall be consistent with the Secretary of the Interior's Treatment Guidelines and Standards for Archaeology and Historic Resources.[12]	Building Worx Development, LLC	Pre-Construction; Construction	City of Glendora	City of Glendora	Archaeological Resource Management Plan	_____ (Signature/Date of Monitoring Agency)

[11] National Park Service. "Professional Qualifications Standards." Available at: https://www.nps.gov/history/local-law/arch_stnds_9.htm

[12] National Park Service. "Professional Qualifications Standards." Available at: https://www.nps.gov/history/local-law/arch_stnds_9.htm

TABLE 4-1
MITIGATION MONITORING PROGRAM FOR THE 501 WEST ROUTE 66 AND 532 PARKER DRIVE PROJECT

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
Mitigation Measure CUL-2: *Regulatory Requirements – Human Remains.* Human remains could potentially be encountered during project construction. Treatment of the unanticipated discovery shall be consistent with existing California laws as prescribed in the California Health and Safety Code (Section 7050.5),[13] which states that: *(a) Every person who knowingly mutilates or disinters, wantonly disturbs, or willfully removes any human remains in or from any location other than a dedicated cemetery without authority of law is guilty of a misdemeanor, except as provided in Section 5097.99 of the Public Resources Code.* In the event that human remains are inadvertently discovered during project construction, and in accordance with Health and Safety Code Section 7050.5 (b), ground disturbing activities must cease in the area of the discovery including nearby areas reasonably suspected to overlie human remains. The County Coroner shall be immediately contacted and construction activities may not resume until the County Coroner has made a determination in accordance with the provisions of Section 27491 of the Government Code and Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code). Pursuant to California Health & Safety Code §7050.5 (c),[14] *If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.*	Building Worx Development, LLC	Construction	Office of the County Coroner Native American Heritage Commission if Human Remains are determined to be of indigenous Native American ancestry	City of Glendora	Coroner's Findings and/or Monitoring Report by Qualified Archeologist	_____ (Signature/Date of Monitoring Agency)
Tribal Cultural Resources						
Mitigation Measure TRIBAL-1: *Tribal Resources – Avoidance and Monitoring.* Prior to the initiation of ground-disturbing activities, the City shall require monitoring of all ground-disturbing activities by a Native American monitor in native (i.e. non-fill) soil. In addition, consultation and coordination shall be undertaken with the Native American local Tribal contacts designated by the NAHC and the Tribe to determine if a Native American monitor shall be present during all or a portion of the ground-disturbing activities within the project area.	Building Worx Development, LLC	Pre-Construction; Construction	Native American Heritage Commission California Office of Historic Preservation	City of Glendora	Tribal Cultural Resources Monitoring Plan	_____ (Signature/Date of Monitoring Agency)

[13] California Health and Safety Code Section 7050.5. (Amended by Stats. 1987, Ch. 404, Sec. 1.

[14] California Health and Safety Code Section 7050.5. (Amended by Stats. 1987, Ch. 404, Sec. 1.

TABLE 4-1
MITIGATION MONITORING PROGRAM FOR THE 501 WEST ROUTE 66 AND 532 PARKER DRIVE PROJECT

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
In the event that previously unknown TCRs are encountered during construction, the resources shall either be left *in situ* and avoided through redesign, or the resources shall be salvaged, recorded, and reposited at a repository consistent with the provisions of a Phase III data recovery program and the provisions of a Cultural Resource Management Plan. The cultural resource management plan shall include further consultation with the Tribe. Data recovery is not required by law or regulation. It is, though, the most commonly agreed-upon measure to mitigate adverse effects to cultural resources eligible or listed under Section 106 Criterion D/CRHR Criterion 4, as it preserves important information that would otherwise be lost.						
Mitigation Measure TRIBAL-2: *Regulatory Requirements – Human Remains*. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are encountered during excavation activities, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent remains within 100 feet shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are or are believed to be Native American, s/he shall notify the NAHC in Sacramento within 24 hours. In accordance with Section 5097.98 of the California Public Resources Code, the NAHC shall immediately notify the person(s) it believes to be the most likely descendant (MLD) of the deceased Native American. The descendants shall complete their inspection and make a recommendation within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the City, the disposition of the human remains. The MLD's recommendation shall be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials. If the City rejects the MLD's recommendations, the agency shall rebury the remains with appropriate dignity on the property within a time frame agreed upon between the City and the MLD's in a location that will not be subject to further subsurface disturbance (14 California Code of Regulations §15064.5(e)).	Building Worx Development, LLC	Construction	Office of the County Coroner Native American Heritage Commission if Human Remains are determined to be of indigenous Native American ancestry	City of Glendora	Contact Report Form of Contact with the Coroner's Department Contact Report Form of Contact with Native American Heritage Commission if Human Remains are determined to be of indigenous Native American ancestry	_____ (Signature/Date of Monitoring Agency)

City of Glendora Minutes
Special Meeting

Tuesday, October 13, 2020
Zoom Video Communications
meeting ID# cityofglendora.org/zoom

In response to Executive Orders issued in 2020 by Governor Newsom brought on by the COVID-19 pandemic. The City began conducting its public meetings utilizing Zoom Video Communications. The teleconferenced meeting allowed the City to continue to conduct essential business and comply with Public Health Administration recommendations to protect the public and City employees, practice social distancing and limit exposure.

CALL TO ORDER

Mayor Allawos called the **SPECIAL MEETING** of the City Council of the City of Glendora to order at 5:00 p.m. via Zoom Video Communications, meeting ID# cityofglendora.org/zoom org/zoom or https://zoom.us/j/9329247224.

ROLL CALL

Council Members present: Gary Boyer, David Fredendall, Mendell L. Thompson, Mayor Pro Tem Karen K. Davis, and Mayor Michael Allawos

Council Member absent: None

Staff members present: City Manager Adam Raymond, City Attorney William Wynder, Administrative Services Director June Overholt, Digital Media Specialist Craig Gill, Digital Media Specialist Greg Morton, Kathleen R. Sessman, City Clerk/Communications Director and Deputy City Clerk/Records Manager Elvia Harvey

PUBLIC COMMENT

Mayor Allawos **OPENED** the Public Comment period and inquired if any requests had been received to provide public comment. Deputy City Clerk/Records Manager Harvey announced there were no written requests or zoom participants wishing to provide public comment; therefore, Mayor Allawos **CLOSED** the Public comment period.

CLOSED SESSION

City Attorney Wynder read the Closed Session title into the record as follows:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
   A closed session will be held, pursuant to Government Code § 54956.9 (d)(2) or (d)(3) & (e)(5) because there is a significant exposure to litigation in one (1) case. A copy of the written threat(s) of litigation is attached to this agenda listing.

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
   A closed session will be held, pursuant to Government Code §54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City is a party. The title of such litigation is as follows: GLENDORA vs. XIN "CHARLES" CAO (erroneously sued herein as CAO "CHARLES" XIN) and OLIVIA LEI ZHAO; Case Number 20PSCV00566; Court Name Los Angeles County Superior Court.

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
   A closed session will be held, pursuant to Government Code §54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City is a party. The title of such litigation is as follows: Charles Whiles vs. City of Glendora; EAMS No: ADJ9030420; Claim No: 13-116457; Venue: WCAB (POM).

RECONVENE OPEN SESSION AND ANNOUNCE ANY ACTION TAKEN

Mayor Allawos reconvened the meeting into Open Session at 6:24 p.m., with all members present, in order to conduct the Regular Joint meeting scheduled for 7:00 p.m.

Announcement of any action taken during Closed Session will be announced during the City Council, Successor Agency and Housing Authority Regular Joint meeting at which time City

Attorney Wynder will report the following: Item #1) City Council authorized a compromise in the Worker's Comp claim in the amount of $35,687.57, payable in $230 per week until the balance is paid.; Item #2) The Court granted a preliminary injunction prohibiting short term rentals of the subject property. Item #3) The City Council unanimously authorized the City Manager to execute a tolling agreement following a review and approval as to form by the City Attorney and Director of Administrative Services.

ADJOURNMENT

Mayor Allawos adjourned the meeting at 6:24 p.m.

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were affirmed on _____ by the City Council of the City of Glendora.

City of Glendora Minutes
Special Meeting

Tuesday, November 10, 2020
Zoom Video Communications
meeting ID# cityofglendora.org/zoom

In response to Executive Orders issued in 2020 by Governor Newsom brought on by the COVID-19 pandemic. The City began conducting its public meetings utilizing Zoom Video Communications. The teleconferenced meeting allowed the City to continue to conduct essential business and comply with Public Health Administration recommendations to protect the public and City employees, practice social distancing and limit exposure.

ROLL CALL

Council Members present: Gary Boyer, David Fredendall, Mendell L. Thompson, Mayor Pro Tem Karen K. Davis, and Mayor Michael Allawos

Council Member absent: None

Staff members present: City Manager Adam Raymond, City Attorney William Wynder, Administrative Services Director June Overholt, Kathleen R. Sessman, City Clerk/Communications Director, Digital Media Specialist Craig Gill, Digital Media Specialist Greg Morton, and Deputy City Clerk/Records Manager Elvia Harvey

PUBLIC COMMENT

Mayor Allawos **OPENED** the Public Comment period and inquired if any requests had been received to provide public comment. Deputy City Clerk/Records Manager Harvey announced there were no written requests or zoom participants wishing to provide public comment; therefore, Mayor Allawos **CLOSED** the Public comment period.

CLOSED SESSION

City Attorney Wynder read the Closed Session title into the record as follows:

1. CONFERENCE WITH LABOR NEGOTIATOR A closed session will be held, pursuant to Government Code §54957.6 to conduct labor negotiations.
   City Negotiators: City Manager Raymond, City Attorney Wynder, Administrative Services Director Overholt, Human Resources Assistant Director Resendez and other representatives as designated
   Employee Organization: Glendora Management Association (GMA) and American Federation of State County Municipal Employees Local 3915 (AFSCME)

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION A closed session will be held, pursuant to Government Code § 54957 to conduct an employee performance evaluation for the position of City Manager.

3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION A closed session will be held, pursuant to Government Code § 54957 to conduct an employee performance evaluation for the position of City Attorney

Mayor Allawos recessed the meeting to Closed Session at 4:03 p.m.

RECONVENE OPEN SESSION AND ANNOUNCE ANY ACTION TAKEN

Mayor Allawos reconvened the meeting into Open Session at 6:05 p.m., with all members present in order to conduct interviews of applicants interested in filling a vacancy on the San Gabriel Valley Mosquito and Vector Control Board and announced that he would reconvene the meeting into closed session to conclude the City Manager and City Attorney evaluations.

Announcement of any action taken during Closed Session will be announced during the City Council, Successor Agency and Housing Authority Regular Joint meeting at which time City Attorney Wynder will report the following: Item #1) The City Council recommended and authorized side letters to the Employee Organizations. Item #2 and Item #3) The evaluations process was commenced and will conclude following the interview and selection process.

NEW BUSINESS

4. Conduct Interviews of Applicants interested in filling one (1) vacancy on the San Gabriel Valley Mosquito and Vector Control Board.

Councilmember Boyer announced that he would be recusing himself from the interview process to avoid the appearance of influence on the decision.

The City Council interviewed candidate Jackie Doornik for a vacancy on the San Gabriel Valley Mosquito and Vector Control Board.

A motion was made by Councilmember Fredendall, seconded by Councilmember Thompson, to forego the formal balloting process and appoint Jackie Doornik to serve as the city's representative on the San Gabriel Valley Mosquito and Vector Control Board for a 4-year term.

An oral vote was conducted, and motion passed 4 – 0 – 1 as follows: AYES: Fredendall, Thompson, Davis, Allawos; NOES: None; ABSENT: None; RECUSE: Boyer.

RECONVENE CLOSED SESSION

Mayor Allawos reconvened the meeting to Closed Session at 6:15 p.m.

RECONVENE OPEN SESSION AND ANNOUNCE ANY ACTION TAKEN

Mayor Allawos reconvened the meeting into Open Session at 6:55 p.m., with all members present in order to conduct the Regular Joint meeting scheduled for 7:00 p.m.

Announcement of any action taken during Closed Session will be announced during the City Council, Successor Agency and Housing Authority Regular Joint meeting at which time City Attorney Wynder will report the following: Item #1) The City Council recommended and authorized side letters to the Employee Organizations. Item #2 and Item #3) Evaluations were conducted.

ADOURNMENT

Mayor Allawos adjourned the meeting at 6:55 p.m.

Kathleen R. Sessman, MMC
City Clerk/Communication Director

Minutes were approved on _____ by the City Council of the City of Glendora, with the City of Glendora acting as the Successor Agency to the Glendora Community Redevelopment Agency per ABx1 26, codified at Health & Safety Code §34173(a).

City of Glendora Minutes
Special Meeting

Tuesday, February 23, 2021
Zoom Video Communications
meeting ID# cityofglendora.org/zoom

In response to Executive Orders issued in 2020 by Governor Newsom brought on by the COVID-19 pandemic. The City began conducting its public meetings utilizing Zoom Video Communications. The teleconferenced meeting allowed the City to continue to conduct essential business and comply with Public Health Administration recommendations to protect the public and City employees, practice social distancing and limit exposure.

CALL TO ORDER

Mayor Allawos called the **SPECIAL MEETING** of the City Council of the City of Glendora to order at 6:00 p.m. via Zoom Video Communications, meeting ID# cityofglendora.org/zoom org/zoom or https://zoom.us/j/9329247224.

ROLL CALL

Council Members present: Gary Boyer, David Fredendall, Mendell L. Thompson, Mayor Pro Tem Karen K. Davis, and Mayor Michael Allawos

Council Member absent: None

Staff members present: City Manager Adam Raymond, City Attorney William Wynder, Administrative Services Director June Overholt, Digital Media Specialist Craig Gill, Digital Media Specialist Greg Morton, and Deputy City Clerk/Records Manager Elvia Harvey

PUBLIC COMMENT

Mayor Allawos **OPENED** the Public Comment period and inquired if any requests had been received to provide public comment. Deputy City Clerk/Records Manager Harvey announced there were no written requests and one zoom participants wishing to provide public comment who chose not to give public comment and would instead speak during the regularly scheduled City Council meeting; therefore, Mayor Allawos **CLOSED** the Public comment period.

CLOSED SESSION

City Attorney Wynder read the Closed Session title into the record as follows:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
   A closed session will be held, pursuant to Government Code § 54956.9 (d)(2) or (d)(3) & (e)(5) because there is a significant exposure to litigation in one (1) case. A copy of the written threat(s) of litigation is attached to this agenda listing.

Mayor Allawos convened the meeting into closed session at 6:04 p.m.

RECONVENE OPEN SESSION AND ANNOUNCE ANY ACTION TAKEN

Mayor Allawos reconvened the meeting into Open Session at 6:19 p.m., with all members present, in order to conduct the Regular Joint meeting scheduled for 7:00 p.m.

Announcement of any action taken during Closed Session will be announced during the City Council, Successor Agency and Housing Authority Regular Joint meeting at which time City Attorney Wynder will report the following: Item #1) City Attorney communicated settlement demand from punitive claimant, that was rejected and City Council authorized a last and final offer.

ADJOURNMENT

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were affirmed on _____ by the City Council of the City of Glendora.

CITY OF GLENDORA

CITY COUNCIL MEETING		**3/9/2021**
WARRANT REGISTER FOR		**2/19/2021**
GENERAL WARRANT REGISTER	$	595,503.49
PAYROLL EFT - P/E 2/07/21	$	-
TOTAL	**$**	**595,503.49**

PREPARED BY: Desiree Hernandez

REVIEWED BY
CITY TREASURER

Warrant Register Notes – Understanding the "Key Org"

Key Org = Fund + Dept

XXXXXXX = XXX + XXXX

First three digits = Fund. The funds are used for this register are listed at the end of each register.

It includes the Fund #, Fund Title and Amount spent for that fund.

Remaining four digits & subaccounts = Department and division. Below is the list of departments.

#	Department description	#	Department description
40xx	LEGISLATIVE	60xx	PLANNING, CRA, HOUSING
41xx	EXECUTIVE	65xx	PUBLIC WOKRS
42xx	FINANCE	70xx	LIBRARY
43xx	NON-DEPARTMENTAL	75xx	COMMUNITY SERVICES
51xx	PUBLIC SAFETY	99xx	CAPITAL PORJECTS

"X" – Provides additional details of the division within the department

SELECTION CRITERIA: transact.ck_date='20210219 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	V3039	02/19/21	1001	AIR-EX AIR CONDITIONING	5316567	HVAC MAINT/JAN	0.00	770.00
10001	V3040	02/19/21	1332	ANIMAL PEST MANAGEMENT S	0017585	PEST CONTROL SVC/JAN	0.00	45.00
10001	V3040	02/19/21	1332	ANIMAL PEST MANAGEMENT S	2096086	PEST CONTROL AT VARIOU	0.00	9.25
10001	V3040	02/19/21	1332	ANIMAL PEST MANAGEMENT S	2096086	PEST CONTROL AT VARIOU	0.00	30.06
10001	V3040	02/19/21	1332	ANIMAL PEST MANAGEMENT S	2096086	PEST CONTROL AT VARIOU	0.00	35.00
10001	V3040	02/19/21	1332	ANIMAL PEST MANAGEMENT S	0016582	PEST CONTROL AT VARIOU	0.00	190.75
10001	V3040	02/19/21	1332	ANIMAL PEST MANAGEMENT S	0016582	PEST CONTROL AT VARIOU	0.00	619.94
TOTAL CHECK							0.00	930.00
10001	V3041	02/19/21	5085	BRENNAN ELECTRICAL INC	0016582	ELECTRICAL WORK	0.00	155.00
10001	V3041	02/19/21	5085	BRENNAN ELECTRICAL INC	0016582	ELECTRICAL WORK	0.00	445.00
10001	V3041	02/19/21	5085	BRENNAN ELECTRICAL INC	2056584	ELECTRICAL WORK	0.00	3,670.00
TOTAL CHECK							0.00	4,270.00
10001	V3042	02/19/21	6752	VENTEK INTERNATIONAL	0015126	ANNUAL FEE	0.00	3,135.00
10001	V3043	02/19/21	1541	CLEAN SWEEP SUPPLY CO.,	5316567	CLEANING SUPPLIES	22.34	240.26
10001	V3044	02/19/21	4547	CSG CONSULTANTS INC	0016064	BLDG PLAN REVIEW/DEC	0.00	8,930.81
10001	V3045	02/19/21	3276	DOCU-TRUST	0014010	OFF-SITE STORAGE	0.00	64.94
10001	V3046	02/19/21	4550	SHEILA JENNINGS GANINO	0017583	COMM SVC EDUCATN CLSS	0.00	1,532.62
10001	V3047	02/19/21	4397	GEORGE E. BOOTH CO., INC	5316571	FY 20-21 SCADA SYSTEM	78.72	846.72
10001	V3047	02/19/21	4397	GEORGE E. BOOTH CO., INC	5316571	FY 20-21 SCADA SYSTEM	237.90	2,558.90
TOTAL CHECK							316.62	3,405.62
10001	V3048	02/19/21	1212	GLENDORA TROPHY & ENGRAV	0014216	PLAQUES W/ENGRAVING	3.84	41.34
10001	V3049	02/19/21	5162	GOLD COAST ENVIRONMENTAL	5316571	TROUBLESHOOT AND CALIB	54.22	583.22
10001	V3050	02/19/21	1941	GRAINGER	5316570	EQUIPMENT PARTS/SUPP	59.05	635.23
10001	V3051	02/19/21	4703	JOHN GREEN TRUCKING	5316570	MATERIAL & DELIVERY	0.00	578.50
10001	V3052	02/19/21	6540	INTELLIGENT FIRE SYSTEMS	5316571	FIRE SERVICE CALL	0.00	370.00
10001	V3053	02/19/21	5315	JMD	3216565	GOLD LINE ENG/NOV	0.00	24,704.35
10001	V3053	02/19/21	5315	JMD	3216565	GOLD LINE ENG/OCT	0.00	25,959.85
10001	V3053	02/19/21	5315	JMD	3216565	GOLD LINE ENG/SEP	0.00	29,698.15
10001	V3053	02/19/21	5315	JMD	3216565	GOLD LINE ENG/DEC	0.00	33,553.70
10001	V3053	02/19/21	5315	JMD	3216565	GOLD LINE ENG/JAN	0.00	40,113.70
TOTAL CHECK							0.00	154,029.75
10001	V3054	02/19/21	2944	JOE A. GONSALVES & SON	0016052	PROF LEGISLTV SVC/MAR	0.00	1,750.00
10001	V3054	02/19/21	2944	JOE A. GONSALVES & SON	5316567	PROF LEGISLTV SVC/MAR	0.00	1,750.00
TOTAL CHECK							0.00	3,500.00
10001	V3055	02/19/21	3621	LA VERNE POWER EQUIPMENT	0016582	EQUIPMENT MAINTENANCE	98.18	1,056.07
10001	V3055	02/19/21	3621	LA VERNE POWER EQUIPMENT	0016584	EQUIPMENT MAINTENANCE	1.98	71.33

SELECTION CRITERIA: transact.ck_date='20210219 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	V3055	02/19/21	3621	LA VERNE POWER EQUIPMENT	0016584	EQUIPMENT MAINTENANCE	1.39	74.91
10001	V3055	02/19/21	3621	LA VERNE POWER EQUIPMENT	0016584	EQUIPMENT MAINTENANCE	2.22	83.89
10001	V3055	02/19/21	3621	LA VERNE POWER EQUIPMENT	0016584	EQUIPMENT MAINTENANCE	2.14	108.05
TOTAL CHECK							105.91	1,394.25
10001	V3056	02/19/21	1203	MERCURY FENCE CO., INC.	0016582	FENCE REPAIRS	0.00	325.00
10001	V3057	02/19/21	2545	OFFICE SOLUTIONS	5314010	OFFICE SUPPLIES	2.45	26.41
10001	V3057	02/19/21	2545	OFFICE SOLUTIONS	0014010	OFFICE SUPPLIES	2.46	26.43
TOTAL CHECK							4.91	52.84
10001	V3058	02/19/21	6098	PRIORITY LANDSCAPE SERVI	5316571	CONTRACT SERVICES - TR	0.00	4,280.00
10001	V3058	02/19/21	6098	PRIORITY LANDSCAPE SERVI	0016582	CONTRACT SERVICES - PA	0.00	55.00
10001	V3058	02/19/21	6098	PRIORITY LANDSCAPE SERVI	0016582	CONTRACT SERVICES - PA	0.00	79.00
10001	V3058	02/19/21	6098	PRIORITY LANDSCAPE SERVI	0016582	CONTRACT SERVICES - PA	0.00	144.00
10001	V3058	02/19/21	6098	PRIORITY LANDSCAPE SERVI	0016582	CONTRACT SERVICES - PA	0.00	550.00
10001	V3058	02/19/21	6098	PRIORITY LANDSCAPE SERVI	5316571	WATER YARD CLEAN UP	0.00	725.00
TOTAL CHECK							0.00	5,833.00
10001	V3059	02/19/21	5062	THE SAUCE CREATIVE SERVI	0016554	PRINTING SERVICES	59.96	729.96
10001	V3060	02/19/21	6657	SUPERION LLC	5484019	OPENGOV INTEGRATION	0.00	90.00
10001	V3060	02/19/21	6657	SUPERION LLC	5484019	OPENGOV INTEGRATION	0.00	180.00
10001	V3060	02/19/21	6657	SUPERION LLC	5484019	OPENGOV INTEGRATION	0.00	240.00
10001	V3060	02/19/21	6657	SUPERION LLC	5484019	PLUS - COMMUNITY DEV C	0.00	4,887.62
TOTAL CHECK							0.00	5,397.62
10001	V3061	02/19/21	3107	LAURA TAPIA	0017583	COMM SVC EDUCATN CLSS	0.00	1,532.62
10001	102142	02/19/21	6907	AGA ENGINEERS INC	2229999	CITYWIDE TRAFFIC SIGNA	0.00	1,840.00
10001	102143	02/19/21	7104	AIM RESOURCES	531	UB REFUND	0.00	135.29
10001	102144	02/19/21	5938	ALESHIRE & WYNDER, LLP	0014012	LEGAL SVC/JAN	0.00	18,015.00
10001	102144	02/19/21	5938	ALESHIRE & WYNDER, LLP	0014012	LEGAL SVC/JAN	0.00	312.00
10001	102144	02/19/21	5938	ALESHIRE & WYNDER, LLP	0014012	LEGAL SVC/JAN	0.00	360.00
10001	102144	02/19/21	5938	ALESHIRE & WYNDER, LLP	5314012	LEGAL SVC/JAN	0.00	1,416.00
10001	102144	02/19/21	5938	ALESHIRE & WYNDER, LLP	0014012	LEGAL SVC/JAN	0.00	1,434.75
10001	102144	02/19/21	5938	ALESHIRE & WYNDER, LLP	0014012	LEGAL SVC/JAN	0.00	6,012.76
TOTAL CHECK							0.00	27,550.51
10001	102145	02/19/21	3496	AM CONSERVATION GROUP, I	5316569	1.0GPM FAUCET AERATOR	18.15	138.15
10001	102145	02/19/21	3496	AM CONSERVATION GROUP, I	5316569	NIAGARA TOILET FLAPPER	14.25	164.25
10001	102145	02/19/21	3496	AM CONSERVATION GROUP, I	5316569	SAVA SHOWERHEAD - 1.75	59.85	689.85
TOTAL CHECK							92.25	992.25
10001	102146	02/19/21	6789	AMV ENVIRONMENTAL SERVIC	0016582	RESTROOM MAINT/JAN	0.00	5,902.60
10001	102147	02/19/21	7108	ANGELISA HERRERA	531	UB REFUND	0.00	115.55
10001	102148	02/19/21	7103	ANNETTE D WHITE	531	UB REFUND	0.00	631.02

SELECTION CRITERIA: transact.ck_date='20210219 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	102149	02/19/21	1193	AT&T	5484032	TELEPHONE SVC/FEB	0.00	613.63
10001	102149	02/19/21	1193	AT&T	5484032	TELEPHONE SVC/FEB	0.00	71.60
TOTAL CHECK							0.00	685.23
10001	102150	02/19/21	1125	ATHENS SERVICES	0016575	SWEEPER SERVICES	0.00	600.00
10001	102151	02/19/21	1305	AZUSA LIGHT & WATER	5316571	ELECTRIC SERVICE/DEC	0.00	8,224.88
10001	102151	02/19/21	1305	AZUSA LIGHT & WATER	5316571	ELECTRIC SERVICE/JAN	0.00	45,569.54
TOTAL CHECK							0.00	53,794.42
10001	102152	02/19/21	4392	CALIFORNIA ASSOCIATION O	0014216	MEMBERSHIP/OVERHOLT	0.00	65.00
10001	102152	02/19/21	4392	CALIFORNIA ASSOCIATION O	5314216	MEMBERSHIP/OVERHOLT	0.00	65.00
TOTAL CHECK							0.00	130.00
10001	102153	02/19/21	1265	SOUTHERN CALIFORNIA NEWS	0014010	PUBLICATION	0.00	317.50
10001	102153	02/19/21	1265	SOUTHERN CALIFORNIA NEWS	5314010	PUBLICATION	0.00	317.50
TOTAL CHECK							0.00	635.00
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	5484019	WILDFIRE - SUBSCRIPTIO	0.00	3,005.00
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	5484019	PALO PANDB URL FILTERI	0.00	3,005.00
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	5484019	PALO THREAT PREVENTION	0.00	3,005.00
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	5484019	PALO ALTO GLOBALPROTEC	0.00	3,005.00
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	5484019	PALO ALTO DNS SECURITY	0.00	3,005.00
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	5484019	PALO ALTO NETWORKS PRE	0.00	5,320.00
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	5484019	TENABLE ADVANCED SUPPO	0.00	388.74
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	5484019	NESSUS PROFESSIONAL -	0.00	2,017.74
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	2304102	CRUCIAL DDR4 MODULE 16	2.90	31.12
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	2304102	CRUCIAL DDR4 MODULE 16	4.22	45.42
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	2304102	CRUCIAL DDR4 MODULE 16	27.91	300.28
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	2304102	SAMSUNG 860 EVO SSD 25	1.98	21.30
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	2304102	SAMSUNG 860 EVO SSD 25	2.89	31.11
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	2304102	SAMSUNG 860 EVO SSD 25	19.12	205.62
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	2304102	INTEL NUC 8 PRO CORE I	19.59	210.75
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	2304102	INTEL NUC 8 PRO CORE I	28.62	307.80
10001	102154	02/19/21	1591	CDW GOVERNMENT, INC.	2304102	INTEL NUC 8 PRO CORE I	189.15	2,034.48
TOTAL CHECK							296.38	25,939.36
10001	102155	02/19/21	1135	CINTAS	2096086	CINTAS MONTHLY SUPPLIE	15.00	161.38
10001	102155	02/19/21	1135	CINTAS	2096086	CINTAS MONTHLY SUPPLIE	15.22	163.66
TOTAL CHECK							30.22	325.04
10001	102156	02/19/21	6428	ERC ROOFING & WATERPROOF	3219999	CHAMBER OF COMMERCE RO	0.00	3,900.60
10001	102157	02/19/21	4084	TEAMSIDELINE.COM	0017588	ANNUAL FEE	0.00	599.00
10001	102158	02/19/21	1107	CORELOGIC SOLUTIONS, LLC	5316568	ONLINE DATA/FEB	0.00	43.50
10001	102158	02/19/21	1107	CORELOGIC SOLUTIONS, LLC	0016561	ONLINE DATA/FEB	0.00	43.50
10001	102158	02/19/21	1107	CORELOGIC SOLUTIONS, LLC	0016051	ONLINE DATA/FEB	0.00	43.50
TOTAL CHECK							0.00	130.50
10001	102159	02/19/21	4722	COST RECOVERY SYSTEMS, I	0014216	STATE MANDATE CLAIM SV	0.00	8,000.00

SELECTION CRITERIA: transact.ck_date='20210219 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	102160	02/19/21	1881	THE COUNSELING TEAM INTE	0015126	EMP SUPPORT SVC/JAN	0.00	950.00
10001	102161	02/19/21	2292	DATAPROSE, LLC	5314216	BILLING PERIOD JAN 202	0.00	1,279.06
10001	102161	02/19/21	2292	DATAPROSE, LLC	5314216	BILLING PERIOD JAN 202	103.40	3,382.56
10001	102161	02/19/21	2292	DATAPROSE, LLC	5314216	DECEMBER 2020 BILLING	0.00	1,184.86
10001	102161	02/19/21	2292	DATAPROSE, LLC	5314216	DECEMBER 2020 BILLING	95.80	3,134.74
10001	102161	02/19/21	2292	DATAPROSE, LLC	5316569	WATER CONSERVATION CIT	0.00	4,000.00
10001	102161	02/19/21	2292	DATAPROSE, LLC	5316569	WATER CONSERVATION CIT	270.71	4,349.78
10001	102161	02/19/21	2292	DATAPROSE, LLC	5314216	NOVEMBER BILLING PERIO	0.00	1,103.55
10001	102161	02/19/21	2292	DATAPROSE, LLC	5314216	NOVEMBER BILLING PERIO	0.00	2,931.68
TOTAL CHECK							469.91	21,366.23
10001	102162	02/19/21	1202	DELL MARKETING L.P.	5484019	DELL LATITUDE 3510 LAP	476.30	6,266.22
10001	102162	02/19/21	1202	DELL MARKETING L.P.	5484019	DELL UNIVERSAL DOCK -	151.90	1,633.82
10001	102162	02/19/21	1202	DELL MARKETING L.P.	5484019	ENVIRONMENTAL FEE	0.00	40.00
10001	102162	02/19/21	1202	DELL MARKETING L.P.	2297079	DELL LATITUDE 3510 LAP	120.61	1,568.09
10001	102162	02/19/21	1202	DELL MARKETING L.P.	2297079	ENVIRONMENTAL FEE	0.00	10.00
TOTAL CHECK							748.81	9,518.13
10001	102163	02/19/21	1068	DEWEY PEST CONTROL CO.	5316571	PEST CONTROL SVC/FEB	0.00	73.00
10001	102164	02/19/21	4488	ARROYO BACKGROUND INVEST	0015126	POLICE BACKGROUND INVE	0.00	1,200.00
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0014103	COPY PAPERCUT LIC/FEB	0.00	14.45
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0014010	COPY PAPERCUT LIC/FEB	0.00	14.45
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	5314010	COPY PAPERCUT LIC/FEB	0.00	14.45
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0016561	COPY PAPERCUT LIC/FEB	0.00	14.45
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0016051	COPY PAPERCUT LIC/FEB	0.00	14.45
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0014101	COPY PAPERCUT LIC/FEB	0.00	14.46
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0017076	COPY PAPERCUT LIC/FEB	0.00	23.13
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0015133	COPY PAPERCUT LIC/FEB	0.00	28.90
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0016582	COPY PAPERCUT LIC/FEB	0.00	28.91
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0014216	COPY PAPERCUT LIC/FEB	0.00	28.91
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0016561	COPY PAPERCUT LIC/FEB	0.00	28.91
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0017581	COPY PAPERCUT LIC/FEB	0.00	28.91
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0015133	COPY PAPERCUT LIC/FEB	0.00	28.91
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	5316567	COPY PAPERCUT LIC/FEB	0.00	28.91
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	5314216	COPY PAPERCUT LIC/FEB	0.00	28.91
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0015133	COPY PAPERCUT LIC/FEB	0.00	28.91
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0016565	COPY PAPERCUT LIC/FEB	0.00	28.91
10001	102165	02/19/21	5550	EVERBANK COMMERCIAL FINA	0017080	COPY PAPERCUT LIC/FEB	0.00	5.78
TOTAL CHECK							0.00	404.71
10001	102166	02/19/21	2327	EWING IRRIGATION PRODUCT	0016582	IRRIGATION SUPPLIES	0.83	9.21
10001	102166	02/19/21	2327	EWING IRRIGATION PRODUCT	0016582	IRRIGATION SUPPLIES	4.86	56.12
TOTAL CHECK							5.69	65.33
10001	102167	02/19/21	3471	GARDA CL WEST, INC.	0014216	ARMORED TRUCK/FEB	0.00	118.51
10001	102167	02/19/21	3471	GARDA CL WEST, INC.	5314216	ARMORED TRUCK/FEB	0.00	276.51
TOTAL CHECK							0.00	395.02
10001	102168	02/19/21	3037	GLENDORA HOUSING INVESTO	2126056	EMERGENCY RENTAL ASSIS	0.00	2,000.00

SELECTION CRITERIA: transact.ck_date='20210219 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	102169	02/19/21	4405	MICHELLE HARRINGTON	0017583	COMM SVC EDUCATN CLSS	0.00	487.50
10001	102170	02/19/21	1423	HDL COREN & CONE	0010090	AUDIT SVCS - SALES TAX	0.00	1,588.84
10001	102170	02/19/21	1423	HDL COREN & CONE	0014216	AUDIT SVCS - SALES TAX	0.00	1,797.45
10001	102170	02/19/21	1423	HDL COREN & CONE	0014216	PROP TAX JAN-MAR 2021	0.00	2,168.75
10001	102170	02/19/21	1423	HDL COREN & CONE	0016052	PROP TAX JAN-MAR 2021	0.00	2,168.75
TOTAL CHECK							0.00	7,723.79
10001	102171	02/19/21	TEMP	HENRY RIVERA	0017588	ACTIVITY REFUND	0.00	126.86
10001	102172	02/19/21	3865	IMPERIAL SPRINKLER SUPPL	0016582	IRRIGATION SUPPLIES	3.55	38.18
10001	102172	02/19/21	3865	IMPERIAL SPRINKLER SUPPL	0016582	IRRIGATION SUPPLIES	82.80	954.38
TOTAL CHECK							86.35	992.56
10001	102173	02/19/21	6514	INFRASTRUCTURE ENGINEERI	5309999	BLUEBIRD WATER IMPROVE	0.00	3,952.50
10001	102173	02/19/21	6514	INFRASTRUCTURE ENGINEERI	5309999	BLUEBIRD WATER IMPROVE	0.00	4,469.50
TOTAL CHECK							0.00	8,422.00
10001	102174	02/19/21	6822	GARDEN INN AND SUITES	2617585	EMERGENCY HOUSING	0.00	5,225.80
10001	102175	02/19/21	7102	JIE LI	531	UB REFUND	0.00	118.34
10001	102176	02/19/21	7107	JOSEPH AND MAYRA DURAN	531	UB REFUND	0.00	148.82
10001	102177	02/19/21	6940	KEENAN & ASSOCIATES	5484019	BENEFIT BRIDGE/NOV	0.00	1,250.00
10001	102178	02/19/21	7006	KORTERRA INC.	5316567	CLIENT TRAINING	0.00	840.00
10001	102179	02/19/21	7109	LANE BRYANT 4521 LLC	531	UB REFUND	0.00	27.70
10001	102180	02/19/21	1218	LEAGUE OF CALIFORNIA CIT	0014306	LEAGUE 2021 ANNUAL MEM	0.00	18,427.00
10001	102181	02/19/21	1040	LIEBERT CASSIDY WHITMORE	0014216	VIRTUAL CONFERENCE	0.00	458.33
10001	102181	02/19/21	1040	LIEBERT CASSIDY WHITMORE	5314216	VIRTUAL CONFERENCE	0.00	458.34
10001	102181	02/19/21	1040	LIEBERT CASSIDY WHITMORE	0014103	VIRTUAL CONFERENCE	0.00	2,383.33
TOTAL CHECK							0.00	3,300.00
10001	102182	02/19/21	1123	COUNTY OF LOS ANGELES	2056562	TS MAINT DDG/JAN	0.00	660.40
10001	102183	02/19/21	TEMP	MARCO VARGAS MACIAS	655	18-17002	0.00	2,500.00
10001	102184	02/19/21	7084	MARGARET A TURNER	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102185	02/19/21	TEMP	MARTHA MARTINEZ	0017583	ACTIVITY REFUND	0.00	99.00
10001	102186	02/19/21	5697	MCLAY SERVICES INC	0016582	HVAC MAINTENANCE	0.00	99.50
10001	102186	02/19/21	5697	MCLAY SERVICES INC	0016582	HVAC MAINTENANCE	0.00	136.00
10001	102186	02/19/21	5697	MCLAY SERVICES INC	0016582	HVAC MAINTENANCE	0.00	139.00
10001	102186	02/19/21	5697	MCLAY SERVICES INC	0016582	HVAC MAINTENANCE	0.00	204.00
10001	102186	02/19/21	5697	MCLAY SERVICES INC	0016582	HVAC MAINTENANCE	0.00	204.00
10001	102186	02/19/21	5697	MCLAY SERVICES INC	0016582	HVAC MAINTENANCE	0.00	225.00

CITY OF GLENDORA
CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.ck_date='20210219 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	102186	02/19/21	5697	MCLAY SERVICES INC	0016582	HVAC MAINTENANCE	0.00	325.00
10001	102186	02/19/21	5697	MCLAY SERVICES INC	0016582	HVAC MAINTENANCE	0.00	340.00
10001	102186	02/19/21	5697	MCLAY SERVICES INC	0016582	HVAC MAINTENANCE	0.00	688.50
TOTAL CHECK							0.00	2,361.00
10001	102187	02/19/21	1921	OFFICE DEPOT	0016051	OFFICE SUPPLIES	3.59	74.44
10001	102187	02/19/21	1921	OFFICE DEPOT	0017583	OFFICE SUPPLIES	2.47	26.56
10001	102187	02/19/21	1921	OFFICE DEPOT	0017585	OFFICE SUPPLIES	2.47	26.56
10001	102187	02/19/21	1921	OFFICE DEPOT	0017588	OFFICE SUPPLIES	2.47	26.56
10001	102187	02/19/21	1921	OFFICE DEPOT	0017581	OFFICE SUPPLIES	2.47	26.57
10001	102187	02/19/21	1921	OFFICE DEPOT	0014216	OFFICE SUPPLIES	0.00	4.80
10001	102187	02/19/21	1921	OFFICE DEPOT	5314216	OFFICE SUPPLIES	1.03	6.23
10001	102187	02/19/21	1921	OFFICE DEPOT	0014216	OFFICE SUPPLIES	1.72	18.52
10001	102187	02/19/21	1921	OFFICE DEPOT	5314216	OFFICE SUPPLIES	1.87	20.06
10001	102187	02/19/21	1921	OFFICE DEPOT	0014216	OFFICE SUPPLIES	2.35	25.31
10001	102187	02/19/21	1921	OFFICE DEPOT	5314216	OFFICE SUPPLIES	2.55	27.41
TOTAL CHECK							22.99	283.02
10001	102188	02/19/21	2181	PINPOINT INDUSTRIES, INC	0014103	CITY SEAL MASKS	25.63	320.36
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	0017076	POSTAGE/JAN	0.00	427.49
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	0017581	POSTAGE/JAN	0.00	773.87
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	0016051	POSTAGE/JAN	0.00	924.29
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	0014216	POSTAGE/JAN	0.00	271.87
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	0017076	POSTAGE/JAN	0.00	98.38
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	5314216	POSTAGE/JAN	0.00	306.81
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	0016561	POSTAGE/JAN	0.00	1.90
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	5316568	POSTAGE/JAN	0.00	25.22
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	0014103	POSTAGE/JAN	0.00	10.33
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	0016008	POSTAGE/JAN	0.00	6.90
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	0014101	POSTAGE/JAN	0.00	7.87
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	0014010	POSTAGE/JAN	0.00	74.18
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	5316569	POSTAGE/JAN	0.00	107.22
10001	102189	02/19/21	1022	PITNEY BOWES POSTAGE BY	0014015	POSTAGE/JAN	0.00	123.55
TOTAL CHECK							0.00	3,159.88
10001	102190	02/19/21	TEMP	RYAN LAYAYE	0015126	REIMB CONF MEALS	0.00	135.00
10001	102190	02/19/21	TEMP	RYAN LAYAYE	0015126	REIMB CONF MEALS	0.00	135.00
TOTAL CHECK							0.00	270.00
10001	102191	02/19/21	1024	SAN GABRIEL VALLEY EXAMI	3219999	JAN 2021 PUB NOTICES	0.00	310.00
10001	102191	02/19/21	1024	SAN GABRIEL VALLEY EXAMI	0014010	JAN 2021 PUB NOTICES	0.00	135.00
10001	102191	02/19/21	1024	SAN GABRIEL VALLEY EXAMI	5314010	JAN 2021 PUB NOTICES	0.00	135.00
TOTAL CHECK							0.00	580.00
10001	102192	02/19/21	6167	WARWICK INVESTMENTS	2126056	COVID19 EMERGENCY RENT	0.00	4,000.00
10001	102193	02/19/21	2117	SHRED-IT USA	5314216	SHREDDING SVC	0.00	42.65
10001	102193	02/19/21	2117	SHRED-IT USA	0014216	SHREDDING SVC	0.00	42.66
10001	102193	02/19/21	2117	SHRED-IT USA	5316567	SHREDDING SVC	0.00	90.65
TOTAL CHECK							0.00	175.96

SELECTION CRITERIA: transact.ck_date='20210219 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	102194	02/19/21	1027	SOCALGAS	0016582	GAS SERVICE/JAN	0.00	17.87
10001	102194	02/19/21	1027	SOCALGAS	0017588	GAS SERVICE/JAN	0.00	644.50
TOTAL CHECK							0.00	662.37
10001	102195	02/19/21	3029	SOUTHEAST CONSTRUCTION	0016582	ST REPAIR/MAINT SUPP	51.01	587.98
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	2096086	ELECTRIC UTILITY/JAN	0.00	694.81
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	0017080	ELECTRIC UTILITY/JAN	0.00	804.67
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	0016584	ELECTRIC UTILITY/JAN	0.00	816.98
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	2056584	ELECTRIC UTILITY/JAN	0.00	816.99
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	5496563	ELECTRIC UTILITY/JAN	0.00	871.13
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	0016566	ELECTRIC UTILITY/JAN	0.00	1,386.47
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	0016582	ELECTRIC UTILITY/JAN	0.00	1,594.12
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	0016561	ELECTRIC UTILITY/JAN	0.00	2,239.38
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	0017076	ELECTRIC UTILITY/JAN	0.00	3,218.68
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	0015126	ELECTRIC UTILITY/JAN	0.00	5,279.24
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	5316571	ELECTRIC UTILITY/JAN	0.00	23,556.88
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	2056562	ELECTRIC UTILITY/JAN	0.00	78.33
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	2056562	ELECTRIC UTILITY/JAN	0.00	118.60
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	5316570	ELECTRIC UTILITY/JAN	0.00	164.29
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	0016566	ELECTRIC UTILITY/DEC	0.00	431.10
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	5316566	ELECTRIC UTILITY/JAN	0.00	437.54
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	5316570	ELECTRIC UTILITY/JAN	0.00	12.22
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	0016582	ELECTRIC UTILITY/JAN	0.00	12.29
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	0016582	ELECTRIC UTILITY/JAN	0.00	13.13
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	5316571	ELECTRIC UTILITY/JAN	0.00	13.36
10001	102196	02/19/21	1225	SOUTHERN CALIFORNIA EDIS	0016584	ELECTRIC UTILITY/JAN	0.00	13.46
TOTAL CHECK							0.00	42,573.67
10001	102197	02/19/21	2038	SPARKLETTS	0016561	DRINKING WATER/JAN	0.00	105.77
10001	102197	02/19/21	2038	SPARKLETTS	0015126	DRINKING WATER/JAN	0.00	168.27
10001	102197	02/19/21	2038	SPARKLETTS	2096086	DRINKING WATER/JAN	0.00	72.31
10001	102197	02/19/21	2038	SPARKLETTS	0016582	DRINKING WATER/JAN	0.00	63.82
10001	102197	02/19/21	2038	SPARKLETTS	0017583	DRINKING WATER/JAN	0.00	7.00
10001	102197	02/19/21	2038	SPARKLETTS	0017588	DRINKING WATER/JAN	0.00	7.00
10001	102197	02/19/21	2038	SPARKLETTS	0014216	DRINKING WATER/JAN	0.00	36.41
10001	102197	02/19/21	2038	SPARKLETTS	5314216	DRINKING WATER/JAN	0.00	36.41
10001	102197	02/19/21	2038	SPARKLETTS	0017585	DRINKING WATER/JAN	0.00	42.85
10001	102197	02/19/21	2038	SPARKLETTS	0017581	DRINKING WATER/JAN	0.00	46.34
10001	102197	02/19/21	2038	SPARKLETTS	0014101	DRINKING WATER/JAN	0.00	46.84
TOTAL CHECK							0.00	633.02
10001	102198	02/19/21	1609	STATE WATER RESOURCES	2586567	ANNUAL PERMIT FEE STRE	0.00	1,474.00
10001	102199	02/19/21	3218	TIME WARNER CABLE	5484032	CABLE TV SERVICE/FEB	0.00	157.57
10001	102200	02/19/21	3653	TKE ENGINEERING INC	2559999	LEADORA AVENUE STREET	0.00	465.00
10001	102200	02/19/21	3653	TKE ENGINEERING INC	2559999	LEADORA AVENUE STREET	0.00	1,122.50
TOTAL CHECK							0.00	1,587.50
10001	102201	02/19/21	3229	TRANSPORTATION CONCEPTS	2096086	CNG FUEL TRANSIT/JAN	0.00	751.63
10001	102201	02/19/21	3229	TRANSPORTATION CONCEPTS	2096086	OP AND MAINT/JAN	0.00	44,805.16

CITY OF GLENDORA
CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.ck_date='20210219 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	45,556.79
10001	102202	02/19/21	5399	U.S. BANK	4006052	PFA REV TA 2003 A & B	0.00	3,520.00
10001	102203	02/19/21	2620	U.S. BANK CORPORATE PAYM	0014306	CAL CARD PURCH/JAN	0.00	57,888.68
10001	102204	02/19/21	1109	UNION BANK	2854216	TRUSTEE FEES/JAN	0.00	58.97
10001	102204	02/19/21	1109	UNION BANK	2904216	TRUSTEE FEES/JAN	0.00	58.97
10001	102204	02/19/21	1109	UNION BANK	0014216	TRUSTEE FEES/JAN	0.00	176.89
10001	102204	02/19/21	1109	UNION BANK	5314216	TRUSTEE FEES/JAN	0.00	884.50
TOTAL CHECK							0.00	1,179.33
10001	102205	02/19/21	2710	UNITED MAINTENANCE SYSTE	0016566	JANITORIAL SVC/JAN	0.00	4,470.00
10001	102205	02/19/21	2710	UNITED MAINTENANCE SYSTE	5316567	JANITORIAL SVC/JAN	0.00	450.00
TOTAL CHECK							0.00	4,920.00
10001	102206	02/19/21	TEMP	WENDI BAKER	0017588	ACTIVITY REFUND	0.00	148.01
10001	102207	02/19/21	2568	CITY OF WEST COVINA	0015128	FORENSIC SVC/OCT-DEC	0.00	1,450.00
10001	102208	02/19/21	7053	WRIGHT REAL PROPERTY MAN	2126056	COVID 19 RENTAL ASSIST	0.00	1,000.00
10001	102209	02/19/21	2580	XEROX CORPORATION	0016582	COPIER SVC/DEC	0.00	118.20
10001	102209	02/19/21	2580	XEROX CORPORATION	0016561	COPIER SVC/DEC	0.00	118.20
10001	102209	02/19/21	2580	XEROX CORPORATION	0016582	COPIER SVC/JUL	0.00	118.20
10001	102209	02/19/21	2580	XEROX CORPORATION	0016561	COPIER SVC/JUL	0.00	118.20
10001	102209	02/19/21	2580	XEROX CORPORATION	0014101	COPIER SVC/JUL	0.00	65.16
10001	102209	02/19/21	2580	XEROX CORPORATION	0014103	COPIER SVC/JUL	0.00	65.16
10001	102209	02/19/21	2580	XEROX CORPORATION	0014101	COPIER SVC/DEC	0.00	65.16
10001	102209	02/19/21	2580	XEROX CORPORATION	0014103	COPIER SVC/DEC	0.00	65.16
10001	102209	02/19/21	2580	XEROX CORPORATION	0017080	COPIER SVC/JUL	0.00	56.86
10001	102209	02/19/21	2580	XEROX CORPORATION	0015133	COPIER SVC/DEC	0.00	204.02
10001	102209	02/19/21	2580	XEROX CORPORATION	5316567	COPIER SVC/DEC	0.00	204.02
10001	102209	02/19/21	2580	XEROX CORPORATION	0015133	COPIER SVC/DEC	0.00	204.02
10001	102209	02/19/21	2580	XEROX CORPORATION	0015133	COPIER SVC/JUL	0.00	204.02
10001	102209	02/19/21	2580	XEROX CORPORATION	5316567	COPIER SVC/JUL	0.00	204.02
10001	102209	02/19/21	2580	XEROX CORPORATION	0015133	COPIER SVC/JUL	0.00	204.02
10001	102209	02/19/21	2580	XEROX CORPORATION	0017581	COPIER SVC/DEC	0.00	208.67
10001	102209	02/19/21	2580	XEROX CORPORATION	0017581	COPIER SVC/JUL	0.00	208.67
10001	102209	02/19/21	2580	XEROX CORPORATION	0017076	COPIER SVC/JUL	0.00	227.46
10001	102209	02/19/21	2580	XEROX CORPORATION	0016565	COPIER SVC/DEC	0.00	281.33
10001	102209	02/19/21	2580	XEROX CORPORATION	0016565	COPIER SVC/JUL	0.00	281.33
10001	102209	02/19/21	2580	XEROX CORPORATION	0015133	COPIER SVC/JUL	0.00	281.33
TOTAL CHECK							0.00	3,503.21
TOTAL CASH ACCOUNT							2,456.09	595,503.49
TOTAL FUND							2,456.09	595,503.49
TOTAL REPORT							2,456.09	595,503.49

SUNGARD PENTAMATION
DATE: 02/19/2021
TIME: 11:23:05

CITY OF GLENDORA
CHECK AND VOUCHER REGISTER - FUND TOTALS

PAGE NUMBER: 1
VENCHK11
ACCOUNTING PERIOD: 8/21

FUND	FUND TITLE	AMOUNT
001	GENERAL FUND	21,746.66
205	STATE GAS TAX FUNDS	3,670.00
209	PROP A TRANSIT FUND	74.31
321	CAPITAL PROJECTS FUND	154,029.75
531	WATER OPERATIONS FUND	13,364.24
548	TECHNOLOGY FUND	5,397.62
TOTAL REPORT		198,282.58

SUNGARD PENTAMATION
DATE: 02/19/2021
TIME: 11:12:31

CITY OF GLENDORA
CHECK REGISTER - FUND TOTALS

PAGE NUMBER: 1
VENCHK11
ACCOUNTING PERIOD: 8/21

FUND	FUND TITLE	AMOUNT
001	GENERAL FUND	165,962.15
205	STATE GAS TAX FUNDS	1,674.32
209	PROP A TRANSIT FUND	46,648.95
212	COMMUNITY DEV BLOCK GRANT	8,000.00
222	MEASURE R TRANSPT. 2009	1,840.00
229	LIBRARY FOUNDATION	1,578.09
230	PEG CABLE TV	3,187.88
255	MEASURE M	1,587.50
258	MEASURE W	1,474.00
261	MEASURE H	5,225.80
285	AFFORDABLE HOUSING FUND	58.97
290	GLENDORA HSG. AUTHORITY	58.97
321	CAPITAL PROJECTS FUND	4,210.60
400	RDA OGLIB RETIRE RORF	3,520.00
530	WATER CAPITAL PROJECTS	8,422.00
531	WATER OPERATIONS FUND	107,616.23
548	TECHNOLOGY FUND	32,784.32
549	VEHICLE REPLACEMENT FUND	871.13
655	TRUST FUND	2,500.00
TOTAL REPORT		397,220.91

CITY OF GLENDORA

CITY COUNCIL MEETING		**3/9/2021**
WARRANT REGISTER FOR		**2/26/2021**
GENERAL WARRANT REGISTER	$	641,278.62
PAYROLL EFT - P/E 2/21/21	$	530,304.73
TOTAL	**$**	**1,171,583.35**

PREPARED BY: Desiree Hernandez

REVIEWED BY
CITY TREASURER

Warrant Register Notes – Understanding the "Key Org"

Key Org = Fund + Dept

XXXXXXX = XXX + XXXX

First three digits = Fund. The funds are used for this register are listed at the end of each register.

It includes the Fund #, Fund Title and Amount spent for that fund.

Remaining four digits & subaccounts = Department and division. Below is the list of departments.

#	Department description	#	Department description
40xx	LEGISLATIVE	60xx	PLANNING, CRA, HOUSING
41xx	EXECUTIVE	65xx	PUBLIC WOKRS
42xx	FINANCE	70xx	LIBRARY
43xx	NON-DEPARTMENTAL	75xx	COMMUNITY SERVICES
51xx	PUBLIC SAFETY	99xx	CAPITAL PORJECTS

"X" – Provides additional details of the division within the department

SUNGARD PENTAMATION
DATE: 02/26/2021
TIME: 09:19:11

CITY OF GLENDORA
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
ACCTPA21

SELECTION CRITERIA: transact.ck_date='20210226 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	V3062	02/26/21	3700	A & P COMPLIANCE TESTING	5496563	MONITOR CERTIFICATION	0.00	950.00
10001	V3063	02/26/21	1001	AIR-EX AIR CONDITIONING	0016566	AIR-COND REPAIR	0.00	395.00
10001	V3063	02/26/21	1001	AIR-EX AIR CONDITIONING	0016566	HVAC MAINT/JAN	0.00	625.00
10001	V3063	02/26/21	1001	AIR-EX AIR CONDITIONING	0016566	HVAC MAINT/JAN	0.00	220.00
10001	V3063	02/26/21	1001	AIR-EX AIR CONDITIONING	0016566	AIR-COND REPAIR	0.00	280.00
TOTAL CHECK							0.00	1,520.00
10001	V3064	02/26/21	1332	ANIMAL PEST MANAGEMENT S	0016566	PEST CONTROL SVC/OCT	0.00	180.00
10001	V3064	02/26/21	1332	ANIMAL PEST MANAGEMENT S	0016566	PEST CONTROL SVC/OCT	0.00	100.00
10001	V3064	02/26/21	1332	ANIMAL PEST MANAGEMENT S	5316567	PEST CONTROL SVC/OCT	0.00	125.00
TOTAL CHECK							0.00	405.00
10001	V3065	02/26/21	1541	CLEAN SWEEP SUPPLY CO.,	0016562	CLEANING SUPPLIES	11.76	126.48
10001	V3065	02/26/21	1541	CLEAN SWEEP SUPPLY CO.,	0016566	CLEANING SUPPLIES	11.97	128.77
10001	V3065	02/26/21	1541	CLEAN SWEEP SUPPLY CO.,	0016562	CLEANING SUPPLIES	13.42	144.34
10001	V3065	02/26/21	1541	CLEAN SWEEP SUPPLY CO.,	0016566	CLEANING SUPPLIES	13.47	144.92
10001	V3065	02/26/21	1541	CLEAN SWEEP SUPPLY CO.,	0016566	CLEANING SUPPLIES	13.50	145.17
10001	V3065	02/26/21	1541	CLEAN SWEEP SUPPLY CO.,	0016566	CLEANING SUPPLIES	11.12	152.38
10001	V3065	02/26/21	1541	CLEAN SWEEP SUPPLY CO.,	0016562	CLEANING SUPPLIES	9.33	100.33
10001	V3065	02/26/21	1541	CLEAN SWEEP SUPPLY CO.,	0016566	CLEANING SUPPLIES	18.26	196.36
10001	V3065	02/26/21	1541	CLEAN SWEEP SUPPLY CO.,	0016566	CLEANING SUPPLIES	7.84	84.32
TOTAL CHECK							110.67	1,223.07
10001	V3066	02/26/21	1613	CLINICAL LAB OF SAN BERN	5316571	WTR QLTY ANALYSIS/JAN	0.00	574.75
10001	V3067	02/26/21	4547	CSG CONSULTANTS INC	0016064	BLDG SRVCS/DEC	0.00	10,800.00
10001	V3068	02/26/21	3838	DBS BRAKE SUPPLY	5496563	VEHICLE PARTS/SUPP	32.37	348.22
10001	V3069	02/26/21	4550	SHEILA JENNINGS GANINO	0017583	COMM SVC EDUCATN CLSS	0.00	1,532.62
10001	V3070	02/26/21	6798	D & G ELITE AUTO DETALIN	2096086	CAR WASH EVERY TWO WEE	0.00	330.00
10001	V3070	02/26/21	6798	D & G ELITE AUTO DETALIN	2096086	CAR WASH EVERY TWO WEE	0.00	360.00
TOTAL CHECK							0.00	690.00
10001	V3071	02/26/21	2950	INTER-CON SECURITY SYSTE	0015129	PARKING ENFORCMNT/JAN	0.00	15,070.50
10001	V3072	02/26/21	3621	LA VERNE POWER EQUIPMENT	0016566	EQUIPMENT MAINTENANCE	6.25	67.20
10001	V3073	02/26/21	5632	MC DONALD ELECTRIC INC	5316571	ELECTRICAL REPAIRS	27.54	865.60
10001	V3074	02/26/21	6098	PRIORITY LANDSCAPE SERVI	5316571	CONTRACT SERVICES - TR	0.00	4,280.00
10001	V3074	02/26/21	6098	PRIORITY LANDSCAPE SERVI	2036086	WATER PLANTS/NOV	0.00	1,788.00
TOTAL CHECK							0.00	6,068.00
10001	V3075	02/26/21	6861	JOHNSON INVESTIGATIONS	0015126	BACKGROUND INVESTIGATI	0.00	1,000.00
10001	V3075	02/26/21	6861	JOHNSON INVESTIGATIONS	0015126	BACKGROUND INVESTIGATI	0.00	1,400.00
TOTAL CHECK							0.00	2,400.00
10001	V3076	02/26/21	3848	ROMO PLANNING GROUP INC.	0016051	CONTRACT PLANNING/JAN	0.00	495.00
10001	V3076	02/26/21	3848	ROMO PLANNING GROUP INC.	0016051	CONTRACT PLANNING/JAN	0.00	1,760.00

SELECTION CRITERIA: transact.ck_date='20210226 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	2,255.00
10001	V3077	02/26/21	5062	THE SAUCE CREATIVE SERVI	0017583	PRINTING SERVICES	0.00	150.00
10001	V3078	02/26/21	6919	SPECIAL T WATER SYSTEMS	5316571	LABOR / RESIN	0.92	234.92
10001	V3079	02/26/21	3107	LAURA TAPIA	0017583	COMM SVC EDUCATN CLSS	0.00	1,532.62
10001	V3080	02/26/21	1362	THREE VALLEYS MUNICIPAL	5316571	PURCHASED WATER/JAN	0.00	10,269.51
10001	V3081	02/26/21	6158	BOA EXPRESS TAX	970	PAYROLL TAXES	0.00	136,876.02
10001	V3082	02/26/21	1110	CA.PUBLIC EMPLOYEES RETI	970	PERS RETIREMENT 02/07	0.00	149,831.87
10001	V3082	02/26/21	1110	CA.PUBLIC EMPLOYEES RETI	970	PERS RETIREMENT 01/24	0.00	152,539.63
TOTAL CHECK							0.00	302,371.50
10001	V3083	02/26/21	5012	NATIONWIDE RETIREMENT SO	970	457 PLAN	0.00	20,041.49
10001	V3084	02/26/21	1116	POLICE ASSOCIATION	970	POA ASSOC DUES	0.00	2,625.00
10001	V3084	02/26/21	1116	POLICE ASSOCIATION	970	POA ASSOC DUES	0.00	118.13
TOTAL CHECK							0.00	2,743.13
10001	V3085	02/26/21	1119	STATE DISBURSEMENT UNIT	970	WAGE GARNISHMENT	0.00	422.00
10001	V3085	02/26/21	1119	STATE DISBURSEMENT UNIT	970	WAGE GARNISHMENT	0.00	499.84
TOTAL CHECK							0.00	921.84
10001	V3086	02/26/21	5016	VOYA FINANCIAL	970	457 PLAN	0.00	378.50
10001	V3086	02/26/21	5016	VOYA FINANCIAL	970	457 PLAN	0.00	315.53
10001	V3086	02/26/21	5016	VOYA FINANCIAL	970	457 PLAN	0.00	9,191.87
TOTAL CHECK							0.00	9,885.90
10001	102210	02/26/21	1130	AQUA BACKFLOW & CHLORINA	5316568	CITY BACKFLOW TESTING	0.00	60.00
10001	102210	02/26/21	1130	AQUA BACKFLOW & CHLORINA	5316568	CITY BACKFLOW TESTING	0.00	240.00
TOTAL CHECK							0.00	300.00
10001	102211	02/26/21	1125	ATHENS SERVICES	5316570	RMVL OF MIXED WASTE	0.00	4,516.58
10001	102212	02/26/21	5857	AUTOZONE STORES INC	5496563	CREDIT MEMO	0.00	-199.00
10001	102212	02/26/21	5857	AUTOZONE STORES INC	5496563	VEHICLE PARTS/SUPP	0.92	9.90
10001	102212	02/26/21	5857	AUTOZONE STORES INC	5496563	VEHICLE PARTS/SUPP	3.30	35.45
10001	102212	02/26/21	5857	AUTOZONE STORES INC	5496563	VEHICLE PARTS/SUPP	8.70	93.55
10001	102212	02/26/21	5857	AUTOZONE STORES INC	5496563	VEHICLE PARTS/SUPP	7.28	98.26
10001	102212	02/26/21	5857	AUTOZONE STORES INC	5496563	VEHICLE PARTS/SUPP	14.80	160.19
10001	102212	02/26/21	5857	AUTOZONE STORES INC	5496563	VEHICLE PARTS/SUPP	14.80	160.19
10001	102212	02/26/21	5857	AUTOZONE STORES INC	5496563	VEHICLE PARTS/SUPP	61.35	663.91
TOTAL CHECK							111.15	1,022.45
10001	102213	02/26/21	6403	AZTECH ELEVATOR COMPANY	0016566	LIBRY ELEV MAINT/FEB	0.00	145.00
10001	102213	02/26/21	6403	AZTECH ELEVATOR COMPANY	0016566	LIBRY ELEV MAINT/JAN	0.00	145.00
TOTAL CHECK							0.00	290.00
10001	102214	02/26/21	7046	BONNIE L. FOX	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00

SELECTION CRITERIA: transact.ck_date='20210226 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	102215	02/26/21	7029	C WAI HO USA LTD	2126056	COVID-19 EMERGENCY REN	0.00	1,000.00
10001	102215	02/26/21	7029	C WAI HO USA LTD	2126056	EMERGENCY RENTAL ASSIS	0.00	1,000.00
10001	102215	02/26/21	7029	C WAI HO USA LTD	2126056	EMERGENCY RENTAL ASSIS	0.00	1,000.00
TOTAL CHECK							0.00	3,000.00
10001	102216	02/26/21	7019	SOUTH HILLS VILLA C/O BR	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102217	02/26/21	TEMP	CATHLEEN L JOHNSON	5316569	HE TOILET REBATE	0.00	110.00
10001	102218	02/26/21	1135	CINTAS CORPORATION	5316562	UNIFORM SERVICE	0.00	276.31
10001	102218	02/26/21	1135	CINTAS CORPORATION	2056562	UNIFORM SERVICE	0.00	293.80
10001	102218	02/26/21	1135	CINTAS CORPORATION	0016566	LAUNDRY SERVICE	0.00	86.58
10001	102218	02/26/21	1135	CINTAS CORPORATION	0016565	UNIFORM SERVICE	0.00	9.37
10001	102218	02/26/21	1135	CINTAS CORPORATION	0016565	UNIFORM SERVICE	0.00	9.37
TOTAL CHECK							0.00	675.43
10001	102219	02/26/21	7060	CIPRIANO N SALAZAR	2126056	EMERGENCY RENTAL ASSIS	0.00	1,000.00
10001	102220	02/26/21	3147	COLLEY AUTO CARS INC	5496563	VEHICLE REPAIR/MAINT	6.00	64.54
10001	102220	02/26/21	3147	COLLEY AUTO CARS INC	5496563	VEHICLE REPAIR/MAINT	6.29	67.64
10001	102220	02/26/21	3147	COLLEY AUTO CARS INC	5496563	VEHICLE REPAIR/MAINT	7.46	80.27
10001	102220	02/26/21	3147	COLLEY AUTO CARS INC	5496563	VEHICLE REPAIR/MAINT	29.77	320.20
TOTAL CHECK							49.52	532.65
10001	102221	02/26/21	TEMP	CORY AMOS	5316569	IRR CONTROLLER REBATE	0.00	110.00
10001	102222	02/26/21	1123	COUNTY OF LOS ANGELES IN	2096086	RADIO FREQUENCY/JAN	0.00	806.58
10001	102223	02/26/21	1311	COVINA IRRIGATING COMPAN	5316571	CAPACITY IMPR CHARGE	0.00	2,000.00
10001	102223	02/26/21	1311	COVINA IRRIGATING COMPAN	5316571	CAPACITY IMPR CHARGE	0.00	2,000.00
TOTAL CHECK							0.00	4,000.00
10001	102224	02/26/21	7005	DAVID J. LAMMENS	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102225	02/26/21	2199	DEPARTMENT OF JUSTICE	0014103	FINGERPRINTS/JAN	0.00	32.00
10001	102226	02/26/21	1068	DEWEY PEST CONTROL CO.	0016566	PEST CONTROL SVC/JAN	0.00	88.00
10001	102226	02/26/21	1068	DEWEY PEST CONTROL CO.	0016566	PEST CONTROL SVC/FEB	0.00	88.00
10001	102226	02/26/21	1068	DEWEY PEST CONTROL CO.	0016566	PEST CONTROL SVC/JAN	0.00	50.00
10001	102226	02/26/21	1068	DEWEY PEST CONTROL CO.	0016566	PEST CONTROL SVC/FEB	0.00	50.00
10001	102226	02/26/21	1068	DEWEY PEST CONTROL CO.	0016566	PEST CONTROL SVC/JAN	0.00	51.00
10001	102226	02/26/21	1068	DEWEY PEST CONTROL CO.	0016566	PEST CONTROL SVC/FEB	0.00	51.00
10001	102226	02/26/21	1068	DEWEY PEST CONTROL CO.	0016566	PEST CONTROL SVC/FEB	0.00	58.00
10001	102226	02/26/21	1068	DEWEY PEST CONTROL CO.	0016566	PEST CONTROL SVC/JAN	0.00	58.00
TOTAL CHECK							0.00	494.00
10001	102227	02/26/21	7025	EKC PROPERTIES	2126056	EMERGENCY RENTAL ASSIS	0.00	1,000.00
10001	102228	02/26/21	1006	FEDEX	0016051	FEDEX SHIPMENT	0.00	41.19
10001	102229	02/26/21	6570	NAPA AUTO PARTS	5496563	VEHICLE PARTS/SUPP	3.57	41.10

SELECTION CRITERIA: transact.ck_date='20210226 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	102229	02/26/21	6570	NAPA AUTO PARTS	5496563	VEHICLE PARTS/SUPP	5.63	64.85
10001	102229	02/26/21	6570	NAPA AUTO PARTS	5496563	VEHICLE PARTS/SUPP	8.30	95.68
10001	102229	02/26/21	6570	NAPA AUTO PARTS	5496563	VEHICLE PARTS/SUPP	9.53	109.85
10001	102229	02/26/21	6570	NAPA AUTO PARTS	5496563	VEHICLE PARTS/SUPP	0.76	8.75
10001	102229	02/26/21	6570	NAPA AUTO PARTS	5496563	VEHICLE PARTS/SUPP	0.27	3.15
TOTAL CHECK							28.06	323.38
10001	102230	02/26/21	7078	GERALD C PORT	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102231	02/26/21	3037	GLENDORA HOUSING INVESTO	2126056	COVID19 EMERGENCY RENT	0.00	725.00
10001	102231	02/26/21	3037	GLENDORA HOUSING INVESTO	2126056	COVID19 EMERGENCY RENT	0.00	674.00
TOTAL CHECK							0.00	1,399.00
10001	102232	02/26/21	7106	HAI HONG MA	2126056	COVID19 EMERGENCY RENT	0.00	3,000.00
10001	102233	02/26/21	1423	HDL COREN & CONE	0014216	PROP TAX JAN-MAR 2021	0.00	2,168.75
10001	102233	02/26/21	1423	HDL COREN & CONE	0016052	PROP TAX JAN-MAR 2021	0.00	2,168.75
TOTAL CHECK							0.00	4,337.50
10001	102234	02/26/21	7075	HILBERT PROPERTIES II	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102235	02/26/21	1423	HINDERLITER, DE LLAMAS &	0010090	AUDIT SVCS - SALES TAX	0.00	1,588.84
10001	102235	02/26/21	1423	HINDERLITER, DE LLAMAS &	0014216	AUDIT SVCS - SALES TAX	0.00	1,797.45
TOTAL CHECK							0.00	3,386.29
10001	102236	02/26/21	3626	HOLLIDAY ROCK CO., INC.	5316562	ST REPAIR/MAINT SUPP	15.58	167.58
10001	102236	02/26/21	3626	HOLLIDAY ROCK CO., INC.	5316562	ST REPAIR/MAINT SUPP	23.27	250.27
10001	102236	02/26/21	3626	HOLLIDAY ROCK CO., INC.	5316562	ST REPAIR/MAINT SUPP	23.27	250.27
10001	102236	02/26/21	3626	HOLLIDAY ROCK CO., INC.	5316562	ST REPAIR/MAINT SUPP	26.45	284.45
10001	102236	02/26/21	3626	HOLLIDAY ROCK CO., INC.	5316562	ST REPAIR/MAINT SUPP	45.00	484.00
TOTAL CHECK							133.57	1,436.57
10001	102237	02/26/21	7018	IMELDA ZAPATA ALLEVATO	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102238	02/26/21	7028	JAMES R POTTS/ MARY E PO	2126056	COVID-19 EMERGENCY REN	0.00	985.00
10001	102239	02/26/21	TEMP	JAMIE KATHRYNE HOLLANDER	5316569	GROUNDCOVER REBATE	0.00	485.00
10001	102240	02/26/21	6822	GARDEN INN AND SUITES	2617585	EMERGENCY HOUSING	0.00	2,883.20
10001	102241	02/26/21	TEMP	JOHN STEENKAMP	5316569	HE TOILET REBATE	0.00	110.00
10001	102242	02/26/21	4027	TYCO FIRE & SECURITY MGM	0016562	ALARM SERVICE/FEB-APR	0.00	718.01
10001	102243	02/26/21	TEMP	JOSEPH LATOURELLE	5316569	HE DISHWASHER REBATE	0.00	100.00
10001	102244	02/26/21	TEMP	JULIANNA OKAMOTO	5316569	HE WASHER REBATE	0.00	100.00
10001	102245	02/26/21	TEMP	KATHLEEN GONZALES	5316569	SYNTHETIC TURF REBATE	0.00	2,000.00
10001	102246	02/26/21	6940	KEENAN & ASSOCIATES	5484019	BENEFIT BRIDGE/FEB	0.00	1,250.00

SELECTION CRITERIA: transact.ck_date='20210226 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	102247	02/26/21	2747	LANDVIEW PROPERTIES, INC	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102248	02/26/21	6999	LAWRENCE W VAN NOY 1990	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102249	02/26/21	7001	LOOCHMAN LLC	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102249	02/26/21	7001	LOOCHMAN LLC	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
TOTAL CHECK							0.00	2,000.00
10001	102250	02/26/21	7084	MARGARET A TURNER	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102251	02/26/21	TEMP	MATTHEW DAINES	5316569	HE TOILET REBATE	0.00	220.00
10001	102252	02/26/21	1496	MEADOWOOD APTS INVESTORS	2126056	COVI9 EMERGENCY RENTAL	0.00	1,000.00
10001	102253	02/26/21	TEMP	MICHELE KARLSSON	0017583	ACTIVITY REFUND	0.00	96.00
10001	102254	02/26/21	4065	EMERGENCY RESPONSE CRIME	0015134	SANITIZE VEHICLE	0.00	500.00
10001	102255	02/26/21	TEMP	NANCY PHAM	5316569	IRR CONTROLLER REBATE	0.00	100.00
10001	102256	02/26/21	1237	NATIONAL BUSINESS FURNIT	0015126	DESK / CHIEFS OFFICE	163.84	2,262.29
10001	102257	02/26/21	6692	OCEAN BLUE ENVIRONMENTAL	0016575	JULY 2020 CLEANUP	0.00	1,265.21
10001	102257	02/26/21	6692	OCEAN BLUE ENVIRONMENTAL	0016575	JULY 2020 CLEANUP	0.00	10,266.04
TOTAL CHECK							0.00	11,531.25
10001	102258	02/26/21	1921	OFFICE DEPOT	0015133	OFFICE SUPPLIES	5.82	62.60
10001	102258	02/26/21	1921	OFFICE DEPOT	0017581	OFFICE SUPPLIES	0.00	-30.86
10001	102258	02/26/21	1921	OFFICE DEPOT	0017581	OFFICE SUPPLIES	2.87	30.86
10001	102258	02/26/21	1921	OFFICE DEPOT	0014216	OFFICE SUPPLIES	0.35	3.75
10001	102258	02/26/21	1921	OFFICE DEPOT	5314216	OFFICE SUPPLIES	0.38	4.07
10001	102258	02/26/21	1921	OFFICE DEPOT	0014216	OFFICE SUPPLIES	3.92	42.21
10001	102258	02/26/21	1921	OFFICE DEPOT	5314216	OFFICE SUPPLIES	4.26	45.73
10001	102258	02/26/21	1921	OFFICE DEPOT	0015133	OFFICE SUPPLIES	45.37	487.99
10001	102258	02/26/21	1921	OFFICE DEPOT	0014010	OFFICE SUPPLIES	0.60	6.78
10001	102258	02/26/21	1921	OFFICE DEPOT	5314010	OFFICE SUPPLIES	0.61	6.79
10001	102258	02/26/21	1921	OFFICE DEPOT	5314010	OFFICE SUPPLIES	3.99	42.98
10001	102258	02/26/21	1921	OFFICE DEPOT	0014010	OFFICE SUPPLIES	4.00	43.00
10001	102258	02/26/21	1921	OFFICE DEPOT	0016051	OFFICE SUPPLIES	0.00	12.59
10001	102258	02/26/21	1921	OFFICE DEPOT	0016051	OFFICE SUPPLIES	4.79	64.29
TOTAL CHECK							76.96	822.78
10001	102259	02/26/21	4076	O'REILLY AUTO PARTS	5496563	VEHICLE PARTS/SUPP	7.83	84.22
10001	102260	02/26/21	3857	SEQUOIA PACIFIC SOLAR I,	0017588	SOLAR SERVICE/JAN	0.00	1,485.16
10001	102261	02/26/21	1224	SLSN INC.	2056562	TIPPING	0.00	920.00
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	0014216	POSTAGE/DEC	0.00	322.75
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	0017076	POSTAGE/DEC	0.00	155.11
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	0017076	POSTAGE/DEC	0.00	445.75
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	5314216	POSTAGE/DEC	0.00	458.50

SELECTION CRITERIA: transact.ck_date='20210226 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	0017581	POSTAGE/DEC	0.00	785.80
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	0016051	POSTAGE/DEC	0.00	143.00
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	0014015	POSTAGE/DEC	0.00	67.55
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	0014010	POSTAGE/DEC	0.00	59.69
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	0014103	POSTAGE/DEC	0.00	33.40
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	0014101	POSTAGE/DEC	0.00	3.70
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	0016561	POSTAGE/DEC	0.00	7.80
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	5316569	POSTAGE/DEC	0.00	25.50
10001	102262	02/26/21	1022	PITNEY BOWES POSTAGE BY	5316568	POSTAGE/DEC	0.00	29.80
TOTAL CHECK							0.00	2,538.35
10001	102263	02/26/21	1905	QUINN COMPANY	5496563	EQUIP MAINTENANCE	0.00	47.43
10001	102264	02/26/21	1074	REYNOLDS	5496563	VEHICLE REPAIR/MAINT	33.78	389.32
10001	102265	02/26/21	1454	ROUTE 66 CAR WASH INC.	5496563	VEHICLE WASH/JAN	0.00	205.00
10001	102265	02/26/21	1454	ROUTE 66 CAR WASH INC.	5496563	VEHICLE WASH/DEC	0.00	212.00
10001	102265	02/26/21	1454	ROUTE 66 CAR WASH INC.	5496563	VEHICLE WASH/OCT	0.00	521.00
TOTAL CHECK							0.00	938.00
10001	102266	02/26/21	6167	WARWICK INVESTMENTS	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102267	02/26/21	2117	SHRED-IT USA	0015133	SHREDDING SVC	0.00	390.76
10001	102268	02/26/21	3029	SOUTHEAST CONSTRUCTION	0016562	ST REPAIR/MAINT SUPP	22.04	254.04
10001	102268	02/26/21	3029	SOUTHEAST CONSTRUCTION	2056562	ST REPAIR/MAINT SUPP	6.06	69.86
10001	102268	02/26/21	3029	SOUTHEAST CONSTRUCTION	2056562	ST REPAIR/MAINT SUPP	10.21	117.67
TOTAL CHECK							38.31	441.57
10001	102269	02/26/21	1236	STETSON ENGINEERS INC.	5316567	RISK & RESILIENCE ASSE	0.00	1,402.50
10001	102270	02/26/21	7002	RINEHART MANAGEMENT COMP	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102271	02/26/21	7047	MARTINDALE MANAGEMENT	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
10001	102272	02/26/21	1492	THOMSON REUTERS-WEST	0015128	CIVILN PAY SEARCH/JAN	0.00	479.16
10001	102273	02/26/21	3814	THYSSENKRUPP ELEVATOR CO	0016566	ELEVATOR REPAIR/MAINT	0.00	601.68
10001	102274	02/26/21	3653	TKE ENGINEERING INC	2559999	LEADORA AVENUE STREET	0.00	70.00
10001	102275	02/26/21	TEMP	TODD FAGAN	5316569	HE DISHWASHER REBATE	0.00	100.00
10001	102276	02/26/21	1924	UNIFIRST CORPORATION	5316570	UNIFORM SERVICE	0.00	232.74
10001	102276	02/26/21	1924	UNIFIRST CORPORATION	5316571	UNIFORM SERVICE	0.00	233.73
10001	102276	02/26/21	1924	UNIFIRST CORPORATION	0016582	UNIFORM SERVICE	0.00	302.32
10001	102276	02/26/21	1924	UNIFIRST CORPORATION	0016584	UNIFORM SERVICE	0.00	14.50
10001	102276	02/26/21	1924	UNIFIRST CORPORATION	2556584	UNIFORM SERVICE	0.00	14.50
TOTAL CHECK							0.00	797.79
10001	102277	02/26/21	1109	UNION BANK	2854216	TRUSTEE FEES/DEC	0.00	59.31
10001	102277	02/26/21	1109	UNION BANK	2904216	TRUSTEE FEES/DEC	0.00	59.31

SELECTION CRITERIA: transact.ck_date='20210226 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
10001	102277	02/26/21	1109	UNION BANK	0014216	TRUSTEE FEES/DEC	0.00	177.96
10001	102277	02/26/21	1109	UNION BANK	5314216	TRUSTEE FEES/DEC	0.00	889.75
TOTAL CHECK							0.00	1,186.33
10001	102278	02/26/21	2863	UNIVAR USA INC	5316571	FY 20-21 BULK SALT FOR	338.89	3,906.17
10001	102279	02/26/21	1464	USA BLUEBOOK	5316570	PUMP & WELL SUPPLIES	20.29	266.24
10001	102280	02/26/21	TEMP	WILLIAM ZANDER	5316569	DISHWASHER REBATE	0.00	100.00
10001	102281	02/26/21	5680	WL CONSTRUCTION SUPPLY,	2056562	EQUIPMENT PARTS/SUPP	41.00	461.00
10001	102282	02/26/21	7053	WRIGHT REAL PROPERTY MAN	2126056	COVID 19 RENTAL ASSIST	0.00	1,000.00
10001	102282	02/26/21	7053	WRIGHT REAL PROPERTY MAN	2126056	COVID19 EMERGENCY RENT	0.00	1,000.00
TOTAL CHECK							0.00	2,000.00
10001	102283	02/26/21	2685	Y TIRE SALES	5496563	VEHICLE PARTS/SUPP	83.03	903.53
10001	102283	02/26/21	2685	Y TIRE SALES	5496563	VEHICLE PARTS/SUPP	0.00	89.00
TOTAL CHECK							83.03	992.53
10001	102284	02/26/21	3404	ZUMAR INDUSTRIES, INC.	2056562	STREET SIGNS	68.21	733.71
10001	102285	02/26/21	1113	AFSCME DISTRICT COUNCIL	970	AFSCME DUES	0.00	1,387.75
10001	102286	02/26/21	1835	FRANCHISE TAX BOARD	970	WAGE GARNISHMENT	0.00	50.00
10001	102287	02/26/21	1112	GLENDORA CITY EMPLOYEE A	970	EMPLOYEE SOCIAL GROUP	0.00	420.00
10001	102288	02/26/21	1115	GLENDORA MANAGEMENT ASSO	970	GMA DUES	0.00	350.00
10001	102289	02/26/21	1117	GLENDORA POLICE MANAGEME	970	PMA/CLEA LTD DUES	0.00	134.75
10001	102289	02/26/21	1117	GLENDORA POLICE MANAGEME	970	PMA/CLEA LTD DUES	0.00	240.00
TOTAL CHECK							0.00	374.75
10001	102290	02/26/21	1114	INTERNAL REVENUE SERVICE	970	WAGE GARNISHMENT	0.00	50.00
10001	102291	02/26/21	4265	LOS ANGELES COUNTY SHERI	970	WAGE GARNISHMENT	0.00	426.20
10001	102292	02/26/21	6882	MUNICIPAL DENTAL POOL	970	DELTA DENTAL - 02/21	0.00	10,895.72
10001	102293	02/26/21	1025	STANDARD INSURANCE COMPA	970	VISION - 03/21	0.00	2,162.53
10001	102294	02/26/21	4017	U.S. BANK	970	PART TIME RETIREMENT	0.00	1,989.66
10001	102295	02/26/21	4133	WAGEWORKS, INC.	970	DEPEND CARE REIMBURSE	0.00	733.32
10001	102295	02/26/21	4133	WAGEWORKS, INC.	970	FSA MEDICAL REIMBURSE	0.00	1,162.73
10001	102295	02/26/21	4133	WAGEWORKS, INC.	970	ADMIN FEE 01/21	0.00	170.00
TOTAL CHECK							0.00	2,066.05
TOTAL CASH ACCOUNT							1,372.19	641,278.62
TOTAL FUND							1,372.19	641,278.62

SUNGARD PENTAMATION
DATE: 02/26/2021
TIME: 09:19:11

CITY OF GLENDORA
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 8
ACCTPA21

SELECTION CRITERIA: transact.ck_date='20210226 00:00:00.000'
ACCOUNTING PERIOD: 8/21

FUND - 972 - AP DISBURSEMENT FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	KEY ORG	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL REPORT							1,372.19	641,278.62

SUNGARD PENTAMATION
DATE: 02/25/2021
TIME: 11:34:13

CITY OF GLENDORA
CHECK AND VOUCHER REGISTER - FUND TOTALS

PAGE NUMBER: 1
VENCHK11
ACCOUNTING PERIOD: 8/21

FUND	FUND TITLE	AMOUNT
001	GENERAL FUND	36,831.01
203	TRANS DEVELOP ACT FUND	1,788.00
209	PROP A TRANSIT FUND	690.00
531	WATER OPERATIONS FUND	16,349.78
549	VEHICLE REPLACEMENT FUND	1,298.22
TOTAL REPORT		56,957.01

SUNGARD PENTAMATION
DATE: 02/25/2021
TIME: 16:43:27

CITY OF GLENDORA
CHECK REGISTER - FUND TOTALS

PAGE NUMBER: 1
VENCHK11
ACCOUNTING PERIOD: 8/21

FUND	FUND TITLE	AMOUNT
970	PAYROLL DISBURSEMENT FUND	20,172.66
TOTAL REPORT		20,172.66

SUNGARD PENTAMATION
DATE: 02/25/2021
TIME: 16:47:35

CITY OF GLENDORA
CHECK AND VOUCHER REGISTER - FUND TOTALS

PAGE NUMBER: 1
VENCHK11
ACCOUNTING PERIOD: 8/21

FUND	FUND TITLE	AMOUNT
970	PAYROLL DISBURSEMENT FUND	472,839.88
TOTAL REPORT		472,839.88

SUNGARD PENTAMATION
DATE: 02/25/2021
TIME: 10:58:14

CITY OF GLENDORA
CHECK REGISTER - FUND TOTALS

PAGE NUMBER: 1
VENCHK11
ACCOUNTING PERIOD: 8/21

FUND	FUND TITLE	AMOUNT
001	GENERAL FUND	30,247.19
205	STATE GAS TAX FUNDS	2,596.04
209	PROP A TRANSIT FUND	806.58
212	COMMUNITY DEV BLOCK GRANT	27,384.00
255	MEASURE M	84.50
261	MEASURE H	2,883.20
285	AFFORDABLE HOUSING FUND	59.31
290	GLENDORA HSG. AUTHORITY	59.31
531	WATER OPERATIONS FUND	21,608.96
548	TECHNOLOGY FUND	1,250.00
549	VEHICLE REPLACEMENT FUND	4,329.98
TOTAL REPORT		91,309.07

STAFF REPORT

TO: MAYOR AND COUNCIL MEMBERS **DATE:** MARCH 9, 2021

FROM: COMMUNITY DEVELOPMENT **DISTRICT(S):** 3

SUBJECT: APPROPRIATE ADDITIONAL FUNDS TO COMPLETE FIRST/LAST MILE DEMONSTRATION PROJECT. (STRATEGIC PLAN ITEM 51-IMCIF)

RECOMMENDATION

That the City Council:

1) Authorize the Administrative Services Director/City Treasurer to make the necessary budget adjustments to appropriation of $25,000 to Fund 203 - Transportation Development Act Article III Bicycle and Pedestrian Facilities and Authorize and to appropriation of $12,450 to Fund 255 - Measure M Local Return.

EXECUTIVE SUMMARY

In November 2020, the City of Glendora installed a temporary demonstration first/last mile project on Glendora Avenue from Foothill Boulevard to Ada Avenue. This demonstration project is slated for completion in March 2021. This staff report requests additional funds to complete a traffic assessment as well as other incidental costs related to ongoing project operations and close out.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

In December 2019, the City Council directed staff to further refine first/last mile project concepts for Ada Avenue, Glendora Avenue, Foothill Boulevard, and Vermont Avenue (Resolution CC 2019-64 Adopting a Program of Projects for First-Last Mile Improvements to the Glendora Gold Line Station). Staff then engaged the public with additional outreach through two workshops. In May 2020, staff presented the results of the refinement study to City Council and sought approval for implementation of a demonstration project pending grant funding. In September 2020, the San Gabriel Valley Council of Governments awarded the City of Glendora nearly $30,000 for a demonstration project using repurposed Metro Open Streets grant funds. Staff presented a status update to the City Council on February 9, 2021. Due to the extended closure of Glendora Avenue through early March, the City Council directed staff to extend the duration of the demonstration project through March 2021 to allow for a traffic assessment post-reopening of Glendora Avenue.

DISCUSSION

The Glendora Avenue First/Last Mile Demonstration Project is the first long-term project of its kind in Glendora. Initially, staff requested appropriation of approximately $30,000 to fund design and eventual installation of a demonstration project. Over the course of the project, additional costs and studies arose which required supplemental funding. Attachment A provides a total budget for the project including design, installation, maintenance, and removal.

Staff is seeking an additional appropriation of $25,000 from Fund 203 – Transportation Development Act Article III Bicycle and Pedestrian Facilities. This request will allow staff to procure professional services to conduct a traffic assessment. The traffic assessment is an important data point as it will allow the City Council, residents, and staff to understand potential vehicle traffic impacts from the roadway realignment.

In addition, there are ongoing maintenance costs associated with the operation of the project. The requested funds would also cover expenses related to changeable message signs, watering of the landscaping, additional materials, and any unforeseen costs associated with completion of the demonstration project.

Staff is also seeking an appropriation of $12,450 from Fund 255 – Measure M Local Return for re-striping of Glendora Avenue. Re-striping will return Glendora Avenue to its original configuration and will also add continental crosswalks. The new crosswalk pattern is now required for any street project and should provide additional safety.

FISCAL IMPACT

The City of Glendora currently has $90,347 in reserve in Fund 203 - Transportation Development Act Article III Bicycle and Pedestrian Facilities. This request would appropriate $25,000 from this reserve to cover the activities described above. Fund 203 - Transportation Development Act Article III Bicycle and Pedestrian Facilities can only be used for bicycle and pedestrian projects and are not eligible for other roadway or transportation purposes.

Staff is recommending appropriating $12,450 from Fund 255 – Measure M Local Return. Fund 255 has sufficient capacity and is eligible for transportation projects and programs only.

ENVIRONMENTAL DETERMINATION

Not applicable.

Respectfully submitted,
Steven Mateer
Community Development Department

Concurs with,
Not Applicable
Not Applicable

Director	Certified as to Available Funds	CEQA
Jeff Kugel	*June Overholt*	*Not Applicable*

Legal Review	City Manager
Not Applicable	*Adam Raymond*

ATTACHMENTS:

A. Glendora First/Last Mile Demonstration Project Budget

Attachment A - Glendora First/Last Mile Demonstration Project Budget

Glendora First/Last Mile Demonstration Project

Project Element/Funding	**Amount**
Design	$ 15,000.00
Outreach	$ 14,025.00
Traffic Assessment	$ 10,000.00
Materials	$ 32,300.00
Operations and Maintenance	$ 13,838.00
Re-Striping	$ 12,450.00
Total Costs	**$ 97,613.00**
SGVCOG Grant	$ 30,000.00
Fund 203 - TDA Article III (existing)	$ 30,163.00
Fund 203 - TDA Article III (new appropriation)	$ 25,000.00
Fund 255 - Measure M Local Return (new appropriation)	$ 12,450.00
Total Revenues	**$ 97,613.00**

STAFF REPORT

TO: MAYOR AND COUNCIL MEMBERS **DATE:** MARCH 9, 2021

FROM: PUBLIC WORKS **DISTRICT(S):** 4

SUBJECT: FINAL TRACT MAP NO. 76051 (APPLICANT -OWNER: APPLICANT: SHAW INVESTMENTS, INC, A CALIFORNIA CORPORATION; LOCATION 905 EAST ARROW HIGHWAY.

RECOMMENDATION

That the City Council:

1) Adopt a City Council Resolution entitled, "A RESOLUTION APPROVING TRACT MAP NO. 76051 FOR A TWO LOT SUBDIVISION LOCATED AT 905 E ARROW HIGHWAY, GLENDORA, CALIFORNIA";
2) Authorize the Mayor to execute the Indemnity and Subdivision Improvement Agreements; and,
3) Authorize the City Engineer and City Clerk to sign Final Tract Map No. 76051.

EXECUTIVE SUMMARY

On February 11, 2020, the City Council approved Tentative Tract Map No. 76051, located at 905 East Arrow Highway for a subdivision of land which created two parcels, one for the existing commercial retail (Glendora Public Market) and the second which will accommodate construction of future 16 residential condominium (Attachment E).

On March 2, 2021, the Planning Commission recommended that the City Council approve final Tract Map No. 76051 (Attachment A).

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

On March 2, 2021, the Planning Commission recommended that the City Council approve final Tract Map No. 76051.

DISCUSSION

Pursuant to Sections 66458 and 66474.1 of the California Subdivision Map Act (Act), the approval of a final map is a ministerial action and cannot be denied if the final map is in substantial conformance with the conditionally approved tentative map, and conforms to the requirements established by the Act and local ordinance. The City Council is the decision- making body for final maps, and if the map conforms to all requirements, must approve the map at the meeting at which it received the map, or at its next regular meeting.

The City's Contract Surveyor has certified the map for mathematical accuracy, survey analysis, title information, and Subdivision Map Act compliance. As required prior to approval of the Final Map by the City Council, the subdivider is in substantial compliance with the tentative map and all required Conditions of Approval. All off-site plans have been submitted to the City Engineer for approval.

Developer has deposited all the fees and submitted required bonds and insurances. Developer has also executed required Indemnity and Subdivision Agreements.

Staff recommends the City Council receive the final map and adopt the resolution recommending City Council approval of Tract Map No. 76051 (Attachments A and B) and authorize the mayor to sign the Indemnity and Subdivision Improvement Agreements (Attachment C and D).

FISCAL IMPACT

None.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration and Mitigation Monitoring Program were adopted by the City Council on February 11, 2020 for the tentative map and associated project to construct 16 residential condominium homes. Final maps are ministerial projects and exempt from the requirements of the CEQA as stated in Section 15268 of the CEQA Guidelines.

Respectfully submitted,
Maliha Ansari
Public Works
Department

Concurs with,
Not Applicable
Planning Commission

Director	Certified as to Available Funds	CEQA
Alison Sweet	*June Overholt*	*Not Applicable*

Legal Review	City Manager
William W. Wynder	*Adam Raymond*

ATTACHMENTS:
A. Resolution Approving Tract Map 76051
B. Final Tract Map 76051
C. Indemnity Agreement – Tract 76051
D. Subdivision Improvement Agreement – Tract 76051
E. Tentative Tract Map 76051

RESOLUTION CC 2021- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA APPROVING TRACT MAP NO. 76051 FOR A TWO LOT SUBDIVISION LOCATED AT 905 EAST ARROW HIGHWAY, GLENDORA, CALIFORNIA.

THE CITY COUNCIL
City of Glendora, California

THE CITY COUNCIL OF THE CITY OF GLENDORA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the Tentative Map for Tract No. 76051 for subdivision of land to create two separate parcels: Lot 1 for commercial use and Lot 2 for development with 16 residential condominium homes has heretofore been submitted to the Planning Commission and the City Council of the City of Glendora; and

WHEREAS, said Tentative subdivision map was recommended for approval by the Planning Commission on January 7, 2020, and by the City Council for the City of Glendora on February 11, 2020, with conditions imposed thereon; and

WHEREAS, the Subdivider has knowledge of and agrees to all of the conditions imposed upon said Tentative Map and has taken the necessary steps to comply with such conditions or to provide for the performance of such conditions; and

WHEREAS, the Subdivider has executed that certain Subdivision Improvements Agreement for subdivision of Tract Map No. 76051 and has paid all the fees and provided all the security devices required to guarantee the performance of the terms and provisions of such agreement; and

WHEREAS, the Subdivider has executed that certain Indemnity Agreement for subdivision of Tract Map No. 76051; and

WHEREAS, the City Engineer has reviewed said tentative map and said final map and recommends the approval of the final map for Tract Map No. 76051.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council of the City of Glendora hereby approves the final map for Tract Map No. 76051 and directs that the City Engineer and City Clerk execute the same on behalf of the City of Glendora when all of the signatures that are required to be placed on such final map have been so signed.

SECTION 2. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption of this Resolution and thereupon the same shall take effect and be in force in accordance with its terms and provisions.

SECTION 3. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

APPROVED and **PASSED** this ___ day of _____, 2021.

City Council of Glendora, California

BY:_____
Michael Allawos, Mayor

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

_____
WILLIAM W. WYNDER, City Attorney

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the ___ day of _____, 2020, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Dated:

_____
KATHLEEN R. SESSMAN, City Clerk

SHEET 1 OF 3 SHEETS
2 LOTS: 115,625 SQ. FT.

TRACT NO. 76051

IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN.

LOT 1 FOR SUBDIVISION PURPOSES
LOT 2 FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE CITY OF GLENDORA THE EASEMENTS FOR SANITARY SEWER, INGRESS AND EGRESS PURPOSES, AND ALL USES INCIDENT THERETO.

WE HEREBY DEDICATE TO THE CITY OF GLENDORA THE EASEMENTS FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, AND ALL USES INCIDENT THERETO.

WE HEREBY DEDICATE TO THE CITY OF GLENDORA THE EASEMENTS FOR WATER LINE, INGRESS AND EGRESS PURPOSES, AND ALL USES INCIDENT THERETO.

WE ALSO HEREBY DEDICATE TO THE CITY OF GLENDORA THE EASEMENTS FOR PUBLIC SIDEWALK AND ALL USES INCIDENT THERETO.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF ARROW HIGHWAY AND SUNFLOWER AVENUE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAIN PUBLIC STREETS, WE HEREBY GRANT TO THE CITY OF GLENDORA THE RIGHT TO RESTRICT DIRECT VEHICULAR INGRESS AND EGRESS TO THE SAID STREETS. IF ANY PORTIONS OF SAID STREETS WITHIN OR ADJACENT TO THIS SUBDIVISION ARE VACATED SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

SHAW INVESTMENTS INC, A CALIFORNIA CORPORATION (OWNER)

BY: _____ BY: _____
NAME: NAME:
TITLE: TITLE:

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF

ON THIS _____ DAY OF _____, 2020, BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____

_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____
NOTARY PUBLIC

_____
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION NO. _____.
MY COMMISSION EXPIRES _____.

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF

ON THIS _____ DAY OF _____, 2020, BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____

_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____
NOTARY PUBLIC

_____
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION NO. _____.
MY COMMISSION EXPIRES _____.

CONDOMINIUM NOTE

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 16 UNITS WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL IN TURN PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

SIGNATURE OMISSION NOTE:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436 (a)(3)(C) AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

LEO M. HARDING AND FLORENCE R. HARDING, HUSBAND AND WIFE HOLDERS OF RIGHTS FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES PER DOCUMENT RECORDED DECEMBER 29, 1944 IN BOOK 21442, PAGE 378 OF OFFICIAL RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY BY ME OR UNDER MY DIRECTION IN MARCH, 2020, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GARRETT WHITFIELD ON DECEMBER 31, 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 12 MONTHS FROM THE FILING DATE OF THIS MAP; AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

8/19/20
EDWARD L. REYNOLDS, L.S. 7725 DATE

PROFESSIONAL LAND SURVEYOR
EDWARD L. REYNOLDS
No. 7725
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 89°59'05" WEST ALONG THE CENTERLINE OF ARROW HIGHWAY, AS SHOWN ON MAP OF TRACT NO. 18956 FILED IN BOOK 783 PAGES 20 THROUGH 22, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF GLENDORA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT ALL PROVISIONS OF SUBDIVISION MAP ACT SECTION 66442(a)(1), (2) AND (3) HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

BY: _____
ALISON SWEET, CITY ENGINEER DATE
R.C.E. NO. 51197 EXP. 9/30/2021

REGISTERED PROFESSIONAL ENGINEER
ALISON SWEET
C 051197
CIVIL
STATE OF CALIFORNIA

CITY CONTRACT SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL THE PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

BY _____
DAN MAY P.L.S. 4652 DATE

PROFESSIONAL LAND SURVEYOR
DAN MAY
No. 4652
STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GLENDORA BY MOTION ADOPTED AT ITS SESSION HELD ON THE _____ DAY OF _____ 2020, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION OF AN EASEMENT FOR SANITARY SEWER, INGRESS AND EGRESS PURPOSES, AND ALSO ACCEPTED THE DEDICATION OF AN EASEMENT FOR WATERLINES, INGRESS AND EGRESS PURPOSES, AND ALSO ACCEPTED THE DEDICATION OF AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES AND ALSO ACCEPTED THE DEDICATION OF AN EASEMENT FOR PUBLIC SIDEWALK PURPOSES AS SHOWN ON THIS MAP AND ALSO ACCEPTED THE RIGHT TO RESTRICT DIRECT VEHICULAR INGRESS AND EGRESS AS GRANTED HEREIN.

_____
CITY CLERK OF THE CITY OF GLENDORA DATE

SPECIAL ASSESSMENT'S CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF GLENDORA, TO WHICH THE LAND INCLUDED WITHIN THIS SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

_____
CITY CLERK OF THE CITY OF GLENDORA DATE

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF $_____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 76051 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY _____ _____
DEPUTY DATE

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY _____ _____
DEPUTY DATE

SHEET 2 OF 3 SHEETS
SCALE: 1" = 60'

TRACT NO. 76051

IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,

LOT 1 FOR SUBDIVISION PURPOSES
LOT 2 FOR CONDOMINIUM PURPOSES

BOUNDARY ESTABLISHMENT

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

CS 1/16 COR SEC 5, T1S, R9W (3)

JUANITA AVENUE — C/L — S89°59'00"E 2639.89' — 659.97' — (A) — 1979.92' — (4) ES 1/16 COR SEC 5, T1S, R9W

E. LINE, W 1/2, SW 1/4, SE 1/4 SEC 5, T1S, R9W AND N'LY PROLONGATION OF W'LY BOUNDARY OF R2

695.79'

(6)

W'LY BOUNDARY OF R2

389.07'

S00°02'04"W 1319.86'

C/L — S00°01'56"W 1319.81'

E. LINE SEC 5, T1S, R9W

834.85'

C/L

(2) — C/L — CLARADAY STREET

W. LINE SW 1/4, SE 1/4 OF SEC 5, T1S, R9W

N00°02'07"E 1319.87'

SUNFLOWER AVENUE

VALLEY CENTER DRIVE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°58'29"W	28.28'
L2	N44°58'29"W	25.45'
L3	N00°02'07"E	42.00'

1

N44°58'29"W 28.28'
25.45'
S89°59'05"E 608.99'
2.83'
2'
273.99'
S89°59'05"E 606.99'
SET LT&T STAMPED "LS 7725"
ARROW HIGHWAY

DETAIL "B"
SCALE: NONE

2

183.00'
S00°02'04"W 185.00'
S89°59'05"E 608.99'
SET LT&T STAMPED "LS 7725"
2'
2.00'
333.00'
S89°59'05"E 606.99'
ARROW HIGHWAY

DETAIL "A"
SCALE: NONE

N

LEGEND

(A) SFN – EST. NE COR W 1/2, SW 1/4, SE 1/4 SEC 5, T1S, R9W, BY PRORATION PER TRACT NO. 21155, MB 576–49–50.

(B) SFN – EST. SE COR W 1/2, SW 1/4, SE 1/4 SEC 5, T1S, R9W, BY PRORATION PER TRACT NO. 18956, MB 783–20–22.

(C) EST. AT 235.00' N'LY OF AND PARALLEL WITH THE C/L OF ARROW HIGHWAY.

C/L	CENTERLINE
EST.	ESTABLISHED
FD.	FOUND
INT.	INTERSECTION
LTANDT	LEAD, TACK AND TAG
SFN	SEARCHED FD. NOTHING
R1	TRACT NO. 18956, MB 783–20–22
R2	TRACT NO. 35439, MB 1007–94–95

MONUMENT NOTES:

(1) FD. BRASS DISK IN ROAD DEPT WELL MON., DN. 0.8' PER PWFB 1533–1255. ACCEPTED AS THE C/L INT. OF SUNFLOWER AVENUE AND ARROW HIGHWAY.

(2) FD. PUNCHED BOAT SANDW STAMPED "DPW" PER PWFB 1533–417B. ACCEPTED AS THE C/L INT. SUNFLOWER AVENUE AND CLARADAY STREET.

(3) POINT LANDS ON SEWER MANHOLE. EST. C/L INT SUNFLOWER AND JUANITA AVENUES BY 4 STRADS PER PWFB 1533/415B.

(4) POINT LANDS ON SEWER MANHOLE. EST. C/L INT. VALLEY CENTER AND JUANITA AVENUES BY 2 STRADS AND 5 L&Ts PER PWFB 1533–828.

(5) FD. BRASS DISK IN ROAD DEPT WELL MON., DN. 0.8' NO REF. ACCEPTED AS THE C/L INT. OF VALLEY CENTER AVENUE AND ARROW HIGHWAY.

(6) FD. LTANDT STAMPED "LS 3134" IN TOP OF S'LY CURB OF CLARADAY STREET NO REF., ACCEPTED AS A POINT ON THE N'LY PROLONGATION OF THE W'LY BOUNDARY OF R2.

● FOUND MONUMENT AS NOTED.

○ 2" IP TAGGED "LS 7725", FLUSH TO BE SET AT ALL TRACT BOUNDARY CORNERS UNLESS OTHERWISE INDICATED.

S'LY LINE OF INST. NO 20170443380 O.R. RECORDED 4/21/17 AND N'LY LINE INST. NO 20151601033 O.R. RECORDED 12/21/15.

(C) — N89°59'05"W 622.99' — (C) — S'LY BOUNDARY OF R1 — SFN – EST. BY INT.

289.99' — 333.00'

42'
40'
8 2'
37'
7 7'
7 3'
40'
33'

485.02'

L3

N89°59'05"W 4.00'

N00°02'07"E 123.00'

SEE DETAIL "B" HEREON

L2

L1

1
54,020 SQ. FT. GROSS
53,470 SQ. FT. NET

2' EASEMENT TO THE CITY OF GLENDORA FOR PUBLIC SIDEWALK PURPOSES.

N00°02'04"E 185.00'

SEE PRIVATE DRIVEWAY AND FIRE LANE ON SHEET 3

2' EASEMENT TO THE CITY OF GLENDORA FOR PUBLIC SIDEWALK PURPOSES.

2
61,605 SQ. FT. GROSS
50,133 SQ. FT. NET

E. LINE, W 1/2, SW 1/4, SE 1/4 SEC 5, T1S, R9W

S'LY BOUNDARY OF CITY OF GLENDORA

S89°59'05"E 608.99'

SEE DETAIL "A" HEREON
SET LT&T STAMPED "LS 7725"

273.99'

S89°59'05"E 606.99'

333.00'

SFN

S'LY BOUNDARY OF CITY OF GLENDORA

SET LT&T STAMPED "LS 7725"

SET LT&T STAMPED "LS 7725"

S 1/4 COR. SEC 5, T1S, R9W

(1)

659.99'

S. LINE SEC 5, T1S, R9W

100'

C/L

1979.97'

ARROW HIGHWAY

50'

50'

50'

N89°59'05"W 2639.96'

BASIS OF BEARINGS

(B)

(5) SE COR. SEC 5, T1S, R9W

SHEET 3 OF 3 SHEETS
SCALE: 1" = 30'

TRACT NO. 76051

IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,

LOT 1 FOR SUBDIVISION PURPOSES
LOT 2 FOR CONDOMINIUM PURPOSES

EASEMENT DETAIL

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

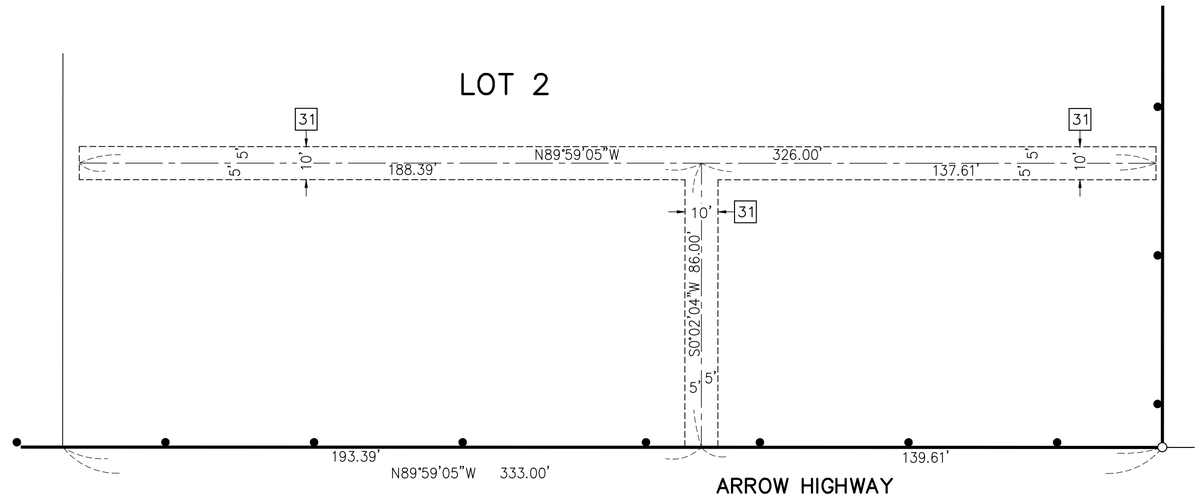
[30] 26' WIDE PRIVATE DRIVEWAY AND FIRE LANE.

[31] EASEMENTS TO THE CITY OF GLENDORA FOR SANITARY SEWER, AND INGRESS AND EGRESS PURPOSES.

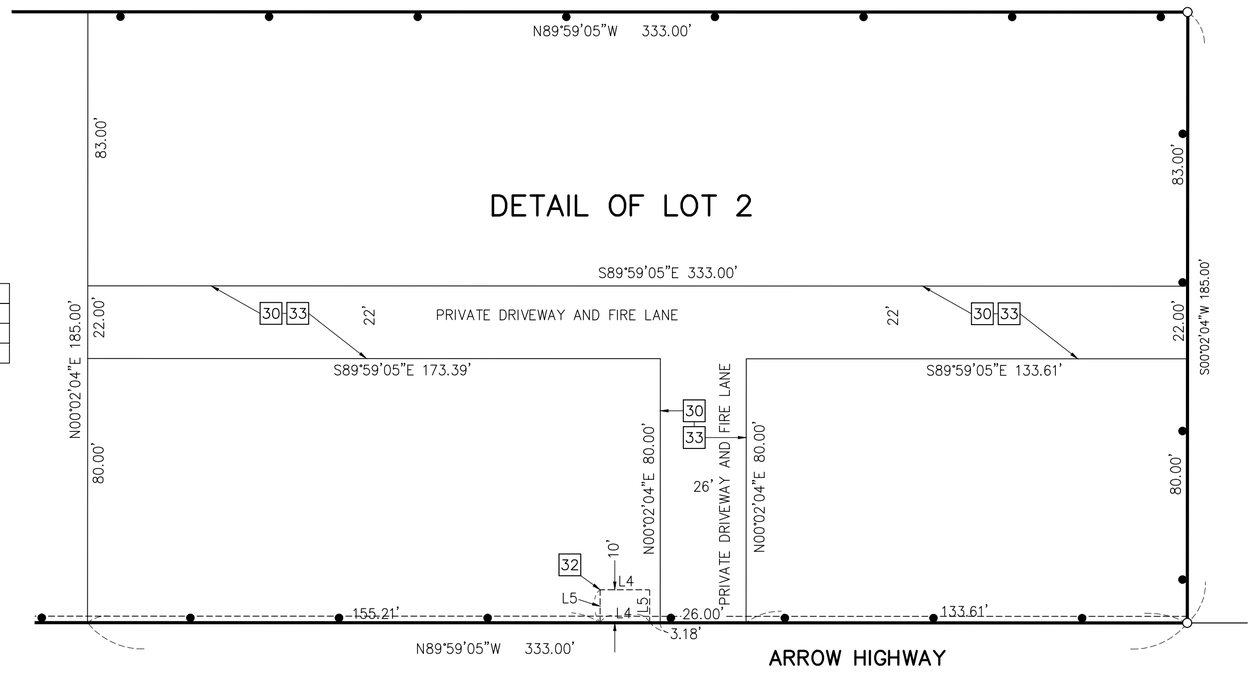
[32] EASEMENTS TO THE CITY OF GLENDORA FOR WATER LINES AND INGRESS AND EGRESS PURPOSES.

[33] EASEMENTS TO THE CITY OF GLENDORA FOR PUBLIC UTILITIES, AND INGRESS AND EGRESS PURPOSES.





LINE TABLE		
LINE	BEARING	LENGTH
L4	N89°59'05"W	15.00'
L5	N00°02'04"E	10.00'



INDEMNITY AGREEMENT

THIS INDEMNITY AGREEMENT (this "Agreement") is made and entered into as of this _____ day of _____, 2021, between the CITY OF GLENDORA, a California Municipal Corporation, ("City"), and SHAW INVESTMENTS INC., A California Corporation ("Subdivider").

RECITALS

WHEREAS, Subdivider is the owner of certain real property located at 905 West Arrow Highway in the City of Glendora ("Property").

WHEREAS, the Property is covered by Tract Map No. 76051 which was approved by the City pursuant to the Subdivision Map Act ("Map Act").

WHEREAS, pursuant to the Map Act and the Glendora Municipal Code, Subdivider has applied to the City for a final map for the Property based on Tract Map No. 76051.

WHEREAS, pursuant to Government Code Section 66474.9(b), the City is requiring, as a condition of a final map application, that Subdivider defend (with legal counsel reasonably acceptable to City), indemnify and hold harmless City and any agency or instrumentality thereof, its elected and appointed boards, commissions, officials, officers, employees and agents (collectively, "Indemnitees") from and against any and all claims, actions or proceedings to attack, set aside, void or annul an approval of City, any advisory agency, appeal board or City Council concerning the subdivision known as Tract Map No. 76051, which claims, actions or proceedings are brought within the time period provided for in Government Code Section 66499.37.

WHEREAS, in addition, Subdivider has voluntarily agreed to provide similar indemnification for any and all claims, actions or proceedings arising out of or in any way relating to the environmental review conducted under the California Environmental Quality Act (Public Resources Code Section 21000, et seq., hereinafter "CEQA") in conjunction with an approval granted by City, its boards, commissions or employees concerning the subdivision known as Tract Map No. 76051, which claims, actions or proceedings are brought within the time periods provided for in Public Resources Code Section 21167.

NOW, THEREFORE, in consideration of City granting approval of the final map for Tract Map No. 76051 and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Section I. **RECITALS.** The Recitals set forth above are acknowledged as true and correct by the Parties.

Section II. INDEMNITY.

A. Subdivider shall defend (with legal counsel reasonably acceptable to City), indemnify and hold harmless, the Indemnitees from and against any and all claims, actions or proceedings to attack, set aside, void or annul an approval of City, any advisory agency, appeal board of the City Council concerning the subdivision known as Tract Map No. 76051, which claims, actions or proceedings are brought within the time period provided for in Government Code Section 66499.37.

B. In addition, Subdivider shall defend (with legal counsel reasonably acceptable to City), indemnify and hold harmless, the Indemnitees from and against any and all claims, actions or proceedings arising out of or in any way relating to the environmental review conducted under CEQA in conjunction with an approval granted by City, its boards, commissions or employees concerning the subdivision known as Tract Map No. 76051, which claims, actions or proceedings are brought within the time periods provided for in Public Resources Code Section 21167.

C. To the extent that the obligation in preceding Paragraphs A or B may be unenforceable because it violates any law or public policy, then Subdivider will contribute the maximum portion that it is permitted to pay in satisfaction of all claims, actions or proceedings incurred by the Indemnitees which are within the scope of this Agreement.

D. City agrees that the indemnity provided in this Agreement is limited to claims, actions or proceedings brought by third parties and is not intended to cover any claim, action or proceedings brought by Subdivider.

Section III. SUCCESSORS AND ASSIGNS. The representations, warranties, indemnities, covenants and agreements provided herein shall become effective upon execution of this Agreement and shall be binding upon Subdivider's successors and assigns.

Section IV. REIMBURSEMENT OF EXPENSES. In the event the Indemnitees sustain any expenses which are reimbursable pursuant to this Agreement, Subdivider agrees to reimburse the Indemnitees for such expenses within a reasonable time, but in no event exceeding sixty (60) days after receiving written notice from said Indemnitees of having incurred such expenses.

Section V. NOTICE OF CLAIM AGAINST INDEMNITEES. City shall give Subdivider prompt written notice of any claim, action or proceeding regarding the subject matter of this Agreement, and shall cooperate fully in the defense of the claim, action or proceeding. If City fails to promptly notify Subdivider of any claim, action or proceeding against the Indemnitees, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify or hold harmless the City.

Section VI. PARTICIPATION BY CITY. Nothing contained in this Agreement prohibits City from participating in the defense of any claim, action or

proceeding, if both of the following occur: (1) City bears its own attorney's fees and costs, and (2) City defends the action in good faith.

Section VII. SETTLEMENT. Subdivider shall not be required to pay or perform any settlement unless the settlement is approved in writing by Subdivider. If City refuses to consent to any lawful settlement or compromise acceptable to Subdivider, Subdivider shall not thereafter be responsible to defend, indemnify or hold harmless City.

Section VIII. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of California and, to the extent that federal law may preempt the applicability of state laws, federal law.

Section IX. AMENDMENTS. This Agreement may not be changed or amended orally but only by an instrument in writing signed by the Party against whom enforcement by the change or amendment is sought.

Section X. SEVERABILITY. Should any non-material provision of this Agreement be held invalid or illegal, such invalidity or illegality shall not invalidate the whole of this Agreement but, rather, the Agreement shall be construed as if it did not contain the invalid or illegal part, and the rights and obligations of the Parties shall be construed and enforced accordingly.

Section XI. ATTORNEYS' FEES. If litigation is reasonably required to enforce or interpret the provisions of this Agreement, the prevailing Party in such litigation shall be entitled to an award of reasonable attorney's fees, in addition to any other relief to which it may be entitled.

Section XII. NOTICES. Any notices or other correspondence between the Parties shall be sent to the following unless either Party gives the other notice of a change of address:

To City: City Clerk
City of Glendora
116 E. Foothill Boulevard
Glendora, California 91741

With copy to: William W. Wynder, City Attorney
ALESHIRE & WYNDER, LLP
Continental Park Terrace, Suite 475
2361 Rosecrans Avenue
El Segundo, California 90245

To Subdivider: SHAW INVESTMENTS INC.,
A CALIFORNIA CORPORATION
9143 E. Fairview Avenue
San Gabriel, CA 91775
Attn: Jason Hsiao, Managing Director

Notice shall be effective upon personal delivery, delivery by courier service, or three business days following deposit in the United States mail, postage prepaid, certified.

Section XIII. HEADINGS. The section headings contained in this Agreement are for convenience and identification only and shall not be deemed to limit or define the contents of the sections to which they relate.

Section XIV. NO PRESUMPTION RE: DRAFTER. The Parties acknowledge and agree that the terms and provisions of this Agreement have been negotiated and discussed between the Parties and their attorneys, and this Agreement reflects their mutual agreement regarding the same. Because of the nature of such negotiations and discussions, it would be inappropriate to deem any Party to be the drafter of this Agreement, and therefore no presumption for or against validity or as to any interpretation hereof, based upon the identity of the drafter shall be applicable in interpreting or enforcing this Agreement.

Section XV. ASSISTANCE OF COUNSEL. Each Party to this Agreement warrants to each other Party as follows:

(1) That each Party either had the assistance of counsel or had counsel available to it, in the negotiation for, and execution of, this Agreement, and all related documents; and

(2) That each Party has lawfully authorized the execution of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF GLENDORA
A MUNICIPAL CORPORATION

By _____
Michael Allawos, Mayor

ATTEST:

_____
Kathleen R. Sessman,
City Clerk/Communications Director

SHAW INVESTMENTS INC.,
A CALIFORNIA CORPORATION

By_____
Chung Ji Hsiao

_____
Title

By_____
Name

_____
Title

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

_____

William W. Wynder, City Attorney

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY.

CITY OF GLENDORA

AGREEMENT

SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made and entered into as of this _____ day of _____, 2021, by and between the CITY OF GLENDORA, a California Municipal Corporation, hereinafter referred to as "City", and SHAW INVESTMENTS INC., a California Corporation, hereinafter referred to as "Subdivider", both of whom understand as follows:

RECITALS

Subdivider has presented to City for approval a final subdivision map (hereinafter called "Map") entitled:

TRACT MAP NO. 76051

The Map has been filed with the City Clerk for presentation to the City Council for its approval, which map is hereby referred to and incorporated herein.

Subdivider has requested approval of the Map prior to the construction and completion of certain improvements hereinafter specified, which are a part of, appurtenant to, or outside the limits of the subdivision, all in accordance with and as required by the plans and specifications for said improvements on file in the office of the City Engineer.

The City Council on the _____ day of _____, 2021, adopted Resolution No. _____ approving the Map and accepting the dedications therein offered on condition that Subdivider first enter into and execute this Agreement with the City and meet the requirements of said resolution; and

This Agreement is executed pursuant to the provisions of the Subdivision Map Act of the State of California and Title 20 of the Glendora Municipal Code.

NOW, THEREFORE, for and in consideration of the approval of the Map and of the acceptance of the dedications therein offered, and in order to insure satisfactory performance by the Subdivider of Subdivider's obligations under said Subdivision Map Act and said Title 20 of the Glendora Municipal Code, the parties agree as follows:

1. Performance of Work

That Subdivider shall do and perform, or cause to be done and performed, in a good and workmanlike manner, at Subdivider's own expense and to the satisfaction of the City Engineer, all the following improvements within and without the subdivision, to wit:

Excavation, grading and construction of street, water, sewer, storm drains, catch basins, drainage controls, concrete block walls, chain link fence, traffic safety, underground public utilities and related appurtenances as directed by the City Engineer and Subdivider shall also do all work and furnish all materials necessary in the opinion of the City Engineer, and on his order, to complete the improvements in accordance with the plans and specifications on file as hereinbefore specified, or with any changes required or ordered by said Engineer, which in his opinion are necessary or required to complete the improvements. Subdivider also agrees to pay for the inspection of such work and improvements as may be required by the City Engineer.

The above-described work shall be constructed in accordance with the plans and specifications on file with the City's Public Works Department and any changes or alterations required or ordered by the City Engineer as provided in Section 3 below.

In addition, Subdivider shall furnish all required equipment, labor and materials as deemed necessary by the City Engineer, in accordance with commonly accepted engineering practices.

Subdivider shall acquire and dedicate, or pay all cost of acquisition by City, of all rights of way, easements and other interests in real property for construction or installation of the improvements, free and clear of all liens and encumbrances.

2. Work: Time For Commencement and Performance

Subdivider shall commence construction of the improvements set forth in this Agreement, and shall duly prosecute to completion all of the said improvements, with the completion of the improvements to be completed within 365 calendar days after the date of adoption of the resolution approving the Map. A time extension to complete the improvements may be granted per Section 5 of this Agreement.

Subdivider shall give notice to the City Engineer, at least 24 hours before beginning any work and shall furnish all reasonable facilities for obtaining full information respecting the progress and manner of work. The Subdivider shall furnish written progress reports upon request to the City Engineer.

3. Alterations to Improvement Plans

Subdivider shall perform any changes or alterations in the construction and installation of such improvements required by the City Engineer, in accordance with commonly accepted engineering practices, provided that all such changes or alterations do not exceed ten percent (10%) of the original total estimated costs of such improvements. Such costs shall be borne by the Subdivider.

The Subdivider shall construct the improvements in accordance with the City standards in effect at the time of the approval of the above-mentioned final map.

Prior to commencement of the improvements, the City reserves the right to modify the standards applicable to the subdivision improvements when necessary to protect the public health or safety or comply with applicable state or federal law or city zoning ordinances.

If Subdivider requests and is granted an extension of time for completion of the improvements, City may apply the standards in effect at the time of the extension.

4. Cash Fees and Deposits

The Subdivider shall pay cash in the amount enumerated below to cover the cost of the following items of work:

*a.	Deposit for installation of street lights to be paid by the City to the Southern California Edison Company.	
	____ Street Lights @ $1,500 Marbelite $2,400 Dbl. Davit	N/A
b.	For administering the installation of street lights within subdivision.	
	_____ Street Lights @ $205.00/light	N/A
c.	For planting of parkway trees within subdivision.	
	_____ Parkway Trees @ $165.00/tree	N/A
d.	For installation of street name signs by the City	
	_____ Street Name Signs @ $310.00/set	N/A
e.	For installation of traffic signs by the City	
	_____ Traffic Signs @ $300.00/sign	N/A
f.	For proportional cost of existing water pipeline in and along:	
	758.27 Lineal Feet @ $8.00/foot	$6,066.16
	2.654 Acres @ $4,658.50/acre	$12,363.66

g.	For proportional cost of existing sewer main:	
	758.27 Lineal Feet @ $6.50/foot Market Place	$4,928.75
	2.654 Acres @ $730/acre	$1,937.42
*h.	For proportional cost of existing Sewer Main Refund Agreement to: N/A	
	_____ L.F. @ $5.00 _____ Acres @ $730	N/A
i.	For Plan Checking and Inspection by the City. ($9,523.40 has already been paid)	$3,057.00
*j.	Deposit for installation of subdivision monuments and centerline ties by the Subdivider:	
	$250 plus_____@ $40.00	N/A
k.	For installation of water meters and meter boxes by the City:	
	____ meters/boxes @ _____ each Size of meter: _____	N/A
l.	For curb stenciling:	
	_____curb stenciling @ $11.00 each	N/A
m.	Water Rights:	N/A
	TOTAL:	$28,352.99

*These items require a separate check (a, h, j) i.e., PLEASE SUBMIT TWO (2) CHECKS FOR PAYMENT OF FEES AND DEPOSITS

5. Time of Essence - Extension

Time is of the essence in this Agreement; provided that, in the event good cause is shown therefor, the City Council may extend time for completion of the improvements hereunder. Any such extension may be granted without notice to the Subdivider's surety, and extensions so granted shall not relieve the surety's liability on the bond to secure the faithful performance of this Agreement and on the bond to ensure payment of labor and materials furnished in the performance of this Agreement.

6. Repairs and Replacements

Subdivider shall replace or have replaced, or repair or have repaired, as the case may be, all pipes and monuments shown on the Map which have been destroyed or damaged and Subdivider shall replace or have replaced, repair or have repaired, as the case may be, or pay to the owner, the entire cost of replacement or repairs of any and all property damaged or destroyed by reason of any work done hereunder, whether such property be owned by the United States Government or any agency thereof, or the State of California or any agency or political subdivision thereof, or by the City or by any public or private corporation, or by any person whomsoever or by any combination of such owners. Any such repair or replacements shall be to the satisfaction and subject to the approval of the City Engineer.

7. Permits - Compliance With Law

Subdivider shall, at Subdivider's expense, obtain all necessary permits and licenses for the construction of such improvements, give all necessary notices, pay all fees and taxes required by law and comply with all applicable laws.

8. Supervision by Subdivider

Subdivider shall give personal supervision to the work on such improvement, or have a competent superintendent, with authority to act for Subdivider, and satisfactory to the City Engineer, on the work at all times during progress.

The name of such superintendent is: **Garrett Whitfield, GSW Development**
Address: **279 Flower Street, Costa Mesa, CA 92627**
Telephone number: **(949) 433-8070**
Emergency night phone number: **(626) 657-8927**

9. Inspection by City

Subdivider shall at all times maintain proper facilities and safe access for inspection of the improvements by City inspectors and, to the best of Subdivider's ability, to the shops where any work is in preparation.

Upon completion of the work, the Subdivider may request a final inspection by the City Engineer or the City Engineer's authorized representative. If the City Engineer or his or her authorized representative determines that the work has been completed in accordance with this Agreement, the City Engineer shall certify the completion of the improvements to the City Council.

No improvements shall be finally accepted unless all aspects of the work have been inspected and determined to have been completed in accordance with the improvement plans and City standards. Subdivider shall bear all costs of inspection and certification.

10. Contract Security

Concurrent with the execution hereof, Subdivider shall furnish: (1) a surety bond in an amount equal to at least one hundred percent (100%) of the total estimated cost of the improvements as security for the faithful performance of this Agreement; (2) a separate security bond in an amount equal to at least one hundred percent (100%) of the total estimated cost of the improvements as security for the payment of all persons performing labor and furnishing materials in connection with this Agreement; (3) security to guaranty or warranty the work done pursuant to this Agreement for a period of one (1) year following acceptance thereof by City against any defective work or labor done or defective materials furnished in the additional amount of ten percent (10%) of the estimated costs of the improvements; and (4) security that guarantees the performance of any changes or alterations and such work, provided that all such changes or alterations do not exceed ten percent (10%) of the original estimated costs of the improvements. The surety on each of said bonds shall be on the City bond forms attached hereto, which forms are in substantial compliance with Government Code Section 66499.1 and Section 66499.2, respectively.

In lieu of a faithful performance bond and labor and materials bond the Subdivider may, as provided in Government Code Section 66499, file an irrevocable letter of credit or an instrument of credit in a form acceptable to the City or may deposit cash with said City in the sum of: **One Hundred Forty-Eight Thousand Eight Hundred Thirty-Eight And Eighty Cents ($148,838.80)**, which sum is equal to the total estimated cost of said improvements for the faithful performance of the terms and conditions of this Agreement. When any portion of the aforesaid improvements has actually been fully completed to the satisfaction of the City Engineer and upon certification to this fact by the City Engineer, said City Engineer may, at his discretion, authorize from time to time partial withdrawals of said cash deposit for portion of said improvements completed, after passage of the time for liens.

11. Indemnification

11.1 The Subdivider shall indemnify, defend and hold harmless the City, and its officers, employees, servants and agents from and against any and all claims, liability, loss, damage, cost and expense, including court costs and attorney's fees, whether or not litigation be commenced, because of injury or death to any person whomsoever or damage to any property whatsoever, arising out of or in any way connected with the performance of the work by the Subdivider or any of the Subdivider's officers, employees, servants or agents or any subcontractor.

11.2 The City does not, and shall not, waive any rights against Subdivider which it may have by reason of the indemnification provisions of Sections 11.1 and 12.4 of the Agreement, because of the acceptance by the City, or the deposit with the City by Subdivider, of any of the insurance policies specified in this Agreement.

11.3 The indemnification provisions of Sections 11.1 and 12.4 of this Agreement shall apply regardless of whether or not the insurance policies specified in this Agreement shall have been determined to be applicable to the claim, liability, loss, damage, cost or expense.

12. Insurance

Subdivider shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Subdivider, his agents, representatives, employees, contractors or subcontractors. Insurer shall be an admitted carrier in the State of California.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).

2. Insurance Services Office form number CA 0001 (Ed 1/87) covering Automobile Liability, Code 1 (any auto).

3. Worker's Compensation insurance as required by the State of California and Employer's Liability Insurance.

4. Course of Construction insurance form providing coverage for "all risks" of loss.

Minimum Limits of Insurance

Subdivider shall maintain limits no less than:

1. General Liability: $1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

3. Employer's Liability: $1,000,000 per accident for bodily injury or disease.

4. Course of Construction: Completed value of the project.

Deductible and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City of Glendora. At the option of the City of Glendora either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City of Glendora, its officers, officials, employees and volunteers; or the Subdivider shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City of Glendora, its officers, officials, employees, agents and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Subdivider; products and completed operations of the Subdivider, premises owned, occupied or used by the Subdivider; or automobiles owned, leased, hired or borrowed by the Subdivider. The coverage shall contain no special limitations on the scope of protection afforded to the City of Glendora, its officers, officials, employees, agents or volunteers.

2. For any claims related to this project, the Subdivider's insurance coverage shall be primary insurance as respects the City of Glendora, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by the City of Glendora, its officers, officials, employees, agents or volunteers shall be excess of the Subdivider's insurance and shall not contribute with it.

3. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City of Glendora, its officers, officials, employees, agents or volunteers.

4. The Subdivider's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City of Glendora.

Course of construction policies shall contain the following provisions:

1. The City of Glendora shall be named as loss payee.

2. The insurer shall waive all rights of subrogation against the City of Glendora.

Acceptability of Insurance

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Verification of Coverage

Subdivider shall furnish the City of Glendora with original endorsements effecting coverage required by this clause. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. The endorsements are to be on forms provided by the City of Glendora. All endorsements are to be received and approved by the City of Glendora before work commences. As an alternative to the City of Glendora's forms, the Subdivider's insurer may provide complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications.

Contractors and Subcontractors

Subdivider shall include all contractors and subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each contractor and subcontractor. All coverages for contractors and subcontractors shall be subject to all of the requirements stated herein.

Subdivider, and every contractor and subcontractor, shall provide complete workers' compensation insurance consistent with the provisions of Section 12, or a certificate of consent to self-insurance by the Director of Industrial Relations in accordance with the requirements of Section 3800 of the California Labor Code. Subdivider shall indemnify, defend and hold harmless the City and its officers, employees, servants and agents from any claim resulting from failure of Subdivider or any contractor and subcontractor to take out or maintain such insurance. [Labor Code Section 3800.]

13. Permission to Enter

The Subdivider hereby grants to the City, the Surety upon any Bond, the financial institution of any improvement security, and to the agents, employees, and contractor of them the irrevocable permission to enter upon the lands of the subject land division for the purpose of completing the improvement. This permission shall terminate in the event

that the Subdivider, financial institution, or the Surety has completed the work within the time specified or any extension thereof granted by the City.

14. Warning of Dangerous Conditions

The Subdivider will at all times from the approval of said land division to the completion and acceptance of said work or improvements by the City, give good and adequate warning of each and every dangerous condition caused by the construction of said improvements and will protect the traveling public therefrom.

15. Title to Improvements

Title to, and ownership of, all improvements constructed hereunder by Subdivider shall vest absolutely in City upon completion and acceptance of such improvements by City.

16. Repair or Reconstruction of Defective Work

If, within a period of one year after final acceptance of the work done under this Agreement, any part of the improvements fails to fulfill any of the requirements of this Agreement or the plan, or specifications, Subdivider shall, without delay and without any cost to the City, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the improvements. Should Subdivider fail to act promptly or in accordance with this requirement, or should the exigencies of the case require repairs or replacements to be made before Subdivider can be notified, City may, at its option, make necessary repairs or replacements or perform the necessary work. Subdivider shall pay to the City the actual cost of such repairs plus twenty-five percent (25%) for administrative overhead expenses within thirty (30) days after receipt of written notice from the City of said actual cost.

17. Subdivider Not Agent of City

Neither Subdivider nor any of Subdivider's agents or subcontractors are or shall be considered to be agents of the City in connection with the performance of Subdivider's obligations under this Agreement.

18. Notice of Breach and Defaults

If Subdivider refuses or fails to obtain prosecution of the improvements, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extension hereof, or fails to obtain completion of said work within such time, or if the Subdivider should be adjudged a bankrupt, or Subdivider should make a general assignment for the benefit of Subdivider's creditors, or if a receiver should be appointed in the event of Subdivider's insolvency, or if Subdivider or any of Subdivider's officers, employees, servants, agents or subcontractors, should violate any of the provisions of this Agreement, City Engineer or City Council may serve written notice

upon Subdivider and Subdivider's surety, of breach of this Agreement, or of any portion thereof and default of Subdivider.

19. Breach of Agreement: Performance by Surety or City

In the event of any notice of default, Subdivider's surety shall have the duty to take over and complete the work and the improvement herein specified; provided, however, that if the surety within ten (10) days after the serving upon it of such notice does not give City written notice of its intention to take over the performance of the contract, and does not in fact commence performance thereof within fifteen (15) days after notice to the City of such election, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Subdivider and Subdivider's surety and, in such event City, without any liability for so doing, may take possession of and utilize in completing the work, such materials, appliances, plant and other property belonging to Subdivider as may be on the site of the work and necessary therefor.

20. Attorney's Fee

In case suit is brought upon this contract, the Subdivider hereby agrees to pay to the City a reasonable attorney's fee to be fixed by the Court.

21. Obligation of Successors and Assignees

It is agreed by and between the parties hereto that this contract firmly binds the parties, their heirs, executors, administrators, successors or assignees, jointly and severally.

22. Notice

22.1 Whenever it shall be necessary for either party to serve notice on the other respecting the contract, such notice shall be served by registered mail, postage prepaid, return receipt requested, addressed to the City Engineer at 116 East Foothill Boulevard, Glendora, California 91741 and to the contractor at: **9143 E. Fairview Avenue, San Gabriel, CA 91775**, unless and until different addresses may be furnished in writing by either party to the other.

22.2 Notice shall be deemed to have been served as of the third (3rd) day after the same has been deposited in the United States postal service. This shall be a valid and sufficient service of notice for all purposes.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF GLENDORA
A MUNICIPAL CORPORATION

By _____
Michael Allawos, Mayor

ATTEST:

_____
Kathleen R. Sessman,
City Clerk/Communications Director

SHAW INVESTMENTS INC.,
A CALIFORNIA CORPORATION

By_____
Chung Ji Hsiao

_____
Title

By_____
Name

_____
Title

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

_____
William W. Wynder, City Attorney

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY.

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES
IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TITLE SHEET

OWNER:

SHAW INVESTMENTS INC, A CALIFORNIA CORPORATION
911 SUNSET BOULEVARD
ARCADIA, CA 91007
(949) 433-8070
CONTACT: GARRETT WHITFIELD

SUBDIVIDER:

SHAW INVESTMENTS INC.
911 SUNSET BOULEVARD
ARCADIA, CA 91007
(949) 433-8070
CONTACT: JASON HSIAO

ADDRESS:

905 EAST ARROW HIGHWAY
GLENDORA, CA

TAX ASSESSOR'S PARCEL NO.:

APN: 8653-037-014

FLOOD ZONE:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP PANEL NUMBER 06037C1725F, BEARING AN EFFECTIVE DATE OF 09/26/2008.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TOPOGRAPHY NOTE:

TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMETRY.

CURRENT & PROPOSED ZONING:

CURRENT ZONING: ARROW HIGHWAY SPECIFIC PLAN –	NEIGHBORHOOD COMMERCIAL MIXED USE (MU-NC)
PROPOSED ZONING: ARROW HIGHWAY SPECIFIC PLAN –	NEIGHBORHOOD COMMERCIAL MIXED USE (MU-NC)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 89°59'05" E ALONG THE CENTERLINE OF ARROW HIGHWAY AS SHOWN ON TRACT MAP NO. 18956, RECORDED IN BOOK 783 PAGES 19-22, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BENCHMARK:

DESIGNATION:
G 4380:

DESCRIPTION:
LEADAND CITY ENGINEER TAG ON NORTH CURB RETURN, CENTER OF CATCH BASIN 5M (16.4 FT.) SOUTH OF BCR AT THE NW COR ARROW HWY & SUNFLOWER AVE.

ELEVATION:
ELEV = 772.346

SOILS ENGINEER:

ALBUS KEEFE & ASSOCIATES, INC
1011 NORTH ARMONDO ST.
ANAHEIM, CA 92806-2606
(714) 630-1626

NATIVE TREE PROTECTION NOTE:

THERE ARE NO PROTECTED TREES ON-SITE.

OVERHEAD POWER LINE NOTE:

EXISTING OFF-SITE OVERHEAD POWER LINES TO REMAIN IN PLACE.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 235 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, BEING A SUBDIVISION OF RANCHO ADDITION TO SAN JOSE AND PORTION OF THE RANCHO SAN JOSE, IN THE CITY OF GLENDORA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 21 TO 23 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY PORTION LYING WITHIN THAT CERTAIN PARCEL OF LAND, GRANTED TO THE CITY OF GLENDORA BY DEED RECORDED MAY 24, 1974 AS INSTRUMENT NO. 5520, OF OFFICIAL RECORDS OF SAID COUNTY RECORDER
EXCEPTING ONE-HALF OF ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES IN SAID LAND, AS RESERVED IN DEED FROM LEO M. HARDING AND FLORENCE R. HARDING, HUSBAND AND WIFE, RECORDED DECEMBER 29, 1944 IN BOOK 21442 PAGE 378, OFFICIAL RECORDS, AS INSTRUMENT NO. 1148.

APN: 8653-037-014

PROJECT DESCRIPTION:

LOT 1 FOR COMMERCIAL USES

LOT 2 FOR RESIDENTIAL CONDOMINIUMS (16 DETACHED UNITS)

DATE OF PREPARATION:

DECEMBER 12, 2019

PARKING SUMMARY:

COMMERCIAL SITE – LOT 1	
REGULAR SPACES	53
COMPACT SPACES	19
HANDICAP SPACES	3
TOTAL SPACES PROVIDED	75
RESIDENTIAL SITE – LOT 2	
16 UNITS GARAGE SPACES	32
RESIDENT UNCOVERED SPACES	5
GUEST SPACES	7
TOTAL SPACES PROVIDED	44

LAND AREA:

115,610 SF (2.65 ACRES) GROSS

LOT 1 (COMMERCIAL)– 54,006 SF (1.24 ACRES)

LOT 2 (RESIDENTIAL)– 61,604 SF (1.41 ACRES)

ZONING CODE BUILDING SETBACK, SITE AND LOT COVERAGE:

PER THE CITY OF GLENDORA'S ZONING MAP, THE PROJECT FALLS WITHIN THE NEIGHBORHOOD COMMERCIAL ZONING AREA.

FRONT	10'
SIDE	N/A (EXISTING COMMERCIAL BUILDING LOCATION)
STREET SIDE	15'
REAR	20' (2ND STORY + 15' = 35' TOTAL)

LOT COVERAGE
MINIMUM PARCEL FOR MIXED-USE OR RESIDENTIAL IS 1 ACRE. SINGLE USE RESIDENTIAL MAXIMUM OF 25 DU/ACRE.
PROPOSED LOT 1 FAR = 0.34
NOTE: PER AHSP THE SINGLE USE COMMERCIAL FAR MAXIMUM IS 0.50.
PROPOSED LOT 2 FAR = ; 11.3 DWELLING UNITS PER ACRE.
NOTE: MAXIMUM DWELLING UNITS PER ACRE IS 25/ACRE.

BUILDING HEIGHT:

2-STORY DWELLING MAXIMUM HEIGHT 35 FEET.

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
6 ORCHARD, SUITE 200
LAKE FOREST, CA 92630
T. 949.916.3800
F. 949.916.3805
CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
PHILIP C. MALCOMSON
No. 67819
CIVIL
STATE OF CALIFORNIA

LEGEND

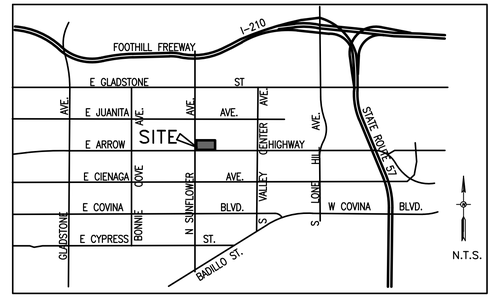
- CENTERLINE
- TRACT BOUNDARY / RIGHT-OF-WAY LINE
- LOT LINE
- EX. FENCE
- EX. WATER LINE
- PROP. WATER LINE
- FIRE HYDRANT
- WATER VALVE
- EX. SEWER LINE
- PROP. SEWER LINE
- MANHOLE
- CLEANOUT
- EX. WALL
- EX. CONTOUR LINE
- EX. POWER POLE
- EX. STREET LIGHT
- EX. STREET SIGN
- EX. SEWER MANHOLE
- PROP. SEWER MANHOLE
- EXISTING BUILDING
- PROPOSED BUILDING
- EX. CONTOUR LINE
- EX. POWER POLE
- EX. STREET LIGHT
- EX. STREET SIGN
- EX. SEWER MANHOLE
- PROP. SEWER MANHOLE
- BLOW OFF DEVICE
- SLOPE (2:1 UNLESS OTHERWISE INDICATED)
- MATCHLINE
- PROPOSED AC
- PROPOSED DRIVEWAY
- PROPOSED FIRE HYDRANT
- LOT NUMBER

ABBREVIATIONS

AB	AGGREGATE BASE	N'LY	NORTHERLY
AC	ASPHALTIC CONCRETE	N	NORTH
BC	BEGIN CURVE	NTS	NOT TO SCALE
BCR	BEGIN CURB RETURN	OC	ON CENTER
℄	CENTER LINE	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	PA	PLANTER AREA
CSP	CORRUGATED STEEL PIPE	PCC	PORTLAND CEMENT CONCRETE
DW	DOMESTIC WATER	PL	PROPERTY LINE
EA	EACH	R	RADIUS
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
ECR	END CURB RETURN	RT	RIGHT
E'LY	EASTERLY	RW	RECLAIMED WATER
EX	EXISTING	R/W	RIGHT OF WAY
FG	FINISHED GRADE	S	SOUTH
FL	FLOW LINE	SD	STORM DRAIN
FNC	TOP OF FENCE	SF	SQUARE FEET
FS	FINISHED SURFACE	S'LY	SOUTHERLY
FW	FIRE WATER	SS	SANITARY SEWER
GB	GRADE BREAK	STA	STATION
HP	HIGH POINT	STD	STANDARD
ID	INSIDE DIAMETER	TC	TOP OF CURB
INV	INVERT	TF	TOP OF FOOTING
JS	JUNCTION STRUCTURE	TG	TOP OF GRATE
JT	JOINT TRENCH	TRW	TOP OF RET. WALL
MIN	MINIMUM	TS	TOP OF SLOPE
MISC	MISCELLANEOUS	TYP	TYPICAL
MH	MANHOLE	W/	WEST/WITH
		W	WATER
		W'LY	WESTERLY

SHEET INDEX:

SHEET NO.	DESCRIPTION
C-1	TENTATIVE MAP TITLE PAGE
C-2	TENTATIVE MAP – SUBDIVISION MAP
C-3	PROPOSED SITE PLAN LAYOUT
C-4	PRELIMINARY GRADING SECTIONS & DETAILS
C-5	PRELIMINARY GRADING PLAN
C-6	PRELIMINARY UTILITY LAYOUT
C-7	FIRE ACCESS & HYDRANT LOCATION PLAN



VICINITY MAP

TITLE INFORMATION

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE COMPANY ORDER NO.: NHSC-5821859 DATED OCTOBER 26, 2018.

TITLE REPORT SCHEDULE B EXCEPTIONS

⬡ INDICATES ITEM PLOTTED HEREON.

ITEM 1 TAX ITEMS

ITEM 2 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. (NOT A SURVEY MATTER)

ITEM 3 BY A DEED DATED FEBRUARY 18, 1970 AND RECORDED DECEMBER 17, 1970 AS DOCUMENT NO. 2329 IN BOOK D-4919, PAGE 917, OFFICIAL RECORDS WHEREIN CALIFORNIA CITIES WATER COMPANY RESERVED RIGHTS TO ANY PORTION OF SAID LAND "AS MAY BE OR HEREAFTER BECOME A PART OF ANY DEDICATED STREET OR HIGHWAY". (NON-PLOTTABLE FROM RECORD INFORMATION)

ITEM 4 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED JULY 27, 1959 IN BOOK M-327, PAGE 261 OF OFFICIAL RECORDS. (THIS ITEM AFFECTS THE PROPERTY, BUT WILL EXPIRE WITH THE DEMOLITION OF THE EXISTING OVER-SIZED BUILDING.)

ITEM 5 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE GLENDORA REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 27, 1974 AS INSTRUMENT NO. 2334 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

ITEM 6 ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.

ITEM 7 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN SUNFLOWER AND ARROW HIGHWAY.

ITEM 8 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 9 RIGHTS OF PARTIES IN POSSESSION.

EXISTING EASEMENT NOTE:

NO EXISTING EASEMENTS ON THE PROPERTY.

NO EXISTING EASEMENT QUITCLAIMS ARE PROPOSED.

REVISIONS

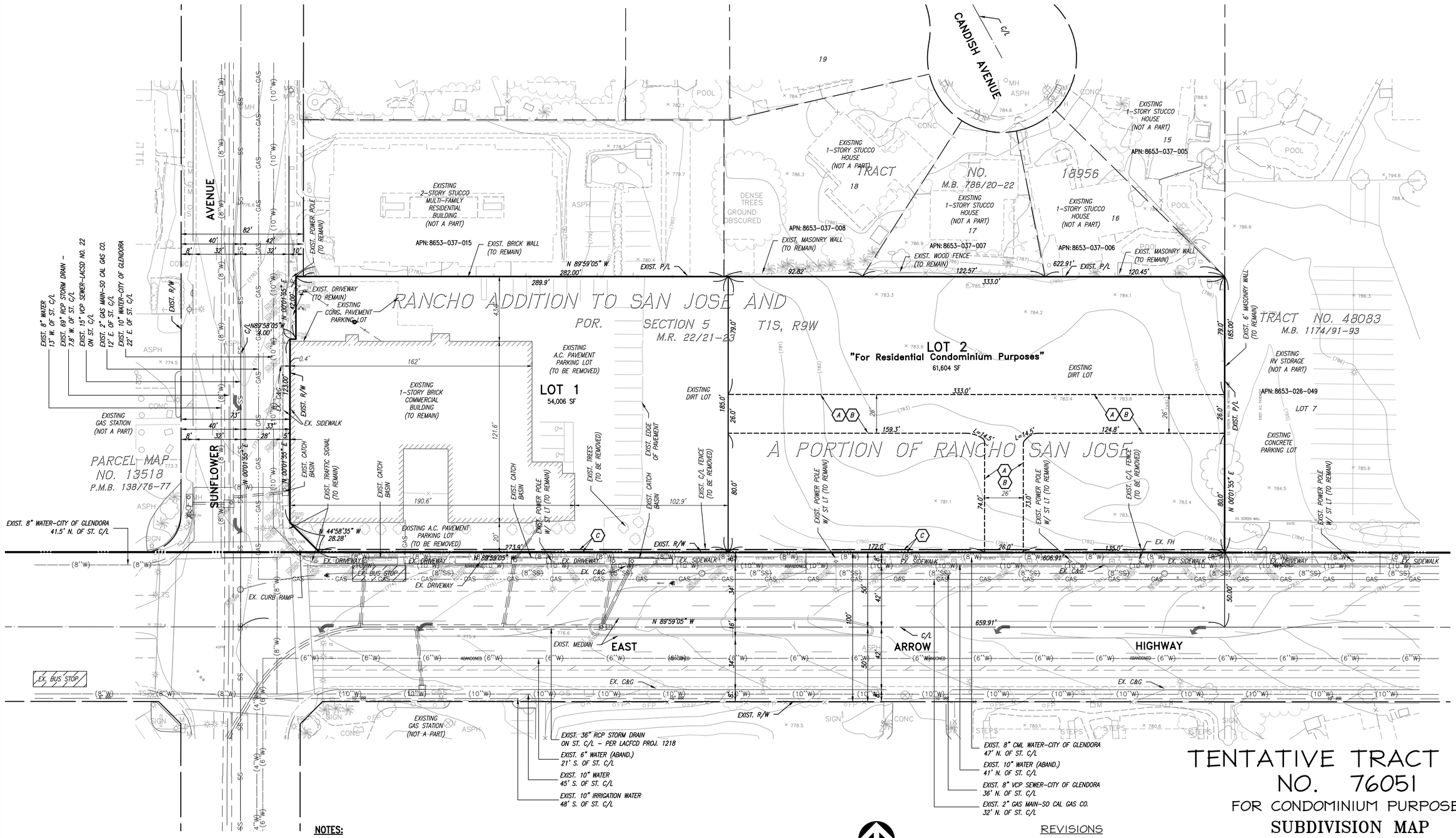
NO.	DATE	DESCRIPTION	BY
6	12/12/2019	CITY & COUNTY COMMENTS	PCM
5	10/17/2019	CITY & COUNTY COMMENTS	TAP
4	6/26/2019	CITY COMMENTS	TAP
3	3/11/2019	REVISED LOT 2 SITE PLAN LAYOUT	TAP
2	10/25/2018	UPDATED PER CURRENT SITE PLAN	TAP
1	2/12/2018	CITY COMMENTS & DEVELOPER CHANGES.	TAP

TENTATIVE TRACT MAP
NO. 76051
FOR CONDOMINIUM PURPOSES
TITLE SHEET
905 E. ARROW HIGHWAY
IN THE CITY OF GLENDORA
COUNTY OF LOS ANGELES, CALIFORNIA
DATE: 12/12/2019
SHEET 1 OF 7 SHEETS **C-1**

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES
IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SUBDIVISION MAP



NOTES:

1. SEE SHEET 1 FOR TENTATIVE MAP NOTES. SEE SHEET 3 FOR PROPOSED SITE LAYOUT.
2. SEE SHEET 5 FOR PROPOSED FINISH FLOOR, GRADES, ELEVATIONS, STORM DRAIN AND PROPOSED PUBLIC IMPROVEMENTS.
3. SEE SHEET 6 FOR PROPOSED SEWER AND WATER IMPROVEMENTS ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY.

PROPOSED EASEMENT NOTES:

(A) PROPOSED EASEMENT FOR EMERGENCY VEHICLE ACCESS TO THE CITY OF GLENDORA.

(B) PROPOSED EASEMENT FOR SEWER PURPOSES TO THE CITY OF GLENDORA.

(C) PROPOSED 2' EASEMENT FOR FUTURE SIDEWALK PURPOSES TO THE CITY OF GLENDORA. TO BE MAINTAINED BY THE CITY OF GLENDORA.

SCALE: 1" = 30'

0 15 30 60

REVISIONS

NO.	DATE	DESCRIPTION	BY
6	12/12/2019	CITY & COUNTY COMMENTS	PCM
5	10/17/2019	CITY & COUNTY COMMENTS	TAP
4	6/26/2019	CITY COMMENTS	TAP
3	3/11/2019	REVISED LOT 2 SITE PLAN LAYOUT	TAP
2	10/25/2018	UPDATED PER CURRENT SITE PLAN	TAP
1	2/12/2018	CITY COMMENTS & DEVELOPER CHANGES.	TAP

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES

SUBDIVISION MAP

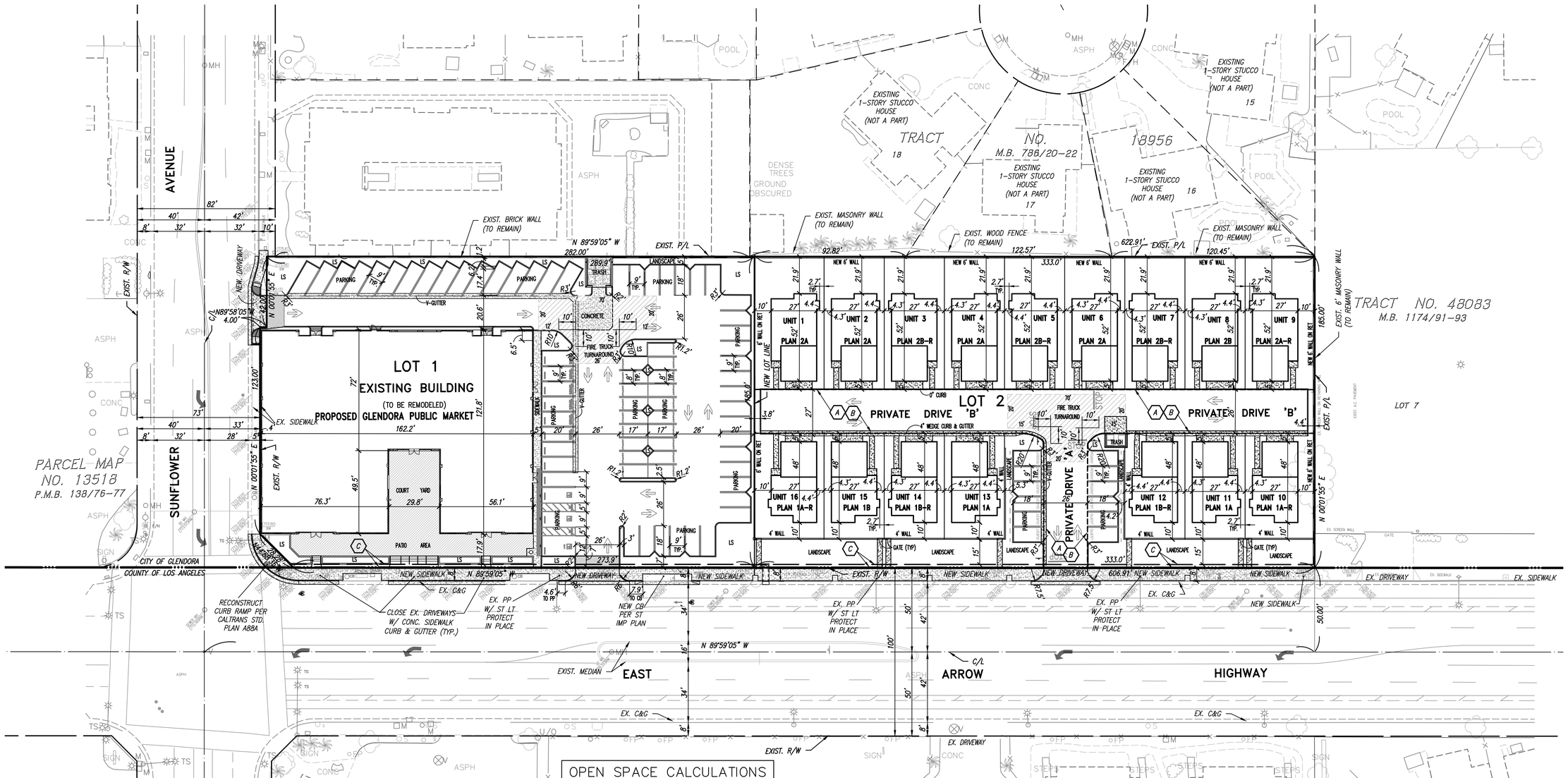
905 E. ARROW HIGHWAY
IN THE CITY OF GLENDORA
COUNTY OF LOS ANGELES, CALIFORNIA
DATE: 12/12/2019

SHEET **2** OF 7 SHEETS **C-2**

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES
IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SITE PLAN LAYOUT



PROPOSED EASEMENT NOTES:

- (A) PROPOSED EASEMENT FOR EMERGENCY VEHICLE ACCESS TO THE CITY OF GLENDORA.
- (B) PROPOSED EASEMENT FOR SEWER PURPOSES TO THE CITY OF GLENDORA.
- (C) PROPOSED 2' EASEMENT FOR FUTURE SIDEWALK PURPOSES TO THE CITY OF GLENDORA. MAINTAINED BY THE CITY OF GLENDORA.

NOTES:

1. SEE SHEET 1 FOR TENTATIVE MAP NOTES. SEE SHEET 2 FOR TENTATIVE MAP & EXISTING SITE CONDITIONS.
2. SEE SHEET 5 FOR PROPOSED FINISH FLOOR, GRADES, ELEVATIONS, STORM DRAIN AND PROPOSED PUBLIC IMPROVEMENTS.
3. SEE SHEET 6 FOR PROPOSED SEWER AND WATER IMPROVEMENTS ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY..
4. LOT 2 LANDSCAPE/OPEN SPACE AREA = 4,963 S.F.
5. NO LEFT TURNS ALLOWED INTO OR OUT OF PROJECT SITE.

OPEN SPACE CALCULATIONS

UNIT	REQUIRED	PROVIDED
1	400 SF	950 SF
2	400 SF	795 SF
3	400 SF	795 SF
4	400 SF	795 SF
5	400 SF	795 SF
6	400 SF	795 SF
7	400 SF	792 SF
8	400 SF	795 SF
9	400 SF	950 SF
10	400 SF	446 SF
11	400 SF	401 SF
12	400 SF	401 SF
13	400 SF	401 SF
14	400 SF	401 SF
15	400 SF	401 SF
16	400 SF	446 SF
TOTAL	6,400 SF	10,362 SF

SCALE: 1" = 30'

0 15 30 60

REVISIONS

NO.	DATE	DESCRIPTION	BY
6	12/12/2019	CITY & COUNTY COMMENTS	PCM
5	10/17/2019	CITY & COUNTY COMMENTS	TAP
4	6/26/2019	CITY COMMENTS	TAP
3	3/11/2019	REVISED LOT 2 SITE PLAN LAYOUT	TAP
2	10/25/2018	UPDATED PER CURRENT SITE PLAN	TAP
1	2/12/2018	CITY COMMENTS & DEVELOPER CHANGES.	TAP

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES

SITE PLAN LAYOUT

905 E. ARROW HIGHWAY
IN THE CITY OF GLENDORA
COUNTY OF LOS ANGELES, CALIFORNIA
DATE: 12/12/2019

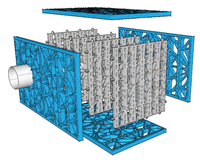
SHEET **3** OF 7 SHEETS **C-3**

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES
IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

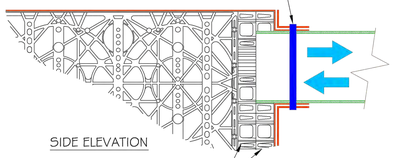
PRELIMINARY GRADING PLAN

PIPE 6" OR LESS DIAMETER
USE SNIPS TO MODIFY ECO-RAIN TANK LARGE PLATE ONLY TO MATCH PIPE DIAMETER, PLACE PIPE/INSPECTION PORT TO AVOID CONFLICT WITH INTERNAL PLATES. DO NOT CUT HOLE LARGER THAN PIPE DIAMETER.



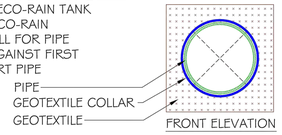
PIPE 8" DIAMETER AND LARGER
DO NOT CUT HOLE IN TANK

CUT 'X' THROUGH GEOTEXTILE AND IMPERMEABLE MEMBRANE IF INCLUDED THEN APPLY GEOTEXTILE COLLAR TO SECURE FABRIC AND PREVENT SAND, SOIL OR DEBRIS FROM ENTERING THE SYSTEM, SEE FRONT ELEVATION BELOW



SIDE ELEVATION

INSTALL ONE LAYER ECO-RAIN ET-1401 2" DRAINAGE CELL AGAINST ECO-RAIN TANK FACE, MODIFY SECOND ECO-RAIN ET-1401 2" DRAINAGE CELL FOR PIPE DIAMETER AND INSTALL AGAINST FIRST DRAINAGE CELL AND INSERT PIPE



FRONT ELEVATION

IMPORTANT - ALL WATER ENTERING THE ECO-RAIN TANK SYSTEM MUST BE FILTERED EITHER THROUGH SOIL OR FILTER, **DO NOT** CONNECT PIPE WITH UNFILTERED WATER DIRECTLY INTO ECO-RAIN TANK SYSTEM.

CONCEPT LARGE AND SMALL DIAMETER PIPE CONNECTIONS

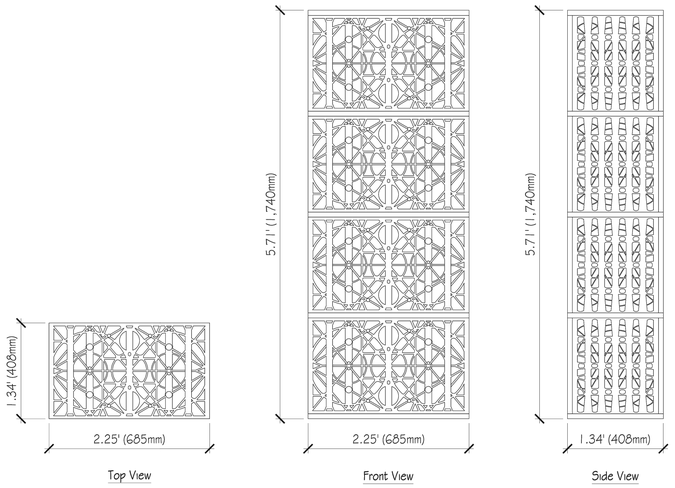
NOTE:
SEE ET-1214 FOR ADDITIONAL INFORMATION

Eco-Rain Tank Systems
www.ecoraintank.com

Drawing No.: ET-1207
NOT TO SCALE
7/14/15

Eco-Rain Products & Systems are worldwide patent pending & design registered

Disclaimer: All information provided in this publication is correct to the best knowledge of the company and is given out in good faith. This information is intended only as a general guide, no responsibility can be accepted for any errors, omissions or incorrect assumptions. As each project is unique and as Eco-Rain Tank Systems of America Inc. and its distributors and agents world-wide have no direct control over the methods employed by the user in specifying, installing or supervising of its products hence no responsibility is accepted by Eco-Rain Tank Systems of America Inc. and its distributors and agents world-wide. Users should satisfy themselves as to the suitability of the product for their purpose.



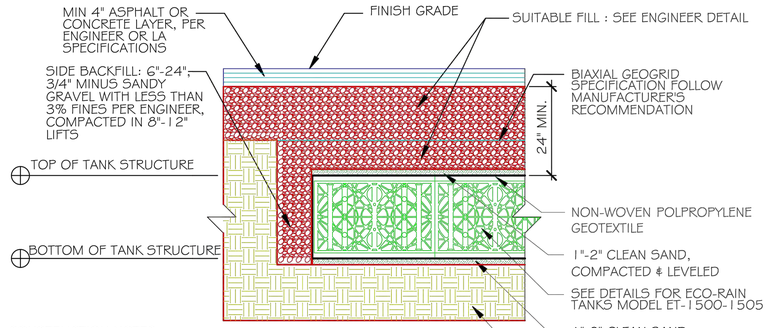
ET-1504 Eco-Rain Quad Tank

Eco-Rain Tank Systems
www.ecoraintank.com

Drawing No.: ET-1504
NOT TO SCALE
7/23/15

Eco-Rain Products & Systems are worldwide patent pending & design registered

Disclaimer: All information provided in this publication is correct to the best knowledge of the company and is given out in good faith. This information is intended only as a general guide, no responsibility can be accepted for any errors, omissions or incorrect assumptions. As each project is unique and as Eco-Rain Tank Systems of America Inc. and its distributors and agents world-wide have no direct control over the methods employed by the user in specifying, installing or supervising of its products hence no responsibility is accepted by Eco-Rain Tank Systems of America Inc. and its distributors and agents world-wide. Users should satisfy themselves as to the suitability of the product for their purpose.



CONSTRUCTION NOTES:

A. Install Tank after other site construction use of heavy equipment that must cross the bed area.
B. Mark edges of the Tank bed during and after construction to prevent heavy equipment from crossing tank bed area.
C. Stabilize area sorrounding the Tank bed to prevent washing of silts / sediment into the bed.
D. Remove silts / sediment from erosion that washes into the bed during construction.
E. Subgrade base must be compacted to 95% modified proctor, leveled after final grading.
F. Fill materials shall be per the engineer's specification, free of lumps, debris or other sharp materials and excess silt.
G. Do not cut holes into the Tank. See ET-1215 detail.
H. Read manufacturer's submittal and use the attached checklist to ensure proper installation.

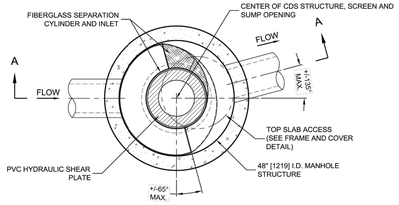
Eco-Rain Tank Cross Section A-A With Geogrid for Traffic-Rated Applications

Eco-Rain Tank Systems
www.ecoraintank.com

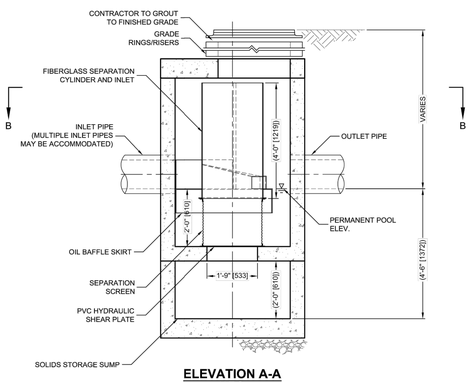
Drawing No.: ET-1213B
NOT TO SCALE
3/28/16

Eco-Rain Products & Systems are worldwide patent pending & design registered

Disclaimer: All information provided in this publication is correct to the best knowledge of the company and is given out in good faith. This information is intended only as a general guide, no responsibility can be accepted for any errors, omissions or incorrect assumptions. As each project is unique and as Eco-Rain Tank Systems of America Inc. and its distributors and agents world-wide have no direct control over the methods employed by the user in specifying, installing or supervising of its products hence no responsibility is accepted by Eco-Rain Tank Systems of America Inc. and its distributors and agents world-wide. Users should satisfy themselves as to the suitability of the product for their purpose.



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

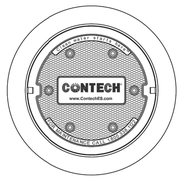
1:\STORMWATER\CONMON\PS22 CDS\HS STANDARD DRAWINGS\INLINE (CDS-C)\DWG\CDS2015-4-C-DTL.DWG 5/13/2014 5:52 PM

CDS2015-4-C DESIGN NOTES

CDS2015-4-C RATED TREATMENT CAPACITY IS 0.7 CFS [19.8 L/s], OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS [283 L/s]. IF THE SITE CONDITIONS EXCEED 10.0 [283 L/s] CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

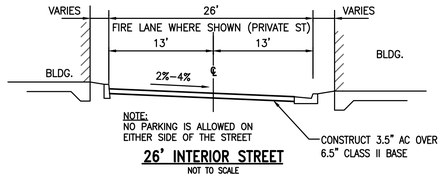
STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL



26' INTERIOR STREET
NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION	BY
6	12/12/2019	CITY & COUNTY COMMENTS	PCM
5	10/17/2019	CITY & COUNTY COMMENTS	TAP
4	6/26/2019	CITY COMMENTS	TAP
3	3/11/2019	REVISED LOT 2 SITE PLAN LAYOUT	TAP
2	10/25/2018	UPDATED PER CURRENT SITE PLAN	TAP
1	2/12/2018	CITY COMMENTS & DEVELOPER CHANGES.	TAP

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES

PRELIMINARY GRADING PLAN

905 E. ARROW HIGHWAY
IN THE CITY OF GLENDORA
COUNTY OF LOS ANGELES, CALIFORNIA
DATE: 12/12/2019

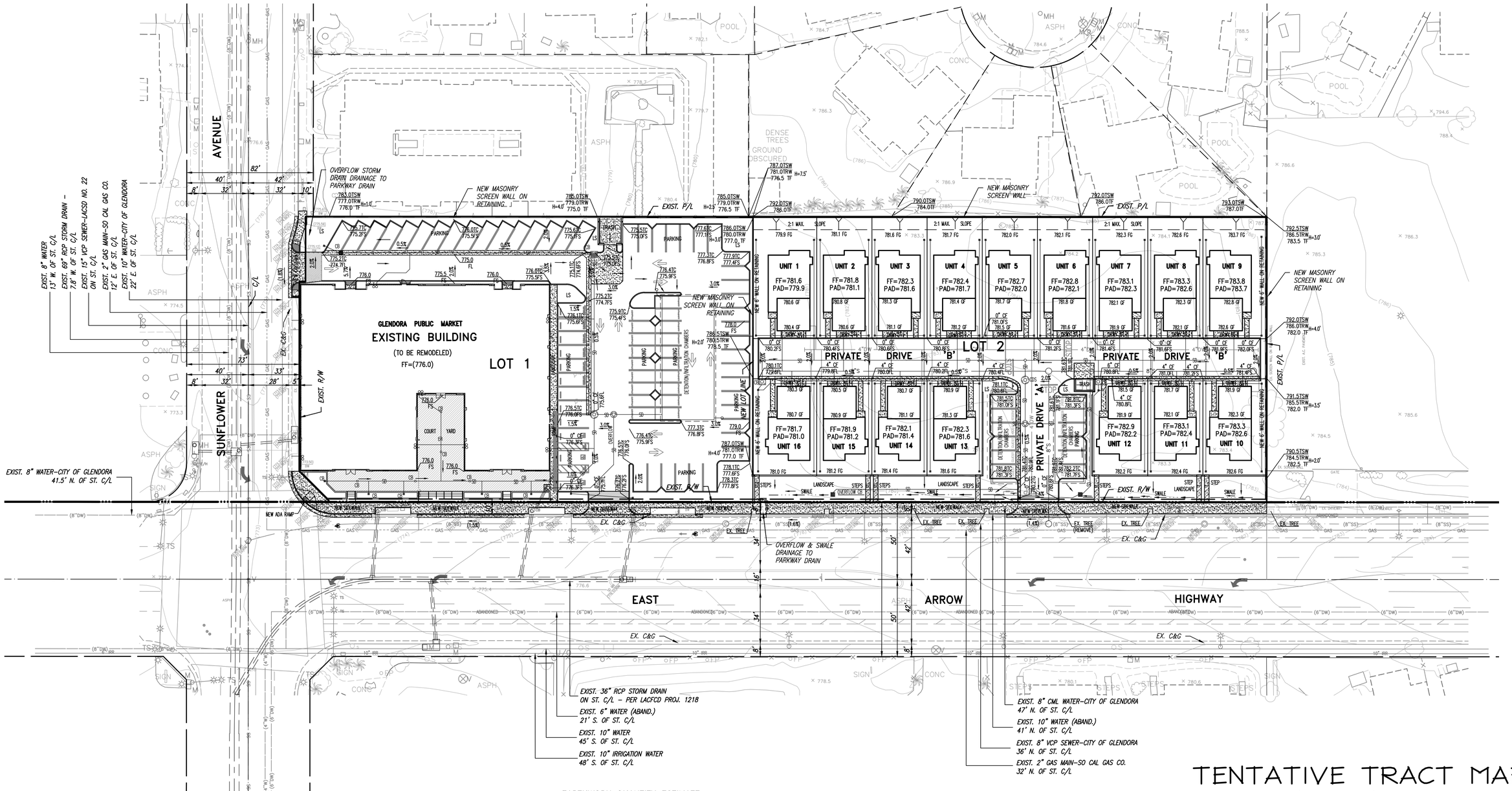
SHEET **4** OF 7 SHEETS **C-4**

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES

IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN



NOTES:

1. SEE SHEET 1 FOR TENTATIVE MAP NOTES. SEE SHEET 2 FOR TENTATIVE MAP & EXISTING SITE CONDITIONS.
2. SEE SHEET 3 FOR PROPOSED SITE LAYOUT, EASEMENTS AND DIMENSIONS.
3. SEE SHEET 6 FOR PROPOSED SEWER AND WATER IMPROVEMENTS ON–SITE AND IN THE PUBLIC RIGHT–OF–WAY.

EARTHWORK QUANTITY ESTIMATE:

QUANTITIES FOR PLAN CHECK PURPOSES ONLY

ITEM	QUANTITY
RAW CUT	2,400 CY
RAW FILL	450 CY
OVER EXCAVATION (5' OVER ENTIRE SITE)**	15,000 CY
10% SHRINKAGE**	1,740 CY
0.2' SUBSIDENCE**	550 CY
SUBTOTAL: CUT REMAINING	110 CY
NET IMPORT	340 CY

* ASSUMPTIONS ARE MADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN THE SOIL REPORT DATED 11/6/2018 BY ALBUS–KEEFE & ASSOCIATES, INC.

** OVEREXCAVATION, SHRINKAGE AND SUBSIDENCE VALUES WERE NOT PROVIDED IN REFERENCED SOILS REPORT.

SCALE: 1" = 30'

0 15 30 60

REVISIONS

NO.	DATE	DESCRIPTION	BY
6	12/12/2019	CITY & COUNTY COMMENTS	PCM
5	10/17/2019	CITY & COUNTY COMMENTS	TAP
4	6/26/2019	CITY COMMENTS	TAP
3	3/11/2019	REVISED LOT 2 SITE PLAN LAYOUT	TAP
2	10/25/2018	UPDATED PER CURRENT SITE PLAN	TAP
1	2/12/2018	CITY COMMENTS & DEVELOPER CHANGES.	TAP

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES

PRELIMINARY GRADING PLAN

905 E. ARROW HIGHWAY
IN THE CITY OF GLENDORA
COUNTY OF LOS ANGELES, CALIFORNIA

DATE: 12/12/2019

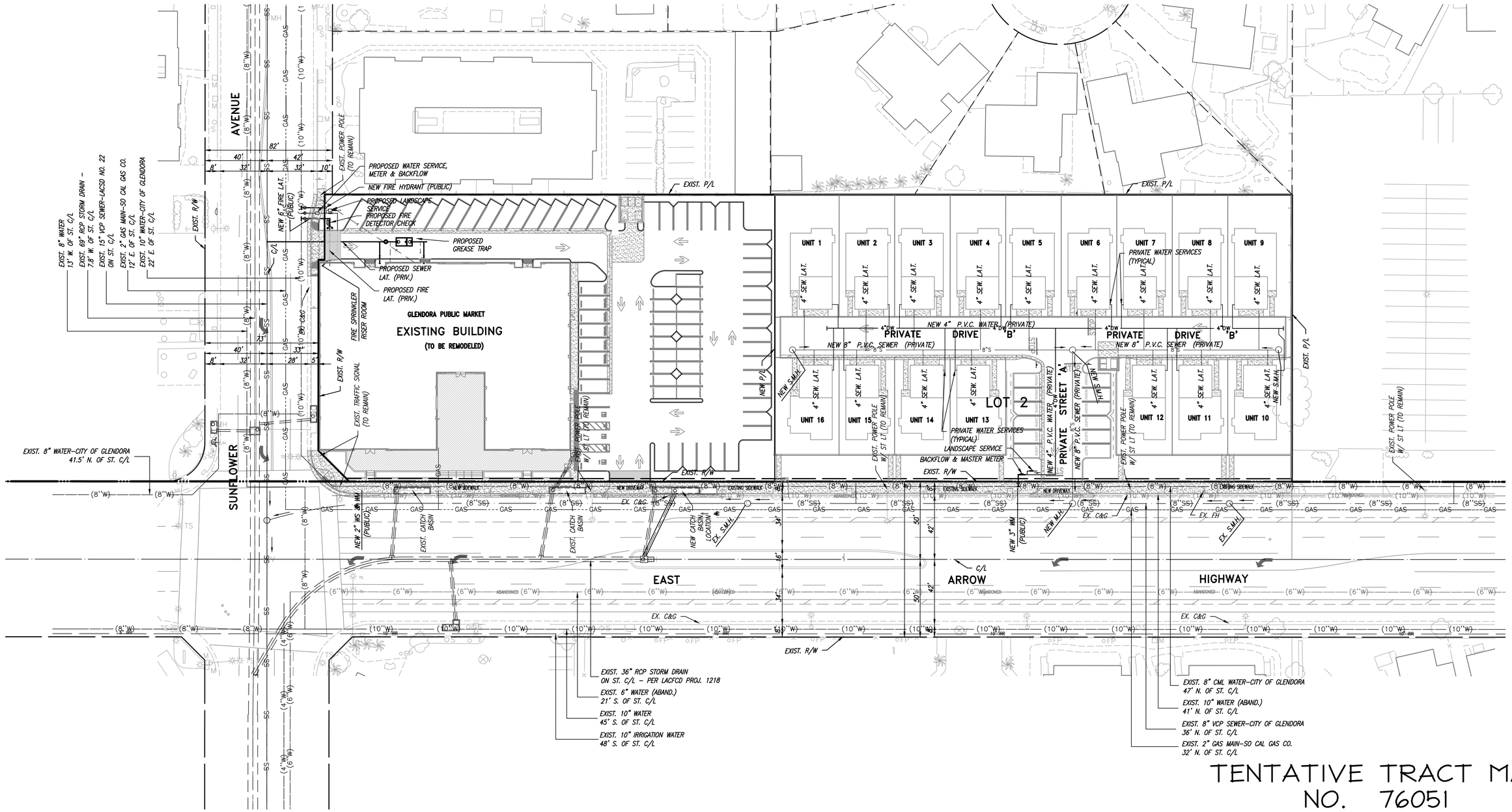
SHEET **5** OF 7 SHEETS **C-5**

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES

IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PRELIMINARY UTILITY LAYOUT



NOTES:

1. SEE SHEET 1 FOR TENTATIVE MAP NOTES. SEE SHEET 2 FOR TENTATIVE MAP & EXISTING SITE CONDITIONS.
2. SEE SHEET 5 FOR PROPOSED FINISH FLOOR, GRADES, ELEVATIONS, STORM DRAIN AND PROPOSED PUBLIC IMPROVEMENTS.
3. SEE SHEET 3 FOR SITE PLAN LAYOUT, DIMENSIONS AND EASEMENTS.

SCALE: 1" = 30'

0 15 30 60

REVISIONS

NO.	DATE	DESCRIPTION	BY
6	12/12/2019	CITY & COUNTY COMMENTS	PCM
5	10/17/2019	CITY & COUNTY COMMENTS	TAP
4	6/26/2019	CITY COMMENTS	TAP
3	3/11/2019	REVISED LOT 2 SITE PLAN LAYOUT	TAP
2	10/25/2018	UPDATED PER CURRENT SITE PLAN	TAP
1	2/12/2018	CITY COMMENTS & DEVELOPER CHANGES.	TAP

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES

PRELIMINARY UTILITY LAYOUT

905 E. ARROW HIGHWAY

IN THE CITY OF GLENDORA

COUNTY OF LOS ANGELES, CALIFORNIA

DATE: 12/12/2019

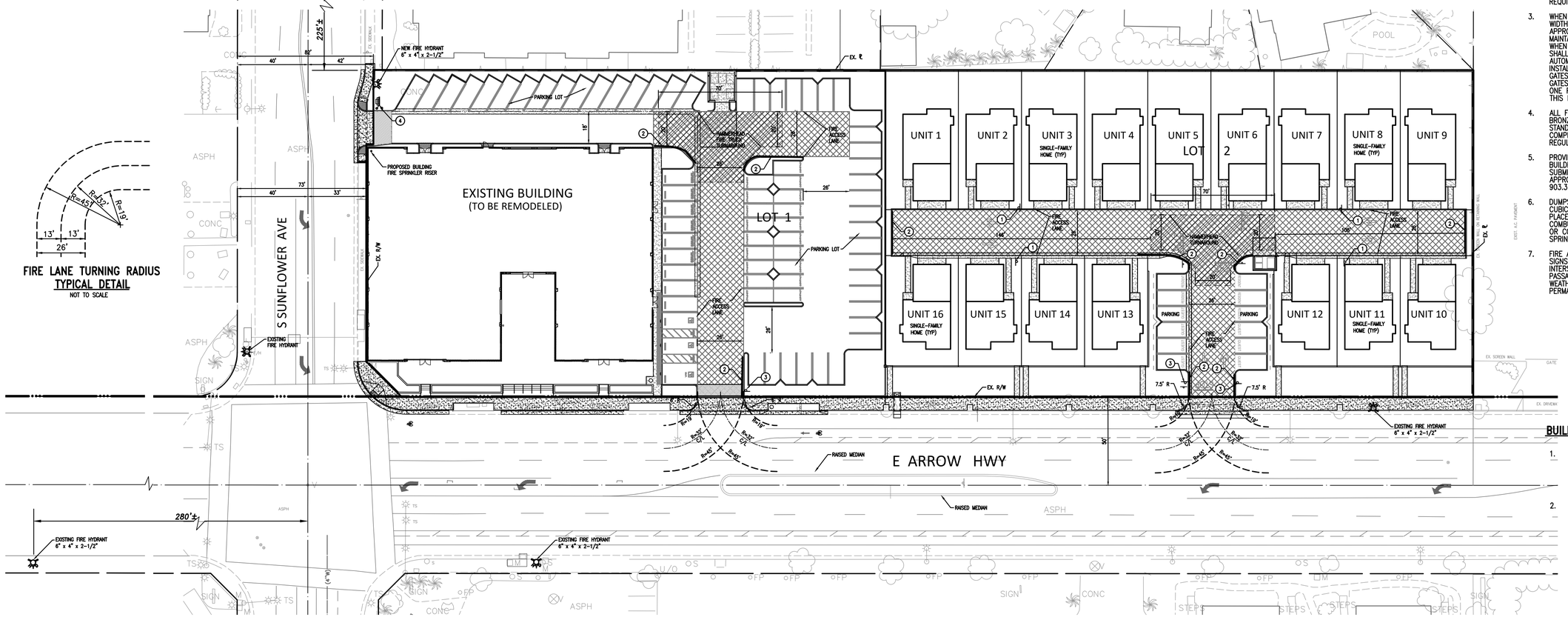
SHEET **6** OF 7 SHEETS **C-6**

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES

IN THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FIRE ACCESS & HYDRANT LOCATION PLAN



FIRE LANE TURNING RADIUS TYPICAL DETAIL

NOT TO SCALE

FIRE ACCESS PLAN NOTES:

1. 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.
2. 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.
3. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6. (NO ENTRY GATE PROPOSED ON THIS PROJECT.)
4. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1.
5. PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.3.
6. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
7. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.

BUILDING CODE INFORMATION:

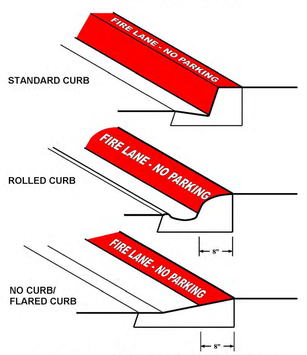
1. COMMERCIAL BUILDING – LOT 1
   BUILDING CODE OCCUPANCY TYPE: GROUP A2 (ASSEMBLY)
   BUILDING CODE CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)
2. RESIDENTIAL UNITS – LOT 2
   BUILDING CODE OCCUPANCY TYPE: R-3 (RESIDENTIAL)
   BUILDING CODE CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

PROJECT GENERAL NOTES:

1. ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADII.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2016 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
5. THE BUILDING HEIGHTS ARE APPROXIMATELY 25 FEET MAX.
6. ALL BUILDINGS ON THE SITE WILL BE SPRINKLERED PER NFPA-13D AND FULL NFPA-13.
7. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMBERS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH AND A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
8. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
9. THE REQUIRED FIRE FLOW FOR THE FIRE HYDRANTS AT THIS LOCATION IS 1500 GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.
10. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
11. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
12. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4

ATTACHMENT 9

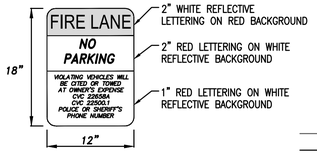
Fire Lane Identification – Red Curbs



1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3' WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

2 RED CURB PAVEMENT MARKING

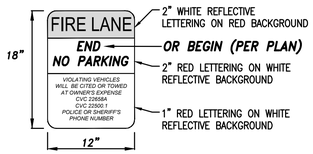
NOT TO SCALE



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

1 NO PARKING SIGN



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

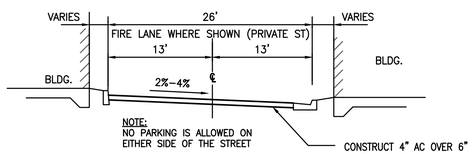
SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

3 BEGIN & END NO PARKING SIGN

LEGEND

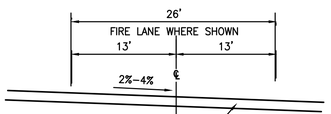
- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE TRUCK ACCESS
- EX. POWER POLE
- 4"DW — PR. PRIVATE 4" DW
- 8"FW — PR. PRIVATE 8" FW
- HOSE PULL
- PROPERTY LINE
- RED CURB STRIPING

FH	FIRE HYDRANT
PR.	PROPOSED
EX	EXISTING
PL	PROPERTY LINE
R/W	RIGHT OF WAY
TYP.	TYPICAL
BLDG	BUILDING
IRR.	IRRIGATION



26' INTERIOR STREET – LOT 2

NOT TO SCALE



26' COMMERCIAL ACCESS – LOT 1

NOT TO SCALE

CONSTRUCTION NOTES:

1. INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
2. FIRE LANE IDENTIFICATION–RED CURBS PER DETAIL 2 HEREON.
3. INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
6. PROPOSED FIRE DEPARTMENT CONNECTION LOCATION.

SCALE: 1" = 30'

0 15 30 60

REVISIONS

NO.	DATE	DESCRIPTION	BY
6	12/12/2019	CITY & COUNTY COMMENTS	PCM
5	10/17/2019	CITY & COUNTY COMMENTS	TAP
4	6/26/2019	CITY COMMENTS	TAP
3	3/11/2019	REVISED LOT 2 SITE PLAN LAYOUT	TAP
2	10/25/2018	UPDATED PER CURRENT SITE PLAN	TAP
1	2/12/2018	CITY COMMENTS & DEVELOPER CHANGES.	TAP

TENTATIVE TRACT MAP NO. 76051

FOR CONDOMINIUM PURPOSES

FIRE ACCESS & HYDRANT LOCATION

905 E. ARROW HIGHWAY

IN THE CITY OF GLENDORA

COUNTY OF LOS ANGELES, CALIFORNIA

DATE: 12/12/2019

SHEET 7 OF 7 SHEETS C-7

STAFF REPORT

TO: MAYOR AND COUNCIL MEMBERS **DATE:** MARCH 9, 2021

FROM: COMMUNITY DEVELOPMENT **DISTRICT(S):** DISTRICT 3

SUBJECT: GLENDORA VILLAGE PARKLET PROGRAM ADOPTION AND APPROPRIATION. (STRATEGIC PLAN ITEM 4-ISED, 5-ISED, 51-IMCIF)

RECOMMENDATION

That the City Council:

1) Adopt a Class One Categorical Exemption under Section 15301 of the CEQA Guidelines;
2) Approve the Glendora Village Parklet Program Manual;
3) Authorize the Administrative Services Director/City Treasurer to make the necessary budget adjustments to appropriate an amount not to exceed $500,000 from Fund 255 - Measure M Local Return; and
4) Direct Staff to initiate conceptual improvements for Meda Avenue and Transit Bus Plaza.

EXECUTIVE SUMMARY

In response to COVID-19, the State and Los Angeles County issued health orders to prevent spread of the virus. Consequently, onsite indoor dining in restaurants has been reduced or prohibited altogether since March 2020. Takeout, delivery, and outdoor dining have been encouraged as an alternative to indoor dining. To assist with mitigating the impact of the order, the City of Glendora worked with various businesses in the Glendora Village to create temporary outdoor seating in on-street parking spaces known as “parklets.” Since receiving generally positive feedback from business owners, staff is investigating the structure of a longer-term Parklet Program. The City Council in November 2020 directed staff to create a Glendora Village Parklet Program and awarded a Contract Services Agreement to Alta Planning + Design, Inc. to develop design specifications for parklet standards. The City’s next steps are to award a contract to construct and install the permanent parklets in the Glendora Village.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

In response to the Governor Newsom’s Executive Order, on March 19, 2020 Los Angeles County Public Health (Public Health) issued a Safer at Home Order that closed non-essential businesses, but allowed restaurants to continue to operate, however only for delivery, drive thru or carry out. On May 29, 2020, a revised Order was issued by Los Angeles County Public Health allowing on-site indoor seating at 60% capacity and allowed for outdoor dining. On July 1st, an additional revised Order was issued by Los Angeles County Public Health prohibiting on-site indoor seating altogether, but still allowed for outdoor dining, takeout, and delivery. The most recent revised Order issued on January 28, 2021, states restaurants and breweries may open for outdoor dining.

DISCUSSION

Background

A parklet is a public seating platform on the public right-of-way that converts curbside parking spaces into vibrant community spaces. Parklets can be either for public or private use. Public parklets are open to the public as first-come first-serve seating, where table service is not allowed (or allowed exclussively). Private parklets are private seating spaces exclusive to the business where alcohol and food table service is allowed being where the business is licensed to serve food and alcohol. It is envisioned the parklets will be located in the Glendora Village, which is an area of increased pedestrian activity and active transportation. Parklets enhance the streetscape experience, encourage economic opprtunity, and create more spaces of diversity for social interactions.

While the parklets started out as a remedy to keep businesses open during the start of the COVID pandemic in March, the feedback received suggests the temporary parklets continue to be a necessity and will enhance business even after the pandemic. Transitioning to semi-permanent parklets will also serve to enhance transportation goals related to the City of Glendora's First/Last Mile Plan. In addition, the upcoming construction of the new Gold Line (L-Line) station is expected to bring additional foot traffic to the Village. Overall, parklets offer a unique opportunity to link economic development and transportation goals.

Parklet Manual

The goal of the Parklet Program is to help local businesses and create community partnership opportunities which add to the strength and character of the Glendora Village. Staff envisions the parklet program as supporting the Glendora Village by encouraging community gathering and pedestrian activity. Parklets are also integral to bringing additional foot traffic to the Glendora Village and supporting economic activity for local businesses. Staff hopes to inspire neighborhood liveliness and active transportation through a high-quality streetscape experience accessible to all members of the community.

The Glendora Village Parklet Program Manual outlines the necessary design components, development process, and permitting necessary to operate a parklet (see Attachement A). The manual consists of standards and specifications that act as guidelines as well as the documents that are part of the application process. Each restaurant requesting a parklet will need to apply for a parklet. It is emphasized that all applicants must take corrective action regarding any current right-of-way and permitting issues (such as ADA path of travel and encroachment permits) prior to approval of a parklet. For example, any unpermitted structures will need to be removed and path of travel restored consistent with the Municipal Code.

All restaurants have been informed of the required documents and applications necessary to operate a parklet. A Parklet Application, Maintenance and Indemnity Agreement, and Parklet Standards and Requirements document, were developed to assist in the parklet application process, along with review of the City Attorney. The following requirements are to be submited to the City for a permanent parklet:

1. Parklet Application Form;
2. Maintenance and Indemnity Agreement;
3. Encroachment Permit;
4. Proof and documentation of liability insurance;
5. Proposed visual representation of parklet furnishings; and
6. Copy of current outdoor dining permit with valid food and alcohol licenses permitting outdoor sale and service.

Parklet Dimensions and Materials

With approval of City Council to develop a permanent parklet program, City staff entered into an agreement with Alta Planning+Design, Inc. for the design and implementation of parklets in November 2020. Alta began research for design standards and specifications in November and provided us with final plans, specifications, and estimates in February of 2021. Alta was also responsible for assisting in the research and procurement of a construction firm to install the permanent parklets.

The final count for parklets in the Village resulted in seven permanent parklets for the following restaurants: Classic Coffee, Domenico's Jr, Ed's Place, Crust & Crumble, Lucabella, Red Lounge, Village Eatery, Kara's Korner, Village Vault, and Diplomat Jr. (see Attachment B). There are a total of seven parklet structures with three being shared spaces between Classic Coffee and Domenico's Jr., Ed's Place and Crust & Crumble, and Village Vault and Diplomat Jr. Kara's Korner will be a shared parklet split into a private parklet for their own use, and a public parklet open to all Glendora Village visitors. The public side of the parklet will be City owned and maintained. Frisella's Roastery will have a form of outdoor dining located on Meda Avenue due to site contraints on Glendora Avenue. Given site constraints with Glendora Avenue, staff is still evaluating options for Frisella's and T. Philip's. The visioning proposal for Meda Avenue also offers potential solutions. Staff has spoken to the owner of Frisella's and informed them of improvement plans.

All parklets will extend out from the curb a standard 10' feet and vary in length. A uniform depth of the parklets provided more cost certainty and will help with a uniform look and feel. All parklets will include standard features which may include concrete planter box barriers, railings, concrete wheel stops and bollards for crash resistance, and bike racks. Referring to Attachment B, all design concepts are shown for each parklet to be constructed. It should be noted, final materials may vary depending on the pricing of construction bids but will be uniform throughout the Glendora Village.

Materials for building the parklet base are to be determined by potential bidders with possibility that design elements will deviate from design plans drafted by Alta. The possibility of adding shade structures is also under study. Funding for shade structures is not included in the staff recommendation, but can be included based on City Council direction. Depending on the final cost, the City could explore grants or loans to finance shade structures or other elements deemed critical.

Next Steps

Staff will initiate the RFP process pending City Council approval of this item. The RFP will solicit bids to construct no more than seven parklets for the above-mentioned restaurants. Alta will be assisting in the bid and construction phase of the project providing a bid package which includes site exhibits, cost estimates, and specifications. Bid phase will last approximately fifteen days. After awarding of contract to the qualified bidder, construction is estimated to take roughly thirty days. In conjunction with construction and post approval of the Parklet Manual, all restaurants will be submitting their parklet applications for approval to operate the constructed parklet. It is estimated that parklets will be constructed and open for operation no later than Summer 2021.

In addition to the parklets and aligning with economic development and transportation goals of the City Council, staff is also proposing a visioning exercise for Meda Avenue and the Transit Bus Plaza. Staff is requesting City Council to direct staff to initiate conceptual designs and themes. Currently, Meda Avenue is closed to vehicular traffic and is currently used for seating and public gathering. Based on feedback and observed usage of Meda Avenue, staff is recommending consideration of permanent closure of the area and turn it into an attraction point for future Village patrons, along with the Transit Bus Plaza. With the future Gold Line (L-Line) station being a less than a mile south of the Glendora Village, these proposed improvements will encourage visitors to continue their journey up to the Village.

FISCAL IMPACT

Staff is requesting City Council appropriate a total of $500,000 from Fund 255 - Measure M Local Return. Fund 255 is a special fund devoted exclusively to transportation projects. Parklets are an eligible use of funds under the Measure M Guidelines as it falls under the Active Transportation category.

ENVIRONMENTAL DETERMINATION

A Class One Categorical Exemption under Section 15301 of the CEQA Guidelines.

Respectfully submitted,
Vanessa Mikhail
Community Development Department

Concurs with,
Not Applicable
BID Advisory Board

Director	Certified as to Available Funds	CEQA
Jeff Kugel	*June Overholt*	*Jeff Kugel*

Legal Review	City Manager
William W. Wynder	*Adam Raymond*

ATTACHMENTS:

A. Parklet Manual
B. Conceptual Parklet Designs
C. Notice of Exemption

CITY OF GLENDORA

Glendora Village Parklet Manual

March 2021

CONTENTS

ABOUT THIS MANUAL *3*

PROGRAM OVERVIEW *4*

STANDARDS AND REQUIREMENTS *5*

PARKLET APPLICATION *8*

MAINTENANCE AND INDEMNITY AGREEMENT *9*

ENCROACHMENT PERMIT *11*

POST INSTALLATION *12*

1 ABOUT THIS MANUAL

This manual is an overview of the goals, policies, processes, procedures, and guidelines of the Glendora Village Parklet Program. Interested applicants in the City of Glendora are strongly encouraged to read this Manual in its entirety when they are thinking about applying for a parklet and utilize it as a reference. Understanding what the program is trying to achieve and the process and regulations for a successful parklet may reduce the time it takes to receive a permit and will result in a superior parklet design.

To apply for a parklet, you must download new forms from the City website or contact City staff to obtain forms. Forms from this manual will not be accepted.

To obtain a copy of this manual, copies of any forms, or if you have any questions, please contact the City of Glendora at (626) 852-4814 or email transportation@cityofglendora.org.

2 PROGRAM OVERVIEW

Parklets are extensions of the sidewalk, repurposing on-street parking spaces for the creation of new, publicly accessible open spaces. With countless successful programs worldwide, parklets have proven their ability to not only create greener, healthier communities, but also increase neighborhood character and sense of identity through creative and inspired design. Each parklet is designed and constructed by the City of Glendora, while each interested applicant will be responsible for furnishing and maintaining the parklet. This program represents a unique opportunity for community partnership to increase the quality of life on Glendora Avenue. This document serves as a guide to understand the goals, process, and policies for establishing a parklet in the City of Glendora (the "City"). Proposed parklets must comply with the requirements set forth in this manual and in the *Glendora Municipal Code Section 21.06.070 CCAP Zoning Development Standards*.

PROGRAM GOALS

Enhance streetscape experience to all members of the community

Encourage economic opportunity and growth for businesses

Create a space of diversity for social interactions



3 STANDARDS AND REQUIREMENTS

PURPOSE:
The City of Glendora has launched a permanent parklet program. The aim of the Program is to help local businesses and create community partnership opportunities which add to the strength and character of the Glendora Village.

This Program allows for seating and dining operations through parklets in public parking spaces. Parklets are extensions of the sidewalk that repurpose on-street parking into a public or private space. While they are funded and constructed by the City, the parklets will be maintained by the parklet sponsor.

Business owners who apply and are granted a parklet, must comply with all Program Standards and Requirements. Failure to do so, may result in revocation of permission to participate in the program.

ELIGIBLE USES:

- Private Space: This is a private seating parklet exclusive to the business. If businesses provided food and alcohol table services, that is permitted as well.

SUBMITTAL REQUIREMENTS:

- Complete an Application Form
- Complete a Maintenance and Indemnity Agreement Form
- Complete an Encroachment Permit Form (*Must be renewed annually*)
- Provide proof and documentation of liability insurance.
- Provide a visual representation of parklet furnishings. Furnishings can include tables, chairs or other seating, umbrellas, planters, and barriers, etc.
- *For restaurants serving food and alcohol table service:* Must provide a copy of current outdoor dining permit issued by the City for your business ***with valid food and alcohol licenses permitting outdoor sale and service.***
- Submit the application form to the Community Development Department via *Glendora City Hall: 116 E Foothill Blvd, Glendora, CA, 91741*
- ***All applicants MUST take corrective action regarding current right-of-way and permitting issues prior to approval of a parklet.***

PARKLET STANDARDS

1. For perpendicular and diagonal parking, the edge of the parklet must be set back 3 ft from the adjacent parking space on either side [1]
2. Parklets should meet ADA requirements (5% typ. max running slope, 2% max cross slope) [1]
3. Parklets shall have a 2 ft setback from active driveways [1]
4. There must be a 1-foot setback from the edge of an adjacent bike lane or vehicle travel lane [5]
5. Parklets may not be constructed over utility access panels, manhole covers, storm drains, or fire hydrant shut off valves [1]
6. Parklets should have vertical elements to make them visible to traffic such as flexible posts or bollards[2]
7. Parklet must have a continuous edge along the vehicular travel lane such as railings, planters, or seat walls. Vertical elements must be able to withstand a minimum of 500 lbs of horizontal force. This edge helps to increase visibility for road users and must be a minimum of 36 inches and a maximum of 72 inches tall, as measured from the top of the parklet base. [3]
8. Parklets should have a flush transition at the sidewalk and curb to permit easy access and avoid tripping hazards [2]
9. At a minimum, parklet floor load-bearing weight should be designed for 100 pounds per square foot [2]
10. Parklets should use a slip-resistant surface to minimize hazards and should be accessible to wheelchair users [2]
11. Maintenance includes site cleaning, landscaping and planter maintenance, tables, chairs, umbrellas, and trash cans cleanings, etc.
12. The platform shall meet the curb with a maximum horizontal gap of 1/2". Vertical transitions shall align flush or shall provide a maximum slope of 1:4 (25%) bevel for vertical differences over 1/4" [4]
13. A gap shall be provided along the gutter to allow rainwater to naturally flow without obstruction and screens shall be located on either end of the platform to prevent debris from building up underneath the platform deck. [4] A 6-inch by 6-inch minimum clear gutter space must be provided along the entire length of the parklet adjacent to the curb.[1]
14. Bolting is not preferred. No bolting into the roadbed or the top of curb is allowed. Bolting into the face of the curb may be allowed on a case-by-case basis [4]
15. Seating must be accessible and meet ADA requirements for the turning movement (60” diameter turning circle) and the resting space of a wheelchair. The maximum vertical difference between the curb and the parklet decking is 1/4 inch. Additional ADA treatments, such as a ramp or beveled edge, may be required if the vertical gap exceeds 1/4 inch.[5]
16. Barriers shall not encroach onto the walk zone or pedestrian path of travel. Barriers, railings, or other fencing shall be attached to the platform structure and shall not be attached to the roadbed or curb [4]
17. A support or shade structure may be permitted but shall provide 7 ft minimum clearance from top of parklet to bottom of structure. Shade structures shall be ground/parklet mounted and shall not be attached to the building (per Fire Code requirements).[4]
18. Umbrellas and shade structures shall be between 7 and 10 feet in height and shall not extend past the barrier.[4]
19. Where bicycle racks are provided, the design may be selected from the fun, custom designs provided by the City.[4]
20. Lighting should be incorporated into the design of a parklet, where feasible.[4]

21. Putting a parklet near trees and other plantings can be a great way to shade your parklet in the summer and add a little greenery year-round. But it's important to remember that plants need space to grow. You should avoid locations that would force people to walk through a tree pit or landscaping to get to the parklet. When locating your parklet near trees or overhead utilities, you should also consider how droppings from trees and animals might impact your parklet users.[5] Consider adding tree grates around existing trees.

---

1 "San Francisco Parklet Manual." San Francisco Parklet Program, Summer 2020. https://groundplaysf.org/publication/san-francisco- parklet-manual/

2 "Parklets." National Association of City Transportation Officials, July 24, 2015. https://nacto.org/publication/urban-street-design- guide/interim-design-strategies/parklets/

3 "Parklet Design Guidelines Manual." Parklet Program | City of West Hollywood. City of West Hollywood, February 2018. https://www.weho.org/city-government/city-departments/planning-and-development-services/long-range-planning/pilot- projects/parklet-program.

4 "Sidewalk Dining and Parklets Handbook" City of Long Beach, 2020. http://longbeach.gov/globalassets/pw/media- library/documents/permits/permits/sidewalk-dining-and-parklets-handbook.

5 "Parklet Handbook." Seattle Department of Transportation, January 2017. http://www.seattle.gov/Documents/Departments/SDOT/PublicSpaceManagement/Parklet_Handbook_DIN_2017.pdf

4 PARKLET APPLICATION

GLENDORA VILLAGE PARKLET PROGRAM

PARKLET APPLICATION

City of Glendora
116 E Foothill Blvd.
Glendora, CA 91741

PROJECT ADDRESS: _____

BUSINESS/TENANT NAME: _____
APPLICANT: _____
PHONE: _____
EMAIL: _____
MAILING ADDRESS: _____

PROPERTY OWNER NAME: _____
PHONE: _____
EMAIL: _____
MAILING ADDRESS: _____

PROPOSED OPERATIONS (please circle):

1) Will you be serving food, alcohol, or both? FOOD ALCOHOL BOTH N/A

2) Do you currently have the legal right to serve alcohol outdoors? YES NO

3) Do you currently provide sidewalk dining? YES NO

4) Days of operation: MON TUE WED THU FRI SAT SUN

5) Hours of operation: _____ (Note: Parklet dining hours may not exceed business hours for private parklets).

CERTIFICATION:
I certify that I fully read and understand the parklet standards and requirements prior to filling out this application. I acknowledge the filing of this application and certify that all of the above information is true and accurate.

Applicant Name Date

Applicant Signature Date

Property Owner Name Date

Property Owner Signature Date

5 MAINTENANCE & INDEMNITY AGREEMENT

GLENDORA VILLAGE PARKLET PROGRAM

MAINTENANCE AND INDEMNIFICATION AGREEMENT

City of Glendora
116 E Foothill Blvd.
Glendora, CA 91741

Business Name: _____

1. MAINTENANCE

   a. All elements (tables, chairs, benches, umbrellas, diverters, etc.) shall be confined to the area of the parklet.
   b. Permittee shall, and its sole cost and expense, maintain the permitted installation in good condition to the satisfaction of the Director.
   c. Permittee may, with the approval of the Director, or his/her designee, and at Permittee's sole cost and expense, modify the permitted installation/s.
   d. The Permittee shall always maintain all elements of the permitted area/s in a clean condition. Graffiti shall be removed and cleaned off within 24 hours of appearance.
   e. The parklet and adjacent sidewalk shall be in compliance with all applicable ADA requirements at all times. The Permittee is willing to make any improvements/furnishings ADA compliant, if necessary
   f. The Permittee shall be responsible for maintaining a clean and free of obstruction sidewalk and roadway area fronting and adjacent to the approved floor plan area at all times.
   g. The Permittee shall keep the sidewalk or roadway area not occupied by the approved floor plan free of obstructions all the time.
   h. The Permittee shall not obstruct existing drainage patterns within the parklet. Stormwater and drainage maintenance will be maintained by the City.
   i. Failure to meet the above conditions may result in a Notice of Violation. Multiple violations may result in the Director recommending revocation of the Permit.
   j. The Community Development Director may, in his or her sole discretion, place additional conditions upon the issuance of the permit in order to insure the protection of the public rights-of-way and the rights of all adjoining property owners and the health, safety, and welfare of the public.
   k. Permits may be terminated by the City, with or without cause, regardless of the nature and scope of financial or other interest in, or on account of the permit or the permitted use.
   l. All parklet areas shall operate in compliance with all public health guidelines and protocols as issued and updated by the Los Angeles County Public Health Department.
   m. Permittee acknowledges that by this Agreement, they do not acquire any right, title, or interest of any kind in the property on which the permitted installation is installed.
   n. Parklet operates in conjunction with already existing *Sidewalk Dining* regulations found in the ***Glendora Municipal Code Section 21.06.070 CCAP Zoning Development Standards*** (Please familiarize yourself with the regulations).

The following additional standards shall apply to businesses serving *food and alcohol*:

   o. Businesses serving food and alcohol on the parklet must already possess a valid sidewalk dining permit with the City of Glendora.

p. Food trays, carts, receptacles for dirty dishes, carts for linen and utensils and cooking appliances shall not be placed or stored on any portion of the sidewalk or roadway areas of the public right-of-way.

2. INDEMNITY

a. Applicant hereby acknowledges and agrees that the temporary improvements, including the construction and/or installation of same, and use of the public right-of-way for outdoor dining purposes, as allowed by this Outdoor Dining Permit, within and along the public right-of-way (the "Property") fronting_____, Glendora, CA will not adversely affect any portion of the Property or adjacent properties, and that Applicant will comply with all applicable laws and regulations with respect to the construction, installation, and maintenance of the temporary improvements and use of the Property.

b. To the full extent permitted by law, Applicant agrees to indemnify, defend, release, and hold harmless City, its elected and appointed officials, officers, employees, and agents, from and against all claims for attorney's fees and witness costs by any person, including Applicant, property owner, their employees and agents, for (a) any personal injury, death, or damage to or taking of property or any interest therein from any cause whatsoever arising out of or in connection with City's approval or issuance of this Permit, Applicant's actions and obligations hereunder or any failure to comply with all applicable laws and regulations.

c. To the full extent permitted by law, Applicant further agrees to indemnify City, regardless of City's concurrent negligence, from and against any claim, damage, or injury to person or property, arising out of or related to City's approval of Applicant's Plans or Permit, City's inspection of Applicant's project or its improvements, temporary compensation payable by or for Applicant under worker's compensation, disability, or any other employee benefit acts, City's acceptance of insurance certificates required under the Permit, or the terms applicability or limitations of any insurance held by Applicant. The provisions of this indemnification shall continue to bind the parties after and shall survive the termination, revocation, or expiration of this Permit.

PERMITTEE:		CITY OF GLENDORA:	
Permittee Name	Date	Community Development Director	Date
Signature	Date	Signature	Date

6 ENCROACHMENT PERMIT

CITY OF GLENDORA *PUBLIC WORKS* PLAN CHECK/PERMIT WORKSHEET

Address:

Description of Work: _____

Owner Name:		Phone:	
Address:	City:		Zip:
Applicant Name:		Phone:	
Address:	City:		Zip:
Contractor/Eng./Arch./Designer Name:		Phone:	
Address:	City:		Zip:
State License No. :	License Type:	Expiration Date:	
Workers Comp Carrier:	Policy #:	Expiration Date:	

# of Plans	ENGINEERING PLAN CHECKS Description
	Delta Revision
	Delta Revision/Grading
	Drainage/SWPPP under 1 acre
	Easement Deeds
	Geotech-Soils Report
	Grading (Cut_____ Fill_____)
	Hydro-Hydralic Report
	Sewer Area Study
	Sewer Improvement
	Signing – Striping
	Stockpile (SWPPP Req. Y/N)
	Storm Drain Improvement
	SUSMP
	SWPPP under 1 acre
	SWPPP over 1 acre
	Tract-Parcel Map
	Traffic Control
	Traffic Study
	Water/Fire Service
	Water Improvement
	Water Irrigation
	Water Serv. Install/Relocation
	Miscellaneous:

# of Plans	CIP PLAN CHECKS Description
	Building
	Public Works
	Street
	Traffic
	Water
Limits:	

#	DRIVEWAY APPROACH PERMIT
	Residential
	Commerical
	Pavers

#	CURB CORE PERMIT
	Curb Core(s)

Lin. Ft.	CURB/GUTTER PERMIT

Type	ENCROACHMENT
	Permanent
	Temporary Duration:_____
	Materials in Street Duration:_____
	Utilities Maintenance Duration/Date:_____
	Pole Replacement Dates:_____

SQ FT	EXCAVATION *Traffic Control Plan* Yes *Y/N*
	Soil
	Asphalt
	Concrete
	Utility

SQ FT	PAVING *Traffic Control Plan* Yes *Y/N*

DATE	POOL DRAINING
	Residential
	Commercial

SQ FT	SIDEWALK

	MOVING HOUSE/BUILDING
Origin	
Destination	

7 POST INSTALLATION

MAINTENANCE
Proper maintenance is a condition of the Encroachment Permit. Business owners must manage the upkeep of a parklet per the Maintenance and Indemnity Agreement. They are responsible for all maintenance duties and costs to keep the parklet in good condition. The City of Glendora will be responsible for any stormwater or drainage maintenance. The business owner should be sure to have sufficient resources and staff available to keep the parklet clean and in a state of good repair.

PERMIT RENEWAL
Parklets are permitted under an Encroachment Permit, which must be renewed annually. The City will send applicants a renewal notice prior to the anniversary date of the permit. An inspector will visit the parklet around the time of permit renewal and will work with the applicant to ensure that any maintenance, safety, or accessibility issues get resolved. Also, applicants will need to make sure the liability insurance policy is up to date prior to the renewal of the permit. The City reserves the right to deny renewal of a permit application for any reason. Renewal is conditional on following the requirements in this manual and in Chapter 13.08 of the Glendora Municipal Code.

CHANGE OF OWNERSHIP
If a business changes ownership, applicants may choose to transfer the Encroachment Permit to a new host. Please contact the City of Glendora at transportation@cityofglendora.org or (626) 852-4814 to transfer the Encroachment Permit.

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.

GLENDORA VILLAGE PARKLET IMPROVEMENTS

SHEET INDEX

SHEET NO	SHEET DESCRIPTION
1	TITLE SHEET INCLUDING GENERAL NOTES, LEGEND, LOCATION MAP, AND TYPICAL SECTION
2	PARKLET PLAN VIEW SHEET
3-9	PARKLET DETAIL SHEETS
10	TYPICAL PLANTING PLAN
11-18	MATERIAL DETAIL SPECIFICATIONS

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING ALL SITE FURNISHING AS SHOWN ON PLANS. ALL MATERIALS AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
2. CONTRACTOR SHALL COORDINATE WITH CITY OF GLENDORA PUBLIC WORKS AND BUILDING DIVISION FOR ALL NECESSARY PERMITS FOR PARKLET INSTALLATION. THE CONTRACTOR SHALL PAY ALL FEES BEFORE COMMENCING WORK.
3. LOCATION OF ALL STREET FURNISHINGS TO BE COORDINATED WITH CITY OF GLENDORA REPRESENTATIVE AND ENGINEER IN THE FIELD.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL LEAD TIMES WITH CONSTRUCTION SCHEDULE. ALLOW A MINIMUM 8-12 WEEK LEAD TIME FOR PRODUCTION OF ALL POTTERY AND FURNISHINGS LISTED HEREIN.
5. CONTRACTOR TO AFFIX ALL PLANTERS/POTTERY TO PAVING WHERE APPLICABLE TO RENDER THEFT PROOF.
6. STREET FURNITURE (SEATING, TABLES, ETC) SHALL HAVE INPUT FROM THE RESTAURANT OWNERS AS NECESSARY WHERE ANY OUTDOOR SEATING IS PROPOSED.
7. PROTECT IN PLACE ALL CURB AND GUTTER, SIDEWALK, ASPHALT OR PCC PAVING, AND EXISTING IMPROVEMENTS UNLESS OTHERWISE SPECIFIED.
8. REMOVE ALL EXISTING PAVEMENT MARKINGS BY WET SANDBLASTING. FIELD VERIFY ALL EXITING MARKING AND STRIPING.
9. CONTRACTOR SHALL ACCOMMODATE ACCESS TO ALL COMMERCIAL BUSINESSES AT ALL TIMES.
10. CONSTRUCTION EQUIPMENT AND MATERIAL SHALL NOT BE STORED IN STREETS, ROADS, OR PUBLIC R/W EXCEPT IN CITY ESTABLISHED OR APPROVED STAGING AREAS. ALL MATERIALS AND EQUIPMENT NOT INSTALLED OR USED IN CONSTRUCTION WITHIN THE DAILY WORK PERIOD SHALL BE STORED ELSEWHERE BY THE CONTRACTOR AT HIS EXPENSE.
11. CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS, ASPHALT AND ANY OTHER MATERIAL FROM ENTERING THE STORM DRAIN OR ANY RECEIVING WATER. ALL STORM DRAIN INLETS SHALL BE COVERED WITH GEOFABRIC AND GRAVEL BAGS AND SHALL BE PLACED PER NPDES.

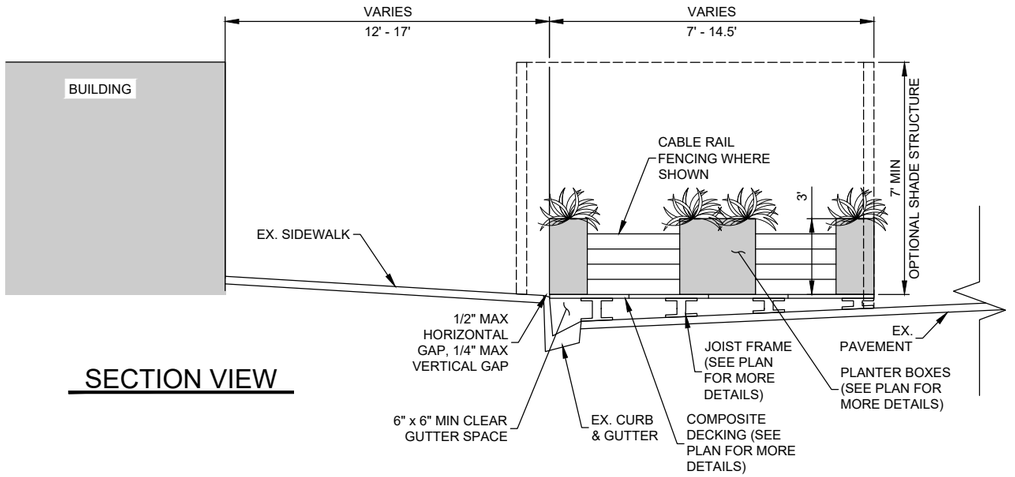
HATCH / TOPO LEGEND

- LIGHT POLE
- FIRE HYDRANT
- POLE
- BIKE RACK
- TRASH CAN
- SEWER MANHOLE
- DRAIN
- PULLBOX/METER
- PLANTER
- BENCH
- NEWSPAPER STAND
- SIGN
- PLAQUE
- CABINET
- TREE
- PLANTER BOX
- CABLE RAILING
- WOOD TILES
- PCC
- BENCH
- FLEXIBLE POST
- WHEEL STOP



LOCATION MAP

NOT TO SCALE



SECTION VIEW

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL WORK FOR INSTALLATION (INCLUDING SIGNS, CONES, BARRICADES, ETC) FOR DEMONSTRATION PROJECT SHALL CONFORM TO PART 6, "TEMPORARY TRAFFIC CONTROL," OF THE 2014 CA MUTCD AND THE WATCH MANUAL.
2. EXACT LOCATION OF ALL TRAFFIC CONTROL DEVICES SHALL BE AS DIRECTED BY TRAFFIC ENGINEER BASED ON INSTALLATION CONDITIONS. ADDITIONAL WARNING OR CONSTRUCTION SIGNS MAY BE REQUIRED BY THE TRAFFIC ENGINEER.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES. INSTALLATION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE INCONVENIENCE TO ABUTTING BUSINESSES AND PROPERTY OWNERS.
4. ALL CONFLICTING STRIPES, PAVEMENT MARKINGS, RAISED PAVEMENT MARKERS AND LEGENDS SHALL BE COMPLETELY REMOVED OR BLACKED OUT WITH PAINT.
5. ALL WORK IN EACH PHASE SHALL BE COMPLETE BEFORE WORK IN ANOTHER PHASE MAY BEGIN.
6. NO TWO CONSECUTIVE CROSS STREETS SHALL BE SIMULTANEOUSLY CLOSED DURING INSTALLATION.
7. ALL SIGNS SHALL BE REFLECTORIZED AND STANDARD SIZE, UNLESS NOTED OTHERWISE. ALL W20-1, C20 (CA), AND W4-2 SIGNS SHALL BE MINIMUM 30" X 30".
8. TEMPORARY "NO PARKING - TOW AWAY" SIGNS SHALL BE POSTED WITHIN AFFECTED INSTALLATION AREAS A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL HAVE ALL SIGNS, BARRICADES, AND CONES PROPERLY INSTALLED PRIOR TO COMMENCING WORK.
10. CONTRACTOR SHALL PROVIDE FOR SAFE PEDESTRIAN ACCESS AT ALL TIMES. TEMPORARY PEDESTRIAN ACCESS SHALL BE 5' MINIMUM WIDTH.
11. CONTRACTOR SHALL INSTALL PORTABLE CHANGEABLE MESSAGE SIGNS AT THE BEGINNING OF THE CONSTRUCTION PROJECT SOUTH OF ADA AVENUE PER THE DIRECTION OF THE ENGINEER.
12. CONTRACTOR SHALL PROGRAM EACH SCREEN OF ALL CMS TO FLASH FOR TWO SECONDS AND THE DISPLAY WILL BE DETERMINED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL WORK WITH ENGINEER FOR THE MESSAGE TO BE DISPLAYED.
13. CONTRACTOR SHALL PROTECT SIDEWALK DURING CONSTRUCTION.

DETAIL CALLOUT

1 / XX — LETTER OF DETAIL REFERENCED CONSECUTIVELY ON EACH SHEET.

XX - SHEET NUMBER WHERE DETAIL ORIGINATED. TYPICALLY ORIGINATES FROM A PLAN, PROFILE, OR ELEVATION.

TITLE NAME

1 / XX DETAIL NAME

Scale 1"=5'

alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

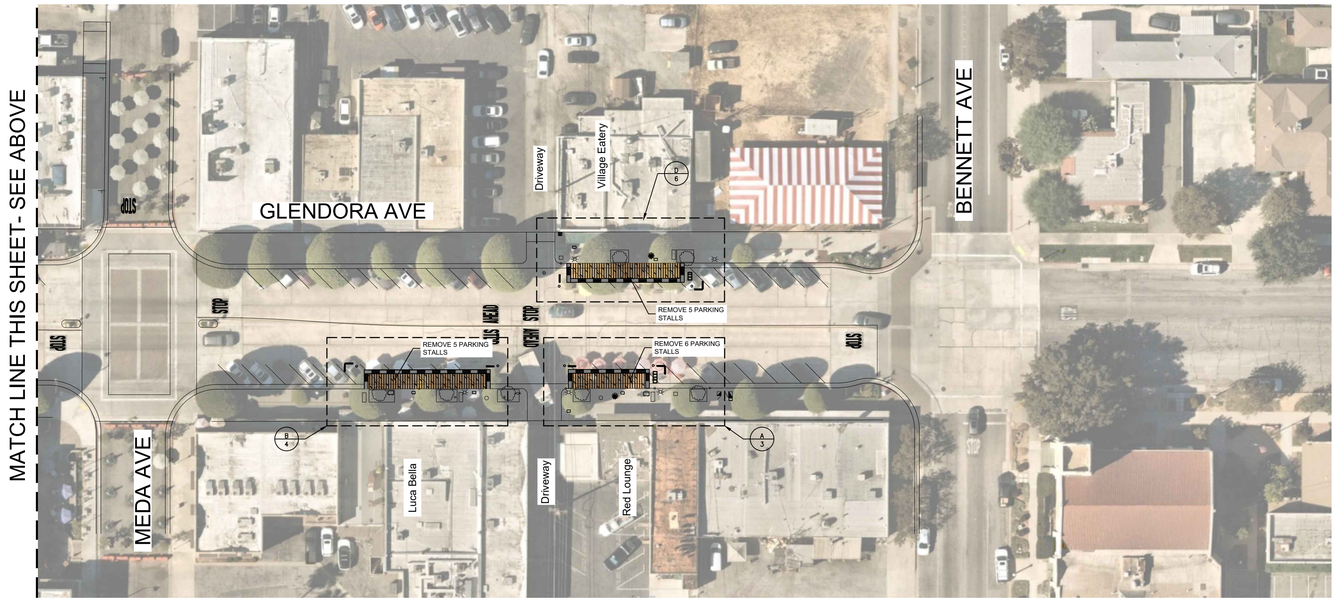
Glendora Village Parklet Improvements
Glendora, CA

TITLE SHEET - LEGEND - NOTES

SHEET 1

Line measures 1 inch on full scale drawing. If not 1 inch scale accordingly.





40 0 20 40 80
SCALE PLAN SCALE FEET

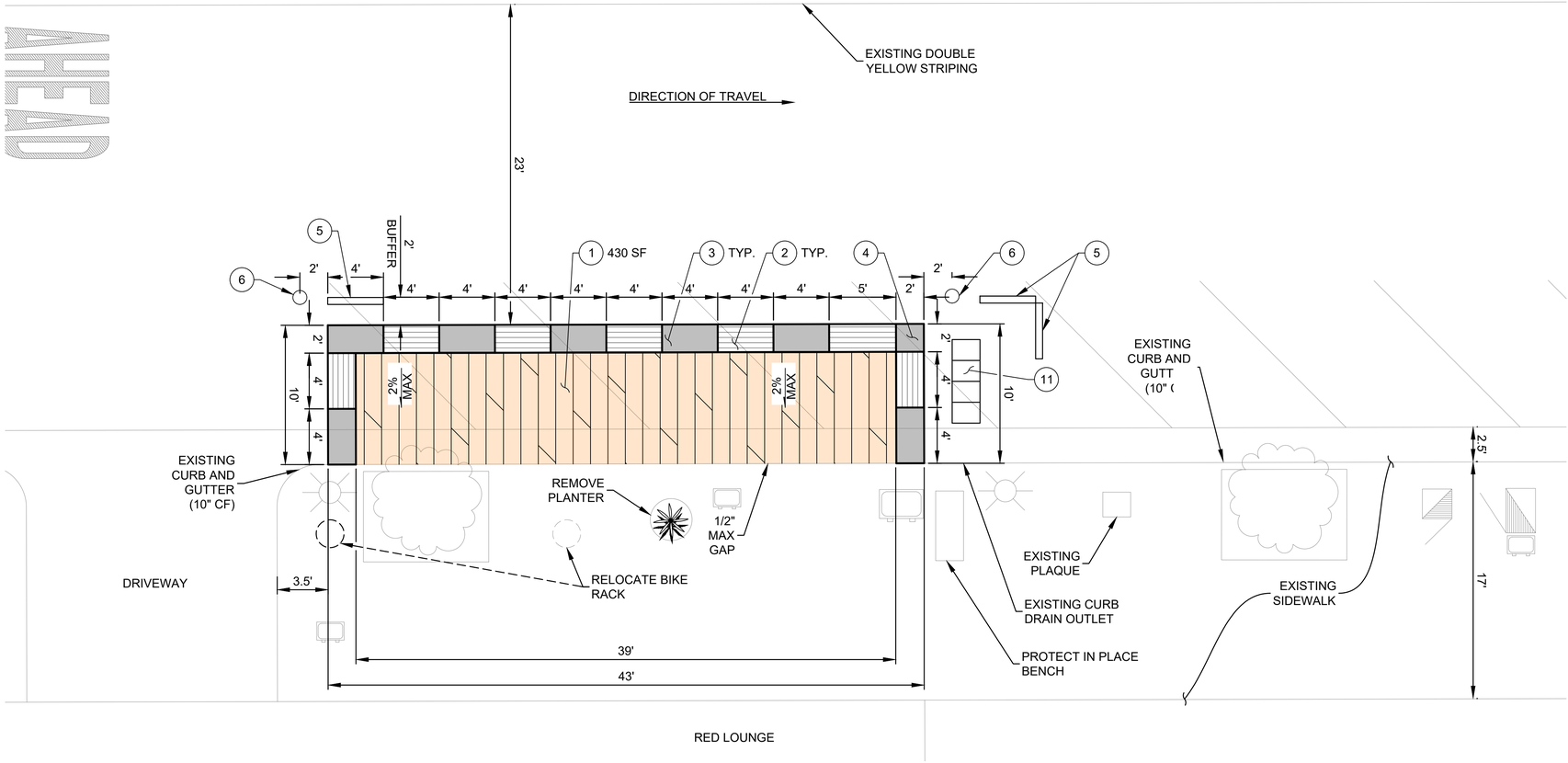
alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

SHEET 2

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.

SHEET



A/2 Red Lounge

Scale 1"=5'

CONSTRUCTION NOTES

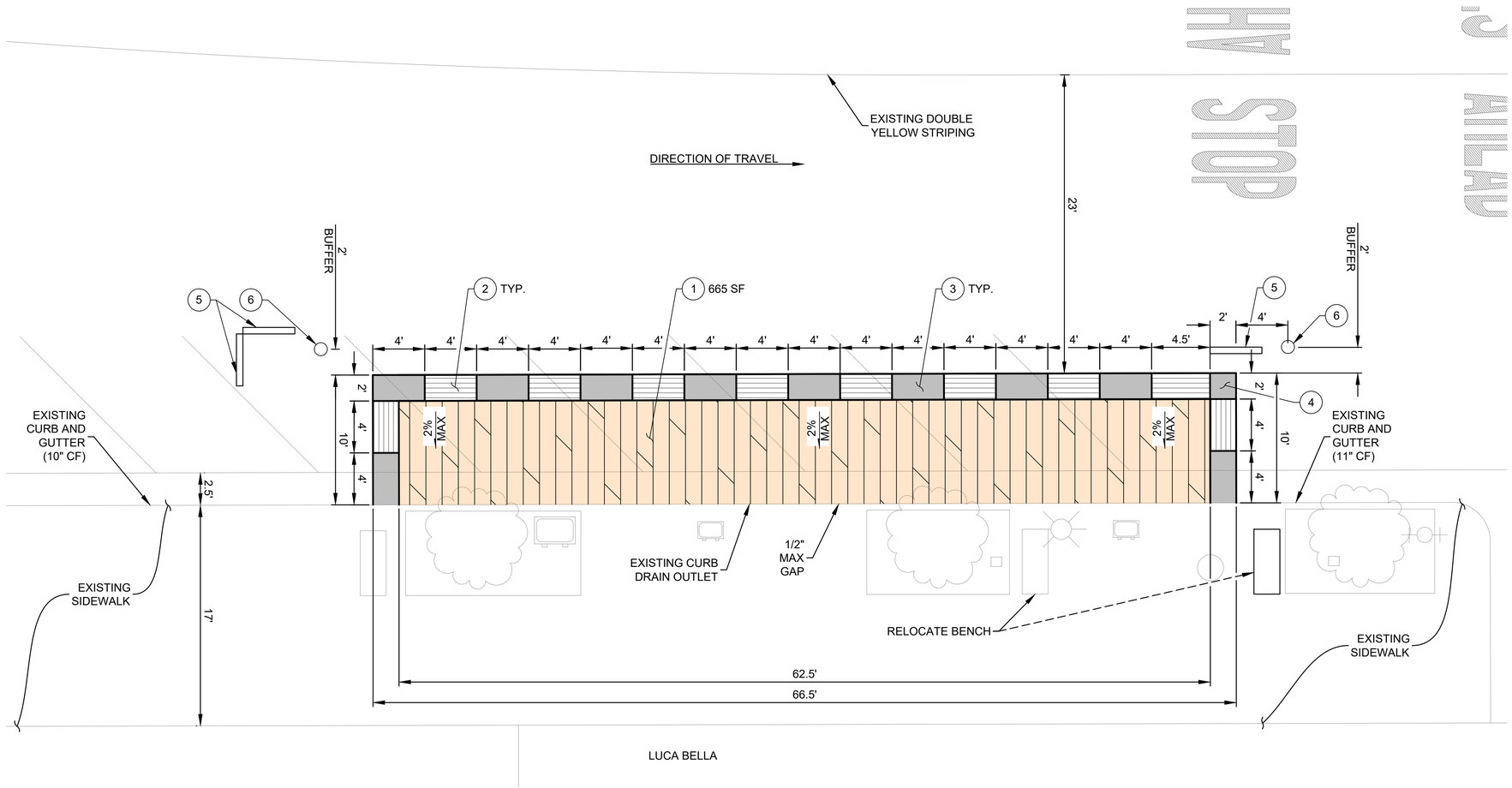
1. INSTALL COMPOSITE DECKING ON TUFF BLOCK SYSTEM PER BUILD TUFF PRODUCTS OR APPROVED EQUIVALENT (SEE DETAIL 1 & 2 ON SHEET 11)
2. INSTALL CABLE RAILING WITH CUSTOM BRACKETS PER RAIL FX OR SEE DETAIL 3 ON SHEET 12.
3. INSTALL 48" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
4. INSTALL 24" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
5. INSTALL CONCRETE WHEEL STOP PER DETAIL 8 ON SHEET 14.
6. INSTALL BOLLARD PER DETAIL 9 ON SHEET 14.
11. INSTALL BIKE RACK PER DETAIL 7 ON SHEET 14.

5 0 5 10
SCALE PLAN SCALE FEET

alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.

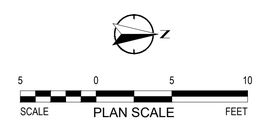


B/2 Luca Bella

Scale 1"=5'

CONSTRUCTION NOTES

1. INSTALL COMPOSITE DECKING ON TUFF BLOCK SYSTEM PER BUILD TUFF PRODUCTS OR APPROVED EQUIVALENT (SEE DETAIL 1 & 2 ON SHEET 11)
2. INSTALL CABLE RAILING WITH CUSTOM BRACKETS PER RAIL FX OR SEE DETAIL 3 ON SHEET 12.
3. INSTALL 48" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
4. INSTALL 24" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
5. INSTALL CONCRETE WHEEL STOP PER DETAIL 8 ON SHEET 14.
6. INSTALL BOLLARD PER DETAIL 9 ON SHEET 14.

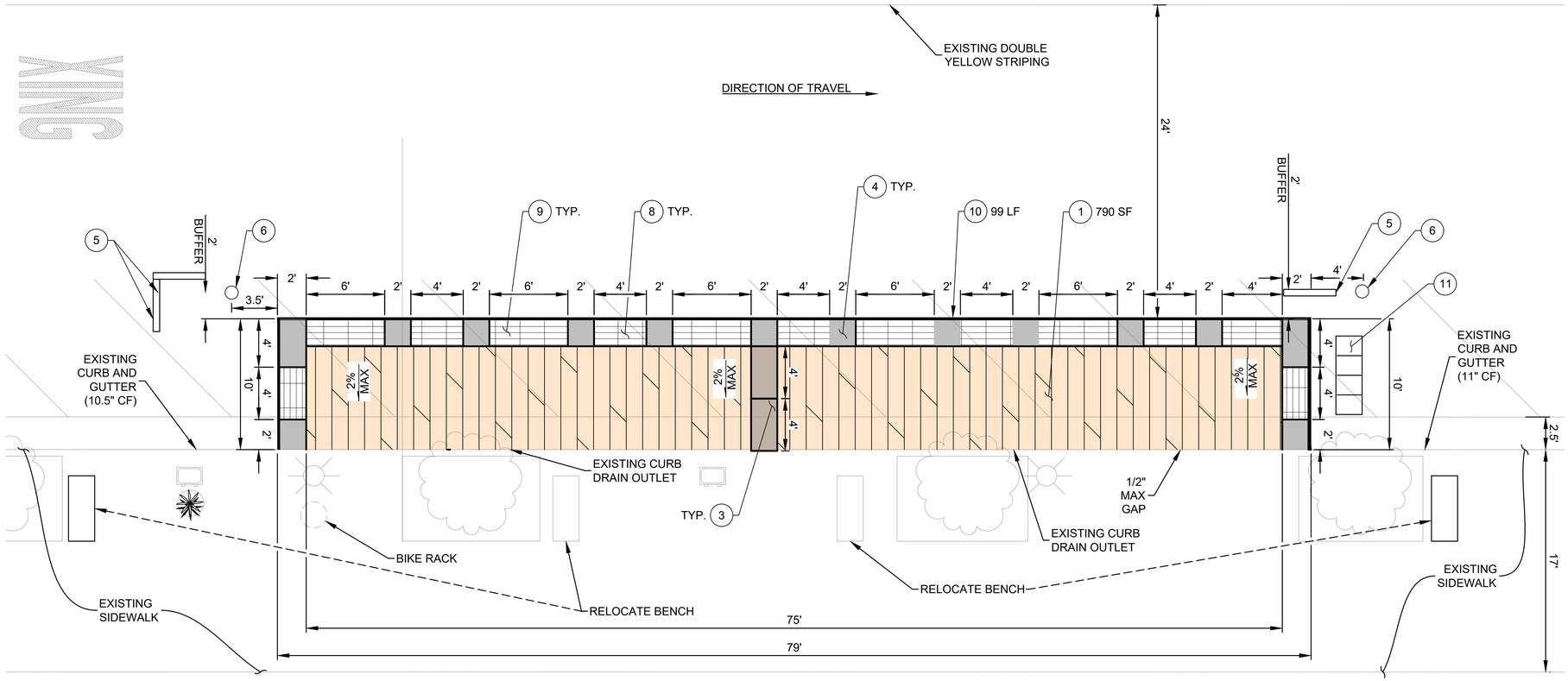


alta

617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.



CONSTRUCTION NOTES

1. INSTALL COMPOSITE DECKING ON TUFF BLOCK SYSTEM PER BUILD TUFF PRODUCTS OR APPROVED EQUIVALENT (SEE DETAIL 1 & 2 ON SHEET 11)
3. INSTALL 48" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
4. INSTALL 24" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
5. INSTALL CONCRETE WHEEL STOP PER DETAIL 8 ON SHEET 14.
6. INSTALL BOLLARD PER DETAIL 9 ON SHEET 14.
8. INSTALL 4' BENCH PER BELSON OUTDOORS OR SEE DETAIL 5 ON SHEET 13.
9. INSTALL 6' BENCH PER BELSON OUTDOORS OR SEE DETAIL 5 ON SHEET 13.
10. INSTALL 42" H RAILING SYSTEM PER RAILFX OR SEE DETAIL 4 ON SHEET 13.
11. INSTALL BIKE RACK PER DETAIL 7 ON SHEET 14.

C2 Classic Coffee/ Domenico's Jr

Scale 1"=5'

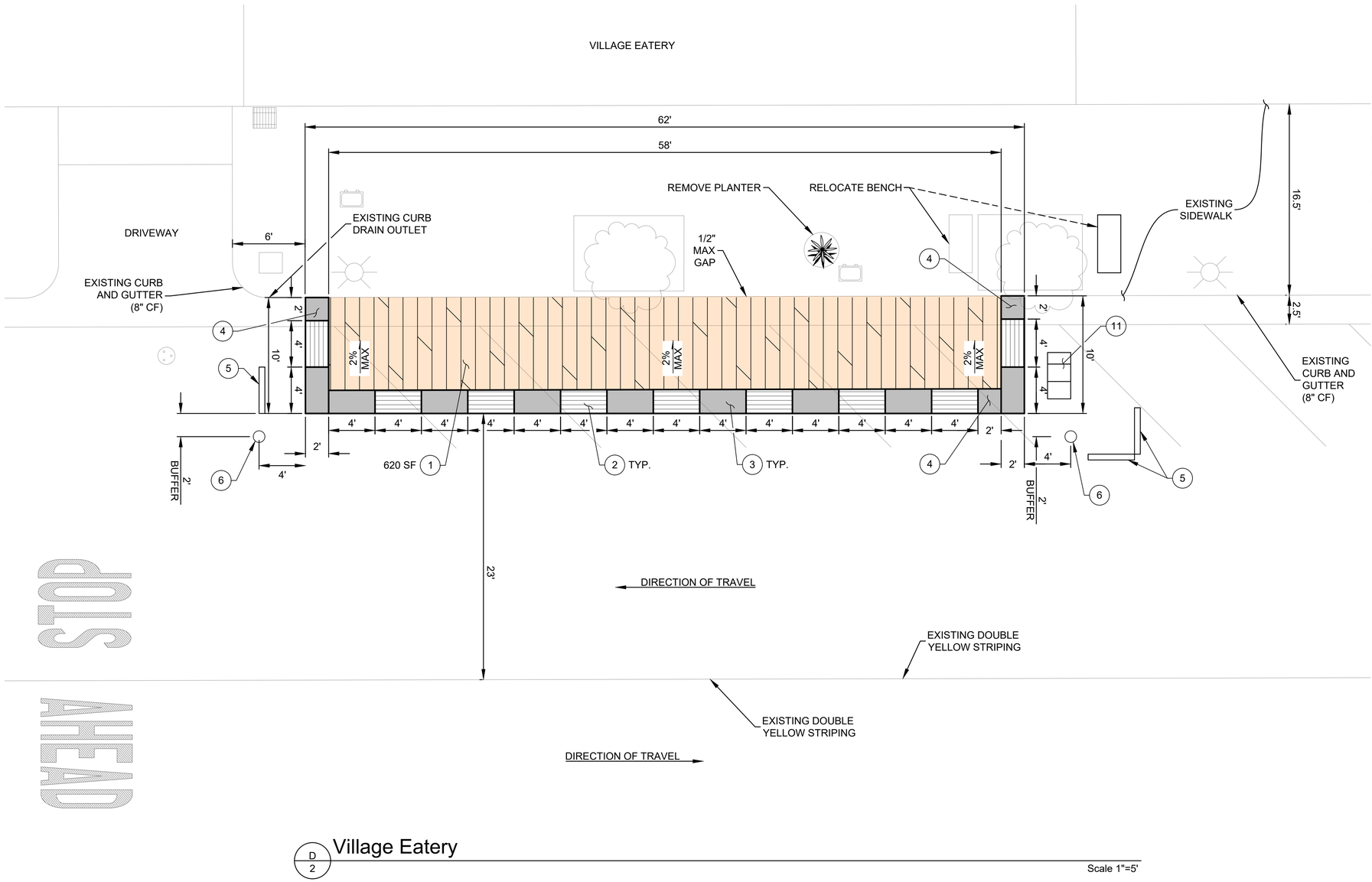
5 0 5 10
SCALE PLAN SCALE FEET

alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

SHEET 5

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.



CONSTRUCTION NOTES

1. INSTALL COMPOSITE DECKING ON TUFF BLOCK SYSTEM PER BUILD TUFF PRODUCTS OR APPROVED EQUIVALENT (SEE DETAIL 1 & 2 ON SHEET 11)
2. INSTALL CABLE RAILING WITH CUSTOM BRACKETS PER RAIL FX OR SEE DETAIL 3 ON SHEET 12.
3. INSTALL 48" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
4. INSTALL 24" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
5. INSTALL CONCRETE WHEEL STOP PER DETAIL 8 ON SHEET 14.
6. INSTALL BOLLARD PER DETAIL 9 ON SHEET 14.
11. INSTALL BIKE RACK PER DETAIL 7 ON SHEET 14.

D/2 Village Eatery

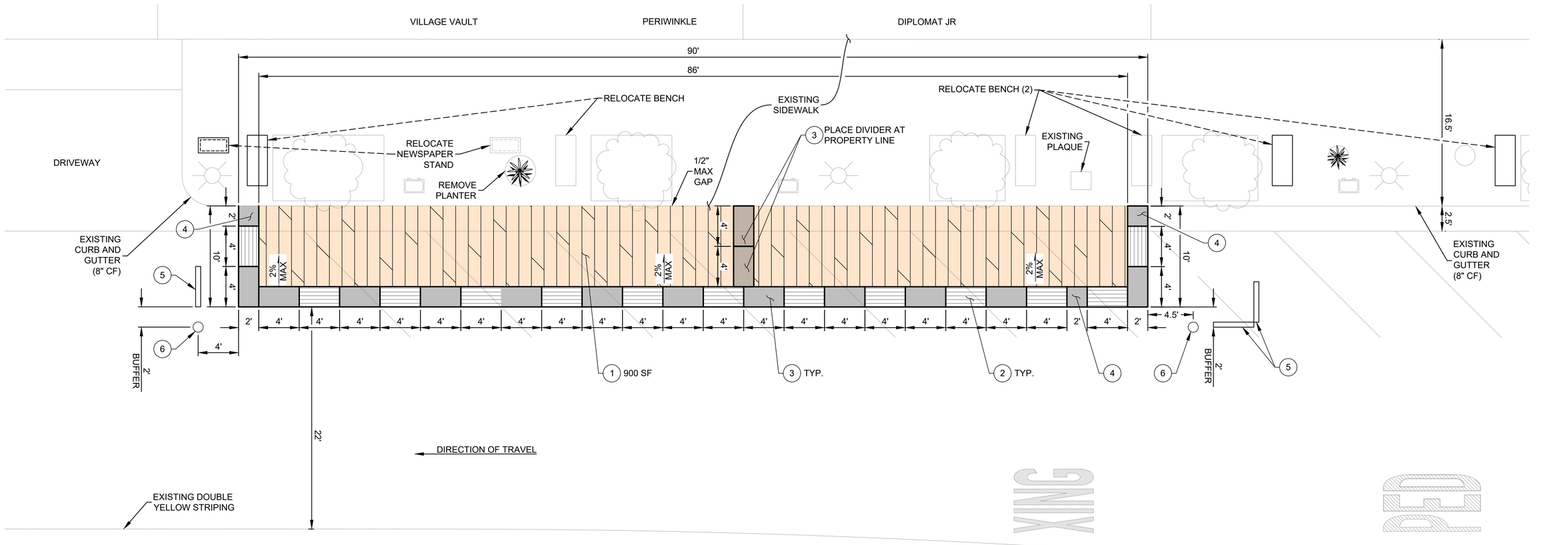
Scale 1"=5'

5 0 5 10
SCALE PLAN SCALE FEET

alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

Line measures 1 inch on full scale drawing. If not 1 inch scale accordingly.



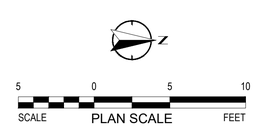
E
2

Village Vault/Diplomat Jr.

Scale 1"=5'

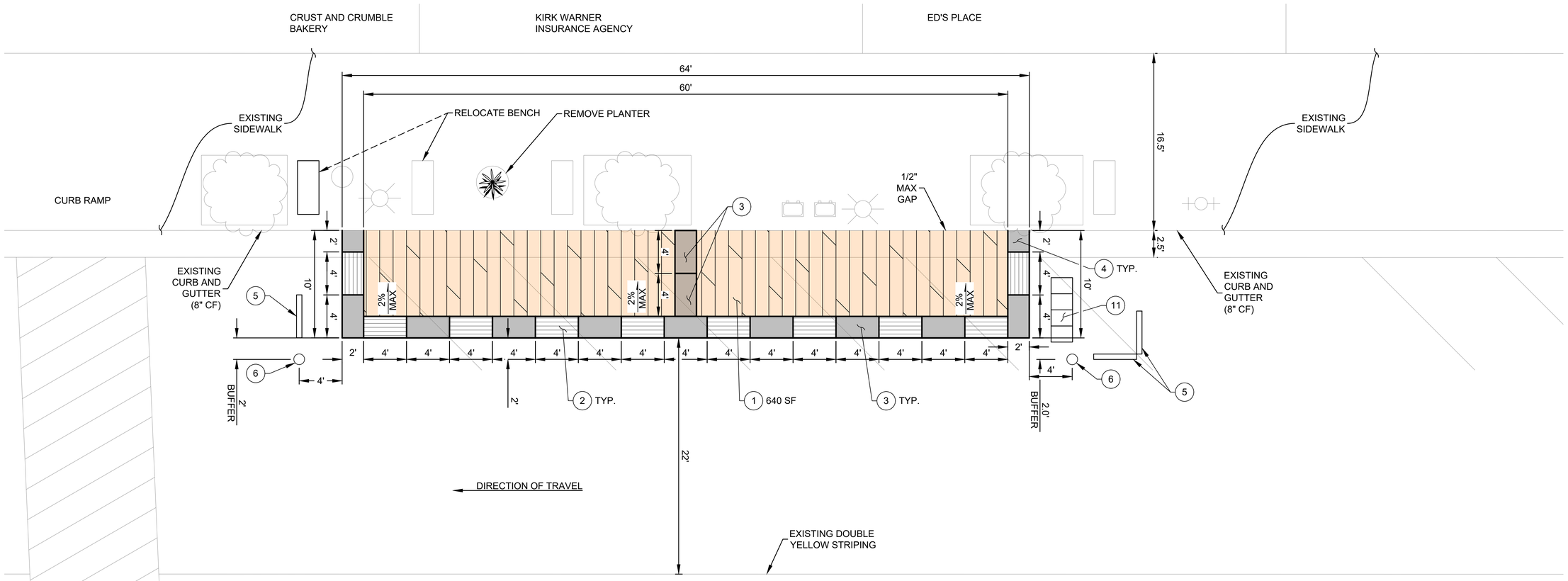
CONSTRUCTION NOTES

1. INSTALL COMPOSITE DECKING ON TUFF BLOCK SYSTEM PER BUILD TUFF PRODUCTS OR APPROVED EQUIVALENT (SEE DETAIL 1 & 2 ON SHEET 11)
2. INSTALL CABLE RAILING WITH CUSTOM BRACKETS PER RAIL FX OR SEE DETAIL 3 ON SHEET 12.
3. INSTALL 48" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
4. INSTALL 24" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
5. INSTALL CONCRETE WHEEL STOP PER DETAIL 8 ON SHEET 14.
6. INSTALL BOLLARD PER DETAIL 9 ON SHEET 14.



alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Line measures 1 inch on full scale drawing. If not 1 inch scale accordingly.



F/2 Crust & Crumble/Ed's Place

Scale 1"=5'

CONSTRUCTION NOTES

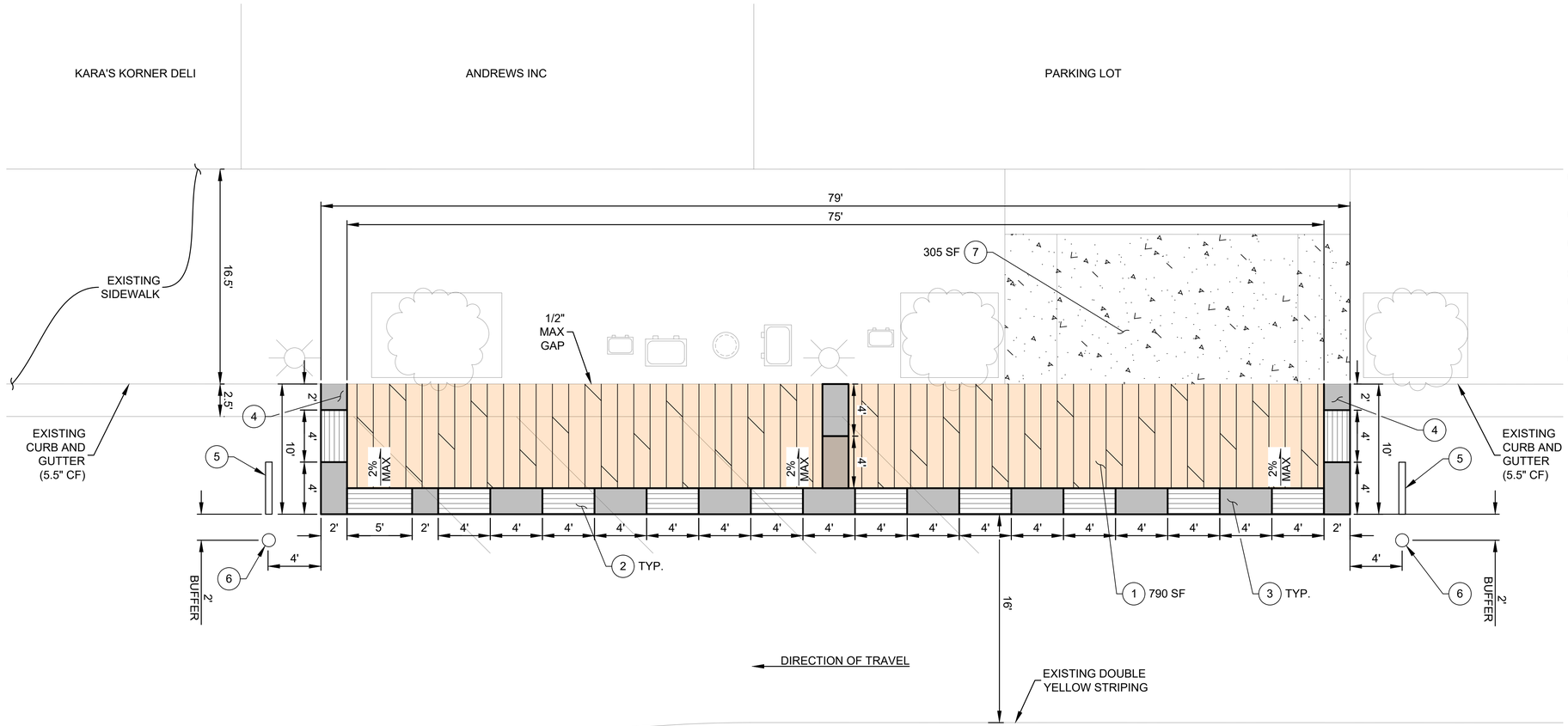
1. INSTALL COMPOSITE DECKING ON TUFF BLOCK SYSTEM PER BUILD TUFF PRODUCTS OR APPROVED EQUIVALENT (SEE DETAIL 1 & 2 ON SHEET 11)
2. INSTALL CABLE RAILING WITH CUSTOM BRACKETS PER RAIL FX OR SEE DETAIL 3 ON SHEET 12.
3. INSTALL 48" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
4. INSTALL 24" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
5. INSTALL CONCRETE WHEEL STOP PER DETAIL 8 ON SHEET 14.
6. INSTALL BOLLARD PER DETAIL 9 ON SHEET 14.
11. INSTALL BIKE RACK PER DETAIL 7 ON SHEET 14.

5 0 5 10
SCALE PLAN SCALE FEET

alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

Line measures 1 inch on full scale drawing. If not 1 inch scale accordingly.



CONSTRUCTION NOTES

1. INSTALL COMPOSITE DECKING ON TUFF BLOCK SYSTEM PER BUILD TUFF PRODUCTS OR APPROVED EQUIVALENT (SEE DETAIL 1 & 2 ON SHEET 11)
2. INSTALL CABLE RAILING WITH CUSTOM BRACKETS PER RAIL FX OR SEE DETAIL 3 ON SHEET 12.
3. INSTALL 48" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
4. INSTALL 24" L x 24" W x 36" H ALUMINUM PLANTER BOX PER BISON INNOVATIVE PRODUCTS OR SEE DETAIL 6 ON SHEET 14.
5. INSTALL CONCRETE WHEEL STOP PER DETAIL 8 ON SHEET 14.
6. INSTALL BOLLARD PER DETAIL 9 ON SHEET 14.
7. REMOVE DRIVEWAY AND CONSTRUCT 4" PCC SIDEWALK PER CITY OF GLENDORA STANDARD NO. 1.02

G-2 Kara's Korner Deli

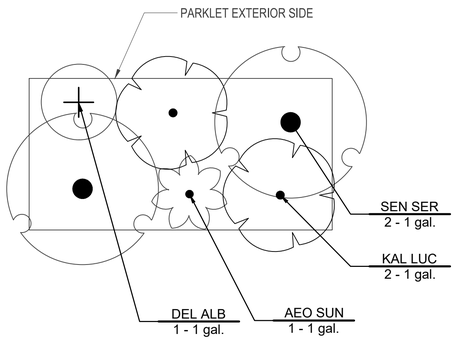
Scale 1"=5'

5 0 5 10
SCALE PLAN SCALE FEET

alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

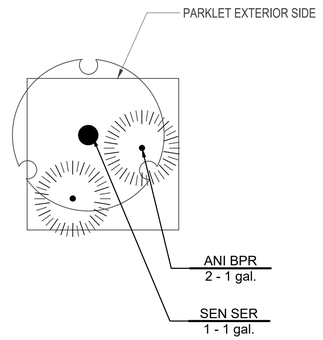
Glendora Village Parklet Improvements
Glendora, CA

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.



1 - PLANTER A (48' X 24')

Scale 1"=1'



2 - PLANTER B (24" X 24")

Scale 1"=1'

PLANT SCHEDULE (TO BE FURNISHED BY OTHERS)

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	ANI BPR	ANIGOZANTHOS X `BUSH PEARL`	BUSH PEARL KANGAROO PAW	1 GAL.

SUCCULENTS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AEO SUN	AEONIUM X `SUNBURST`	SUNBURST AEONIUM	1 GAL.
	DEL ALB	DELOSPERMA ALBA	WHITE ICE PLANT	1 GAL.
	KAL LUC	KALANCHOE LUCIAE	PADDLE PLANT	1 GAL.
	SEN SER	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL.

alta

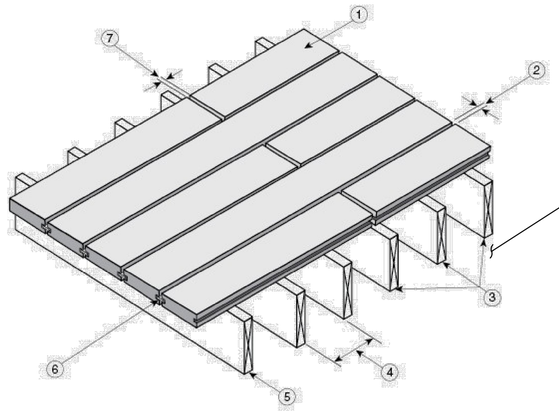
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

TYPICAL PLANTING PLAN

SHEET 10

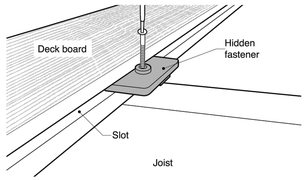
Line measures 1 inch on full scale drawing. If not 1 inch scale accordingly.



PLACE COMPOSITE DECKS OVER BISON VERSADJUST PEDESTAL. SEE DETAIL TO THE RIGHT FOR ATTACHMENT TO PEDESTALS WITH BISON JOIST TOP. (SEE SHEETS 13-14 FOR VERSADJUST PEDESTAL DETAILS)

Figure 1. "DecKorators® Vault," "DecKorators® Voyage," "DecKorators® Frontier," "SLS" and "Ultra Light" composite deck boards with hidden fastener system

1. **"DecKorators® Vault," "DecKorators® Voyage," "DecKorators® Frontier," "SLS" and "Ultra Light" deck boards**
2. **3.2 to 4.8 mm minimum spacing between sides of the planks, depending on temperature at installation**
3. **minimum of three joists per plank**
4. **maximum joist spacing: 300 mm on centre (o.c.)**
5. **joist designed to support applicable loads**
6. **"DecKorators® Stowaway™" hidden fasteners provided by manufacturer**
7. **1.6 to 3.2 mm minimum spacing between ends of the planks, depending on length of plank and temperature at installation**



Hidden fastener installation

- Please refer to the compatible fastener information on Deckorators.com/FastenerInfo.
- Fastener slots may be routed into the side of the deck boards, as needed.
- Follow hidden fastener manufacturer's instructions.

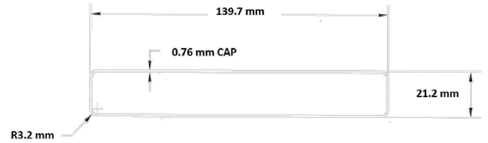


Figure 3. "DecKorators® Vault," "DecKorators® Voyage" and "DecKorators® Frontier" solid profile

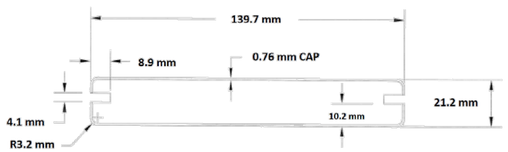
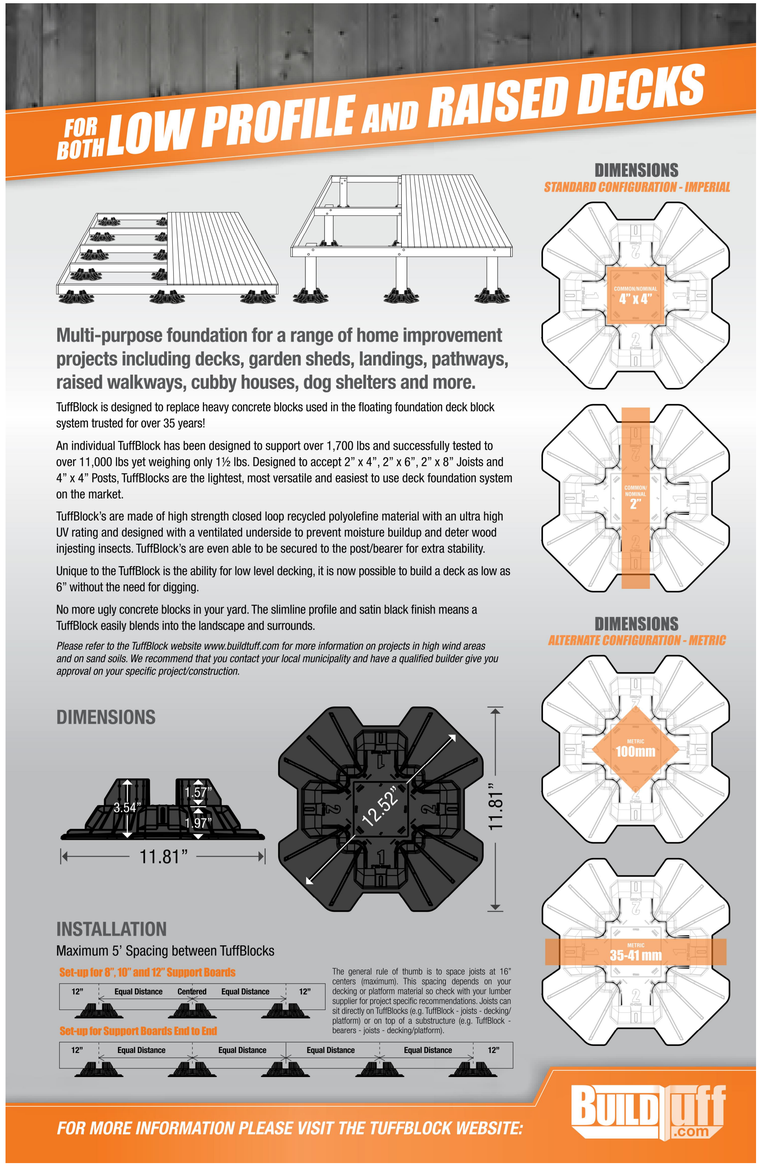


Figure 4. "DecKorators® Vault," "DecKorators® Voyage" and "DecKorators® Frontier" grooved profile

©National Research Council of Canada, ISSN 1206-1220. CCMC 14092-R All rights reserved



1 - DECKORATORS COMPOSITE DECKING DETAILS
NOT TO SCALE

2 - TUFF BLOCK WITH JOIST SYSTEM
NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING ALL SITE FURNISHING AS SHOWN ON PLANS. ALL MATERIALS (OR APPROVED EQUIVALENTS) AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

MATERIAL DETAIL SPECIFICATIONS

SHEET 11

Line measures 1 inch on full scale drawing. If not 1 inch scale accordingly.



RailFX® Cable

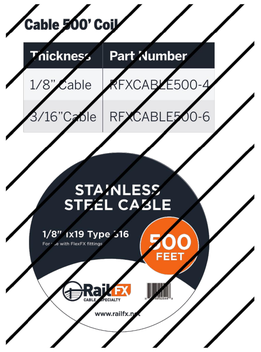
Cable 100' Coil

Thickness	Part Number
1/8" Cable	RFXCABLE100-4
3/16"Cable	RFXCABLE100-6



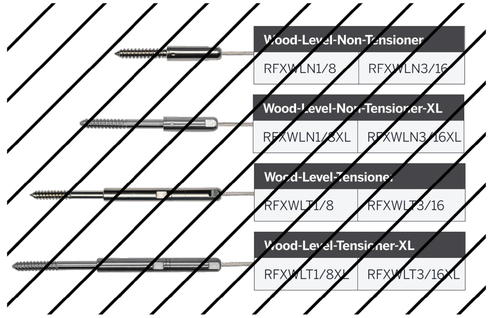
Cable 500' Coil

Thickness	Part Number
1/8" Cable	RFXCABLE500-4
3/16"Cable	RFXCABLE500-6



Ideal for both interior and exterior projects

FlexFX stainless steel fittings are perfect for decks, docks, balconies, and stairways that use wood posts, metal posts, or composite sleeves.



Wood-Level-Non-Tensioner

RFXWLN1/8	RFXWLN3/16

Wood-Level-Non-Tensioner-XL

RFXWLN1/8XL	RFXWLN3/16XL

Wood-Level-Tensioner

RFXWLT1/8	RFXWLT3/16

Wood-Level-Tensioner-XL

RFXWLT1/8XL	RFXWLT3/16XL



Metal-Level-Non-Tensioner

RFXMLN1/8	RFXMLN3/16

Metal-Level-Tensioner

RFXMLT1/8	RFXMLT3/16

STAIR TENSIONERS ON BACK ›

(206) 453-1123 | sales@railfx.net | **railfx.net**

LEAN ON US.

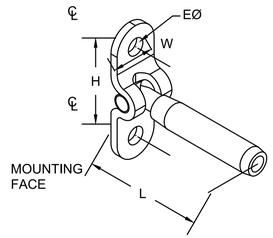
3 / -

CABLE RAILING WITH FLEX FITTINGS

NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING ALL SITE FURNISHING AS SHOWN ON PLANS. ALL MATERIALS (OR APPROVED EQUIVALENTS) AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.



SURFACE MOUNT

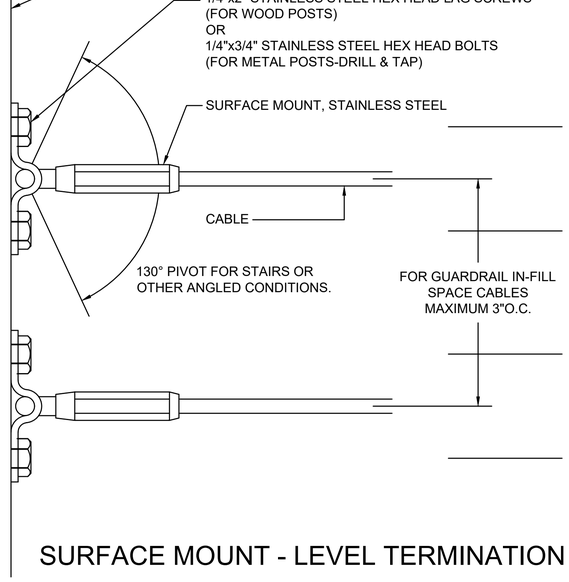
ITEM: SURFACE MOUNT
MATERIAL: TYPE 316 STAINLESS STEEL.
FITTING TYPE: NON-ADJUSTABLE CABLE END FITTING
SWAGE TYPE: MACHINE HEX SWAGE AT FACTORY (1/8" & 3/16" SIZES ALSO AVAILABLE IN CABLECRIMP HAND SWAGE STYLE FOR FIELD FABRICATION)
POST TYPE: WOOD. METAL POSSIBLE BUT NOT RECOMMENDED. (POSTS NOT INCLUDED).
FASTENING TO POST: ATTACH TO FACE OF END/TERMINATION POST OR WALL USING TWO SCREWS OR BOLTS.
FASTENING AT ANGLES: MOUNTING FLANGE PIVOTS UP TO 130 DEGREES.
CABLE TENSIONING: NON-ADJUSTABLE FIXED END.
HARDWARE PAIRINGS: USUALLY PAIRED WITH SURFACE MOUNT TURNBUCKLE. MUST ONLY BE PAIRED WITH A TENSION ADJUSTMENT FITTING (NOT ANOTHER FIXED END).
SUPPLIER: FEENEY, INC.
2603 UNION STREET, OAKLAND, CA 94607
PH: 1-800/888-2418 FAX: 1-510/893-9484
E-MAIL: sales@feeneywire.com
WEB: www.cablerail.com

SURFACE MOUNT, STAINLESS STEEL

PART#	MODEL#	SWAGE TYPE	CABLE SIZE	HOLE DIA. (EØ)	HOLE SPAN (H) †	FLANGE WIDTH (W)	LENGTH (L)	ATTACHMENT POST DRILL HOLE Ø
3281	125-FSM-T	MACHINE	1/8"	1/4"	1-3/8"	5/8"	2-1/8"	LAG OR TAP
3284	187-FSM-T	MACHINE	3/16"	1/4"	1-3/8"	5/8"	2-1/4"	LAG OR TAP
3337	250-FSM-T	MACHINE	1/4"	5/16"	1-1/2"	3/4"	3-1/4"	LAG OR TAP
*3333	CC125-FSM-T	CABLECRIMP	1/8"	1/4"	1-3/8"	5/8"	3"	LAG OR TAP
3334	CC187-FSM-T	CABLECRIMP	3/16"	1/4"	1-3/8"	5/8"	3"	LAG OR TAP

* 3333 IS SAME AS A #3334 BUT INCLUDES A CONVERSION INSERT SLEEVE FOR CRIMPING ONTO 1/8" CABLE
† SINCE FLANGES ARE FORMED PIECES, ALLOW A TOLERANCE OF ±1/16" ON FLANGE HOLE SPAN DIMENSION (H).

SURFACE MOUNT - HORIZONTAL TERMINATION ON POST/WALL
(DETAILS TYPICAL FOR 1/8", 3/16" & 1/4" CABLE)



SURFACE MOUNT - LEVEL TERMINATION

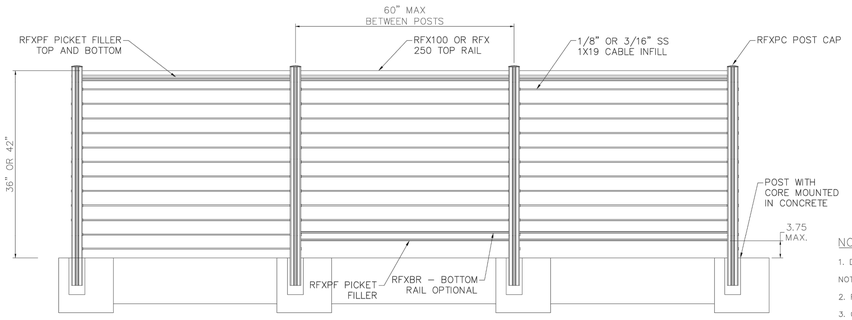
alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

MATERIAL DETAIL SPECIFICATIONS

SHEET 12

Line measures 1 inch on full scale drawing. If not 1 inch scale accordingly.

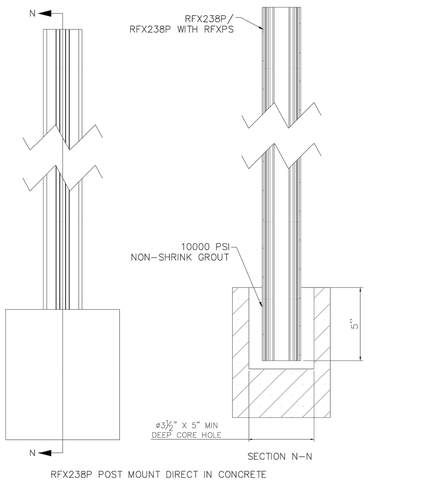


1 RFX 100 / RFX250 ALUMINUM RAIL W/STAINLESS STEEL CABLE INFILL OFFSET FASCIA MOUNT

Scale: 1-1/2" : 1'-0"

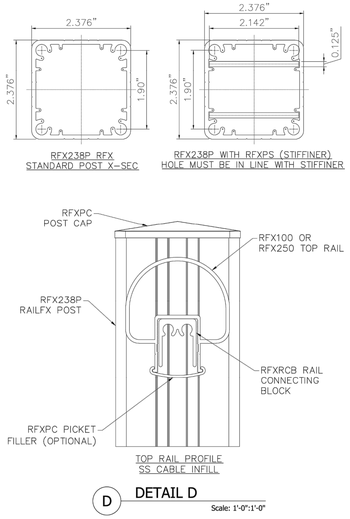
NOTES:

1. DESIGN CAPACITY OF EXISTING STRUCTURE THAT SUPPORTS THE RAILING IS NOT IN ZENITH SCOPE OF WORK.
2. RAILING IS DESIGNED FOR MAX SPEED OF 110MPH.
3. GLASS IN-FILL IS NOT IN ZENITH SCOPE OF WORK.
4. POST SPACING IS 4' O.C OR OTHER SPACING MAY APPLY.



A DETAIL A - POST CORE MOUNTING ATTACHMENT DETAIL

Scale: 5":1'-0"



D DETAIL D

Scale: 1'-0":1'-0"

GENERAL NOTES:

1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH RAIL FX SPECIFICATIONS OR APPROVED EQUAL.
2. CONTRACTOR SHALL VISIT WWW.RAILFX.NET FOR MORE PRODUCT AND COMPANY INFORMATION.

4 - CABLE RAILING WITH POST DETAILS

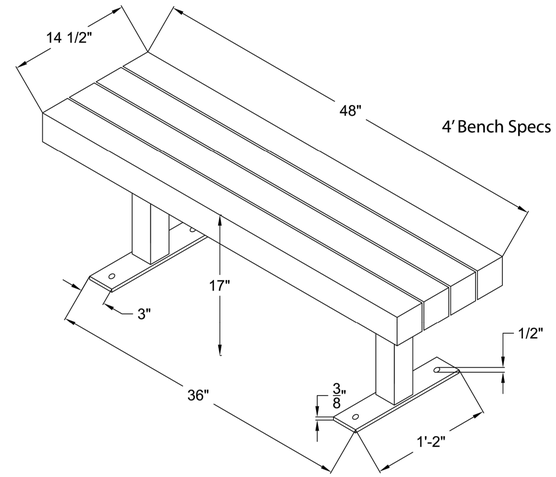
NOT TO SCALE

GENERAL NOTES

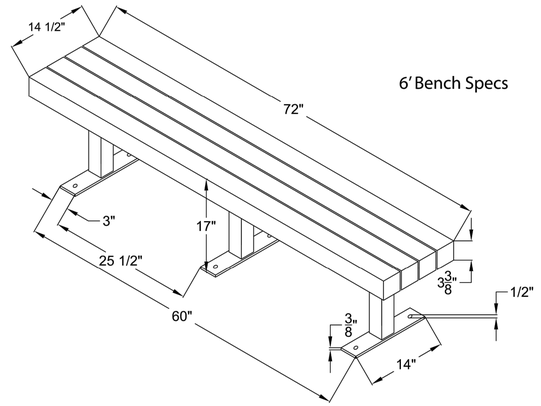
1. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING ALL SITE FURNISHING AS SHOWN ON PLANS. ALL MATERIALS (OR APPROVED EQUIVALENTS) AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

GENERAL NOTES:

1. SEAT IS RECYCLED PLASTIC
2. HEAVY DUTY, POWDER-COATED STRUCTURAL STEEL FRAMES
3. FRAME INCLUDES HOLE FOR SURFACE MOUNT
4. COMES WITH ZINC COATED HARDWARE
5. STAINLESS STEEL HARDWARE AVAILABLE
6. UNIT WEIGHT APPROX. 100 LBS
7. REFER TO HIGHLANDPRODUCTSGROUP.COM FOR PRODUCT DETAILS



4' Bench Specs



6' Bench Specs

GENERAL NOTES:

1. SEAT IS RECYCLED PLASTIC
2. HEAVY DUTY, POWDER-COATED STRUCTURAL STEEL FRAMES
3. FRAME INCLUDES HOLE FOR SURFACE MOUNT
4. COMES WITH ZINC COATED HARDWARE
5. STAINLESS STEEL HARDWARE AVAILABLE
6. UNIT WEIGHT APPROX. 145 LBS
7. REFER TO HIGHLANDPRODUCTSGROUP.COM FOR PRODUCT DETAILS

5 - BENCH DETAILS (4-FT & 6-FT)

NOT TO SCALE

alta

617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

MATERIAL DETAIL SPECIFICATIONS

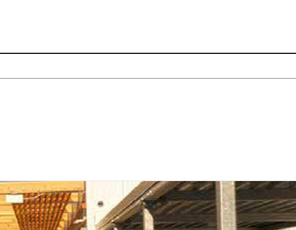
SHEET 13

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.



Bison Aluminum Cubes

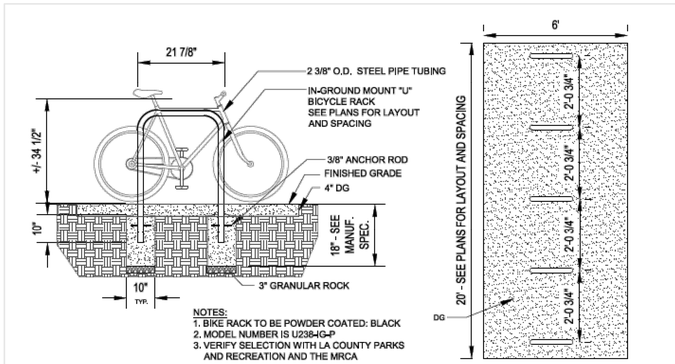
Model	Dimensions	Weight
~~CUBE-PC242420~~	~~23.875"L x 23.875"W x 20"H~~	~~28 lbs~~
~~CUBE-PC242424~~	~~23.875"L x 23.875"W x 24"H~~	~~30 lbs~~
CUBE-PC242436	23.875"L x 23.875"W x 36"H	42 lbs
~~CUBE-PC482420~~	~~47.9375"L x 23.875"W x 20"H~~	~~45 lbs~~
~~CUBE-PC482424~~	~~47.9375"L x 23.875"W x 24"H~~	~~50 lbs~~
CUBE-PC482436	47.9375"L x 23.875"W x 36"H	66 lbs
~~CUBE-PC484820~~	~~47.9375"L x 47.9375"W x 20"H~~	~~131 lbs~~
~~CUBE-PC484824~~	~~47.9375"L x 47.9375"W x 24"H~~	~~150 lbs~~
~~CUBE-PC484836~~	~~47.9375"L x 47.9375"W x 36"H~~	~~191 lbs~~
~~CUBE-PC722420~~	~~72"L x 23.875"W x 20"H~~	~~85 lbs~~
~~CUBE-PC722424~~	~~72"L x 23.875"W x 24"H~~	~~95 lbs~~
~~CUBE-PC722436~~	~~72"L x 23.875"W x 36"H~~	~~125 lbs~~
~~CUBE-PC962420~~	~~96.0625"L x 23.875"W x 20"H~~	~~165 lbs~~
~~CUBE-PC962424~~	~~96.0625"L x 23.875"W x 24"H~~	~~185 lbs~~
~~CUBE-PC962436~~	~~96.0625"L x 23.875"W x 36"H~~	~~240 lbs~~



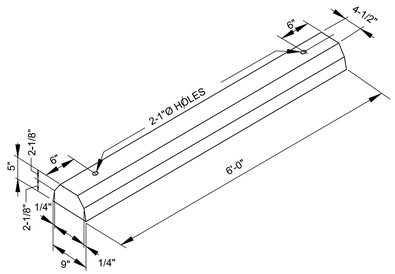
Bison Powder Coat Aluminum Cubes are available in custom sizes, materials, and colors to meet your design needs. Custom materials include stainless and weathered steel. Specify color when ordering.

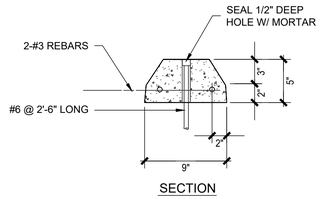
Bison Innovative Products | 701 Osage Street, Unit 120, Denver CO 80204 USA | 800-333-4234 | www.bisonip.com

6 - ALUMINUM PLANTERS



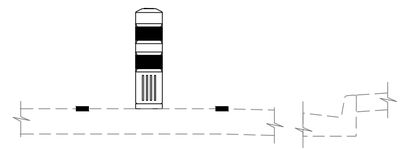
7 - BIKE RACK
NOT TO SCALE





SECTION

8 - CONCRETE WHEEL STOP
NOT TO SCALE



9 - BOLLARD (K-71)
NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING ALL SITE FURNISHING AS SHOWN ON PLANS. ALL MATERIALS (OR APPROVED EQUIVALENTS) AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

MATERIAL DETAIL SPECIFICATIONS

SHEET 14

Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.

Bison Ipê Wood Tiles



Model: WTIPE24-SM

Model: WTIPE24-SM
Model: WTIPE24-R
Model: WTIPE3030-10PLANK-SM
Species: Ipê
Color: Brown*
ASTM E108: Class A Spread of Flame
Janka Hardness Rating: 3,680 lbs.
Dimensions: 23.875" x 23.875" x 1.69"
29.875" x 29.875" x 1.69"
Weight: 24 lbs. / 34 lbs.
Weight psf: 6 psf / 5.4 psf
Bison Continuous Kerf cut design



Model: WTIPE3030-10PLANK-SM



Model: WTIPE48
Species: Ipê
Surface: Smooth or Ribbed
Color: Brown*
ASTM E108: Class A Spread of Flame
Janka Hardness Rating: 3,680 lbs.
Dimensions: 47.9375" x 23.875" x 1.69"
Weight: 48 lbs.
Weight psf: 6 psf
Bison Continuous Kerf cut design

*Wood tile colors may differ than pictured and change without notice.

Bison Innovative Products | 701 Osage Street, Unit 120, Denver CO 80204 USA | 800-333-4234 | www.bisonip.com

10 - WOOD TILES (OPTIONAL)

Specifications

- Supports 1250 lbf (5.56 kN) FS:3 per pedestal
- Select 1/8 or 3/16 inch (3.175 or 4.5 mm) tab size for pedestals
- Integrated base levelers accomodate 0 to ½ inch per foot slope (0-4%)
- Adjustable system height range is 2 ¼ to 36 inches (57.15 to 914.4 mm)
- Bison Brace System required for 24 to 36 inches (609.6 to 914.4 mm)
- Accessories available for heights from 1/8 to 2 ¼ inches (3.175 to 57.15 mm)
- Contains 20% post-industrial recycled material
- Impervious to water, mold, and freeze/thaw cycles
- Made in the U.S.A.

		Model No.	Description	Range	Notes
Pedestals		V1-18 V1-316	Adjustable Pedestal	2 1/4" - 2 3/4" (57.15 - 69.85 mm)	--
		V2-18 V2-316	Adjustable Pedestal	2 3/4" - 3 3/4" (69.85 - 95.25 mm)	--
		V3-18 V3-316	Adjustable Pedestal	3 3/4" - 5 3/4" (95.25 - 146.05 mm)	--
		V4-18 V4-316	Adjustable Pedestal	5 3/4" - 9" (146.05 - 228.6 mm)	--
		VC2	Quick Clip Extender	Adds up to 4" (101.6 mm) each	Insert VC2 into V4 base or another VC2 to reach up to 36" (914.4 mm)
Tabs		VT18 VT316	Spacer Tab	1/8" (3.175 mm) wide 3/16" (4.5 mm) wide	Select 1/8" (3.175 mm) or 3/16" (4.5 mm) Tab Size
		VT18 VT316	Ultra Low Height Pedestal	1/8" (3.175 mm)	--
		HD25-18 HD25-316 HD50-18 HD50-316 HD75-18 HD75-316	Fixed Height Stackable Pedestals	1/4" (6.35 mm) 1/2" (12.7 mm) 3/4" (19.05 mm)	Stack up to 4
		LO-18 LO-316	Low Height Adjustable Pedestal	1 1/4" - 2" (31.75 - 51 mm)	Supports 750 lbf (3.34 kN) FS:3 per Pedestal
Accessories		B11	Rubber Flexible Shim	1/16" (1.588 mm)	--
		PS1	Plastic Rigid Shim	1/8" (3.175 mm)	--
		LD4	Base Leveler	Adds 1/4" (6.35 mm) to Pedestal height Stack up to 4 total to base of Pedestals	Maximum of 1" per foot slope (8%)
		FS-1	Fastening Kit*	Secures Bison Wood Tiles or Paver Trays to Bison Pedestals	
		FS-12	12" Spline* 3/16" (4.5 mm) Tab	Secures Bison Wood Tiles or Paver Trays to Bison Pedestals when additional protection against wind uplift is required	
		JT	Joist Top	Adds 3/16" (4.5 mm) in height	Works with 2x and 4x lumber on Adjustable Pedestals
		FIB	Floating Insulation Base	12" x 12" x 11/16" (304.8 x 304.8 x 17.463 mm) For use over roofing systems with 20-40 psi (137.895 - 275.79 kPa) bearing capacity	
		FFB	Floating Foundation Base	12" x 12" x 1/4" (304.8 x 304.8 x 6.35 mm) For use under Pedestals on grade (soil)	
		BB-PEGS	Brace Attachment Peg	--	Snaps into LO or V-Series pedestal base
		BB-BRACE	Brace Kit Includes BB-Latches	Fits 11.75" - 36" (299 - 914 mm) pavers	Attaches to BB-PEGS or BB-C

Bison Innovative Products | 701 Osage Street, Bldg 2, Unit 120, Denver, CO 80204 USA | 800-333-4234 | www.BisonIP.com

11 - VERSADJUST PEDESTALS AND ACCESSORIES (OPTIONAL)

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING ALL SITE FURNISHING AS SHOWN ON PLANS. ALL MATERIALS (OR APPROVED EQUIVALENTS) AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

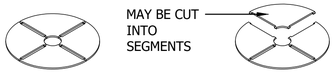
alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

MATERIAL DETAIL SPECIFICATIONS

SHEET 15

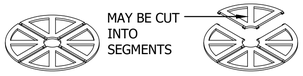
Line measures 1 inch on full scale drawing. If not 1 inch scale accordingly.



B11 DETAIL

GENERAL NOTE:

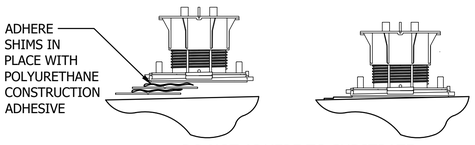
1. B11 FLEXIBLE RUBBER SHIMS MAY BE PLACED ON TOP OF EACH PEDESTAL TO DAMPEN THE SOUND OF FOOT TRAFFIC. B11s MAY BE USED WHOLE OR CUT INTO SEGMENTS FOR SHIMMING.



PS1 DETAIL

GENERAL NOTE:

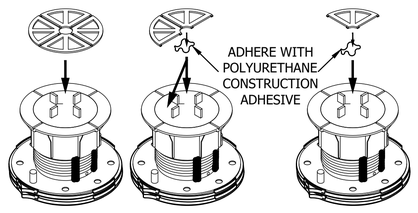
1. A PS1 SHIM MAY BE PLACED ON TOP OF EACH PEDESTAL. PS1s MAY BE USED WHOLE OR CUT INTO SEGMENTS FOR SHIMMING.



PS1s AND B11s UNDER VERSADJUST

GENERAL NOTE:

1. PLACE PS1 SHIMS OR B11 FLEXIBLE RUBBER SHIMS, WHOLE OR IN SEGMENTS, UNDER EACH PEDESTAL IN A STAIR STEP FASHION TO COMPENSATE FOR SLOPING SUBSTRATES. USE NO MORE THAN 2 SHIMS, AND ADHERE THEM TO EACH OTHER WITH CONSTRUCTION ADHESIVE.



PS1 AND B11 ON TOP OF VERSADJUST

GENERAL NOTE:

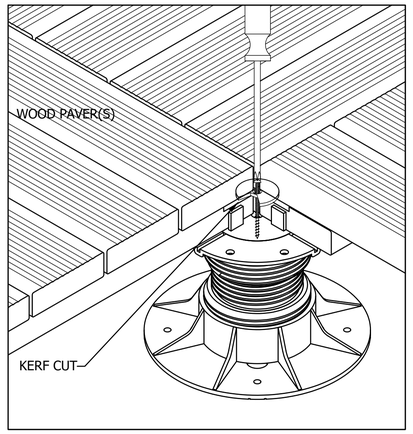
1. PS1 SHIMS AND B11 FLEXIBLE SHIMS MAY BE PLACED ON TOP OF PEDESTALS FOR MINOR LEVELING OF PAVERS WITH THICKNESS VARIATIONS. USE NO MORE THAN 2 SHIMS.

12 - PS1 AND B11 SHIM PLACEMENT (OPTIONAL)

NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING ALL SITE FURNISHING AS SHOWN ON PLANS. ALL MATERIALS (OR APPROVED EQUIVALENTS) AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.



GENERAL NOTES:

1. PLACE THE FS1 WASHER IN THE KERF CUT BETWEEN THE BOTTOM RAIL AND THE UPPER SLAT IN THE CORNERS OF THE THREE WOOD PAVERS. LEAVE THE NOTCH IN THE WASHER FACING OUTWARDS IN ORDER TO LEAVE ROOM TO PLACE THE 4th PAVER. AFTER ALL PAVERS ARE TIGHTLY IN PLACE, ROTATE THE WASHER USING A SCREWDRIVER SO THAT THE SOLID PART OF THE WASHER IS IN CONTACT WITH THE CORNERS OF ALL FOUR PAVERS. INSERT THE FS1 SCREW THROUGH THE HOLE IN THE CENTER OF THE WASHER AND THE PILOT HOLE IN THE CENTER OF THE TAB SET INTO THE TOP OF THE PEDESTAL. HAND TIGHTEN UNTIL THE CORNERS OF ALL FOUR PAVERS ARE SECURELY FASTENED TO THE PEDESTAL, DO NOT TO OVER-TIGHTEN.
2. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH BISON INNOVATIVE PRODUCTS SPECIFICATIONS.
3. CONTRACTOR SHALL VISIT WWW.BISONIP.COM FOR MORE PRODUCT AND COMPANY INFORMATION.

13 - VERSADJUST PEDESTALS INSTALLATION (OPTIONAL)

NOT TO SCALE



VT316 / VT18
FIXED HEIGHT 1/8"

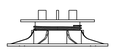
HD25
FIXED HEIGHT 1/4"



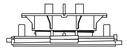
HD50
FIXED HEIGHT 1/2"



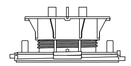
HD75
FIXED HEIGHT 3/4"



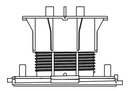
LO
1 1/4" - 2" VERTICAL RANGE



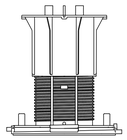
V1
2 1/4" - 2 3/4" VERTICAL RANGE



V2
2 3/4" - 3 3/4" VERTICAL RANGE



V3
3 3/4" - 5 3/4" VERTICAL RANGE



V4
5 3/4" - 9" VERTICAL RANGE



V4 + VC2
9" - 13" VERTICAL RANGE
COUPLER ADDS 4"

PRODUCT CHARACTERISTICS:

1. MAXIMUM DESIGN CAPACITY OF **1250** LBS PER PEDESTAL, FACTOR OF SAFETY 3.
2. SCREW ADJUSTABILITY WHILE PEDESTALS ARE LOADED FOR FINAL ADJUSTMENT.
3. IMPERVIOUS TO FREEZE-THAW, WATER, MOLD AND SOLVENT FREE CHEMICALS.
4. WEIGHT BEARING SYSTEM DOES NOT PENETRATE ROOFING MEMBRANE OR SUBSTRATE.
5. LARGE FOOTPRINT SPREADS WEIGHT OVER ROOFING MEMBRANE AND SUBSTRATE.
6. MAXIMUM CAVITY HEIGHT OF 24".
7. HEIGHTS FROM 24"-36" WITH BISON BRACE.

14 - VERSADJUST PEDESTALS ELEVATIONS (OPTIONAL)

NOT TO SCALE

alta

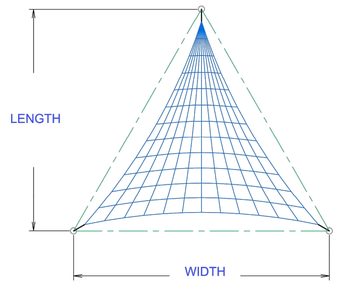
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

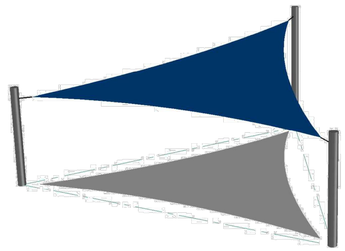
MATERIAL DETAIL SPECIFICATIONS

SHEET 16

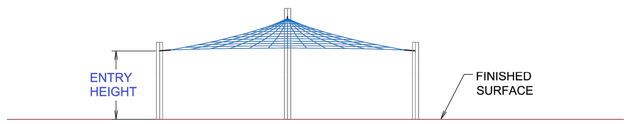
Line measures 1 inch on full scale drawing, if not 1 inch scale accordingly.



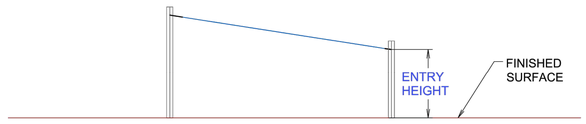
PLAN VIEW



PERSPECTIVE VIEW



FRONT ELEVATION



SIDE ELEVATION

CUSTOMER:

PROJECT NAME:

LOCATION:

STRUCTURE TYPE: 3 POINT SAIL

SIZE:

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USA SHADE AND FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

USA SHADE & Fabric Structures
CORPORATE HEADQUARTERS
DFW INTERNATIONAL COMMERCE PARK
2580 ESTERS BLVD., SUITE 150 DFW
AIRPORT, TX 75261
800-966-5005

CERTIFICATIONS:
IAS CERTIFICATION No: FA-428
CLARK COUNTY MANUFACTURER CERTIFICATION NUMBER (NEVADA): 355

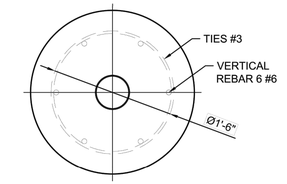
Drawn By :	AZR
Checked By :	AZR
Approved By :	SALES REP.

DRAWING DESCRIPTION: VERSION 307.5

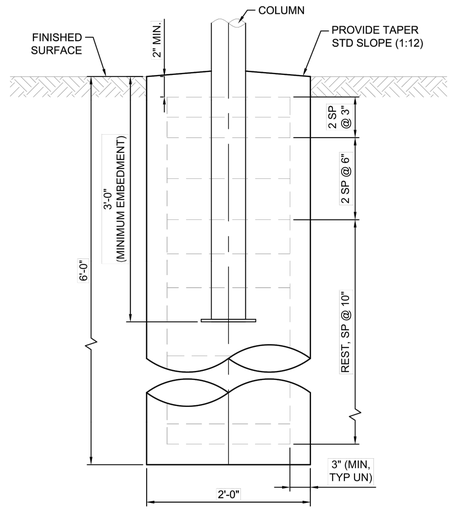
DWG. 307.5

NOTES:
-THESE DRAWINGS ARE NOT FOR CONSTRUCTION, THEY ARE A PICTORIAL REPRESENTATION OF FABRIC AND STEEL ONLY. NONE OF THE REQUIRED ATTACHMENT OR CONNECTION DETAILS HAVE BEEN DEPICTED.
-ALL DIMENSIONS AND HEIGHTS MUST BE FIELD VERIFIED PRIOR TO ANY FINAL DESIGN, FABRICATION OR INSTALLATION WORK.

307.5 - 3 POINT SAIL



TOP VIEW



TYP. DRILLED PIER FOOTING
(EMBEDDED, PIH)

15 - OPTIONAL SHADE STRUCTURE DETAIL
NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING ALL SITE FURNISHING AS SHOWN ON PLANS. ALL MATERIALS (OR APPROVED EQUIVALENTS) AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Line measures 1 inch on full scale drawing. if not 1 inch scale accordingly.

SHOWN: ***868ARU-MS-NBA***
11' / Octagon Cantilever Umbrella / Matte Silver Finish / 9 oz. Marine Grade Navy Blue Acrylic



*Stainless Steel upgrade available for the Aurora (**ARU-SP-SS**) spigot, and Deck Plate (**ARU-DP-SS**)*

FEATURES

*ENGINEERED TO WITHSTAND **25 MPH WINDS.** +5 MPH WITH WIND STABILIZER KIT.*

- *Full 360° rotation combined with the Infinity Tilt provides countless hours of maximum shade.*
- *The crank lift is built for commercial use, yet designed for smooth and effortless operation in any environment.*
- *Manufactured with extruded aluminum.*
- *Stainless-steel hardware throughout.*
- *Wind Stabilizer Kit and Black Polyester Protective Cover Bag included.*
- *Mounting options include permanent, semi-permanent, and free-standing bases for installation on any surface.*

FRAME FINISHES

MS



MATTE SILVER ANODIZED

AURORA *· PREMIUM CANTILEVER UMBRELLA*



868ARU *- 11' / 3.5M OCT.*

- ***A.*** *overall height: 110" / 280cm*
- ***B.*** *clearance: 82" / 203cm*
- ***C.*** *closed clearance: 37" / 93cm*
- ***D.*** *overall depth: 142" / 363cm*
- ***MAST:*** *2.75" x 4" / 8 x 10cm*
- ***WEIGHT:*** *95 lbs. / 43 kg.*



877ARU-SQ *- 9' / 2.8M SQ.*

- ***A.*** *overall height: 110" / 280cm*
- ***B.*** *clearance: 82" / 203cm*
- ***C.*** *closed clearance: 29" / 73cm*
- ***D.*** *overall depth: 122" / 312cm*
- ***MAST:*** *2.75" x 4" / 8 x 10cm*
- ***WEIGHT:*** *90 lbs. / 40 kg.*

Umbrella clearance dimensions are measured while not mounted in a base. Depending on the selected base, these clearance measurements will change. All dimensions and weights have a +/-5" tolerance based on multiple variables; pin placement height, crank tautness and fabric weight.

Please consult a licensed professional for in-ground or surface mounting installations.

SPECIFIC MOUNTING AURORA *Please see further details on page(s) 49*

40G-36G *DOUBLE GALVANIZED STEEL STACK*	***36G-SQx2*** *DOUBLE GALVANIZED STEEL STACK*	***ARU-480*** *GALVANIZED STEEL WHEEL BASE*
W: *335 lbs./152 kg.* ***D:*** *40"/101cm* ***H:*** *1"/2.5cm*	***W:*** *400 lbs./181 kg.* ***D:*** *36"/91cm* ***H:*** *1"/2.5cm*	***W:*** *80 lbs./36 kg.* ***D:*** *34"/86cm* ***H:*** *11"/28cm*
FREE-STANDING BASE	*FREE-STANDING BASE / OPTIONAL WHEELS +W*	*FREE-STANDING WHEEL BASE*
XB *MODULAR BASE*	***ARU-DP*** *DIRECT SURFACE MOUNTING PLATE*	***ARU-IG*** *IN-GROUND MOUNT*
W: *36 lbs./16 kg.* ***D:*** *39"/99cm* ***H:*** *5"/12cm*	***W:*** *12 lbs./5 kg.* ***D:*** *12.5"/32cm* ***H:*** *.5"/12.7mm*	***W:*** *18 lbs./8 kg.* ***D:*** *8"/20cm* ***H:*** *20"/50cm*
FREE-STANDING MODULAR BASE	*DIRECT SURFACE INSTALLATION*	*IN-GROUND MOUNT INSTALLATION*

All bases have a +/- 10 lbs (4.5kg.) weight tolerance based on a variety of variables. Overall diameter tolerance of +/- 1"

AURORA *SPECIFIC MOUNTING*



40G+36G *- DOUBLE GALVANIZED STEEL STACK*

W: *335 lbs./152 kg.* ***D:*** *40"/101cm* ***H:*** *1"/2.5cm*

40G+36G Galvanized Steel Plate(s) - Double Stack



36G-SQx2 *- DOUBLE GALVANIZED STEEL STACK*

W: *400 lbs./272 kg.* ***D:*** *36"/91cm* ***H:*** *1"/2.5cm*

36G-SQ Galvanized Steel Plate(s) - Double Stack

OPTION: ADD WHEELS +W



ARU-480 *- GALVANIZED STEEL WHEEL BASE*

W: *80 lbs./36 kg.* ***D:*** *34"/86cm* ***H:*** *11"/28cm*

Galvanized Steel Base - Concrete Paver Filled
SHIPS EMPTY

BK ***WH*** ***BZ*** ***MS***



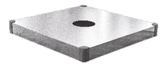
XB *- MODULAR BASE*

W: *36 lbs./16 kg.* ***D:*** *39"/99cm* ***H:*** *5"/12cm*

Galvanized Steel and Aluminum Base
16" x 2" Pavers, Total 8, minimum. ***(NOT INCLUDED)***

SHIPS EMPTY

BK



XB+C *- OPTIONAL COVER*

W: *12 lbs./5 kg.* ***D:*** *40"/101cm* ***H:*** *.5"/12.7mm*

Optional aluminum beauty cover .
Can be purchased separately or with the XB Modular Base.

BK ***SM***



ARU-DP *- DIRECT SURFACE MOUNTING PLATE*

W: *12 lbs./5 kg.* ***D:*** *12.5"/32cm* ***H:*** *.5"/12.7mm*

Use: ***DIRECT SURFACE INSTALLATION***
INSTALLATION HARDWARE NOT INCLUDED
Directly mounted to decking or concrete surfaces.

*Stainless Steel upgrade (**ARU-DP-SS**)*

BK ***SM***



ARU-IG *- IN-GROUND MOUNT*

W: *18 lbs./8 kg.* ***D:*** *8"/20cm* ***H:*** *20"/50cm*

Use: ***IN-GROUND MOUNT INSTALLATION***

Can be installed into soft soil, concrete or hard clay. Please consult a licensed professional for in-ground or surface mounting installations.

15
-
OPTIONAL SHADE STRUCTURE DETAIL
NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING ALL SITE FURNISHING AS SHOWN ON PLANS. ALL MATERIALS (OR APPROVED EQUIVALENTS) AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

alta
617 W 7th Street, #1103 | Los Angeles, CA 90017
213-489-7443 | altago.com

Glendora Village Parklet Improvements
Glendora, CA

MATERIAL DETAIL SPECIFICATIONS

SHEET 18

CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

NOTICE OF EXEMPTION

Project Title: Village Parklet Project

Project Location: Glendora Avenue between Foothill Blvd. and Bennett Avenue

Project Sponsor: City of Glendora, Community Development Department

Mailing Address: 116 East Foothill Boulevard, Glendora CA 91741

General Plan Land Use Designation: Village Mixed-Use

Zoning Designation: Civic Center Area Plan (CCAP)

Project Description: The project involves the installation of parklets in the public right-of-way along Glendora Avenue in the Village area.

Surrounding Land Uses and Setting: Commercial and residential uses

The Planning Director recommends the following exempt status / findings:

- ☐ Ministerial (Sec. 15073)
- ☐ Declared Emergency (Sec. 15071(a))
- ☐ Emergency Project (Sec. 15071(b) and (c))
- ☒ Categorical Exemption

  Type: Class 1-Existing Facilities

  Section: 15301(c)
- ☐ Statutory Exemption. Code Number: _____

Reasons why project is exempt: The project consists of a minor alteration to the public right-of-way to construct up to eight parklets for public use. The program includes the adoption of a program for use of the parklets for outdoor dining by nearby restaurants.

_____ Date: _____

Jeff Kugel, Community Development Director

The above recommended exempt status and findings were adopted by the following body:

City of Glendora City Council on March 9, 2021

_____ Date: _____

Steven Mateer, Transportation Division Manager (626) 852-4846

rvp7/3/97

STAFF REPORT

TO: MAYOR AND COUNCIL MEMBERS **DATE:** MARCH 9, 2021

FROM: CITY MANAGER'S OFFICE **DISTRICT(S):** CITYWIDE

SUBJECT: DEVELOPMENT OF A SUB-REGIONAL HOMELESS HOUSING PROGRAM (STRATEGIC PLAN ITEM 55 - ISHS)

RECOMMENDATION

That the City Council:

1. Receive an update on the City's homelessness efforts;
2. Authorize the City Manager to execute and extend agreements with local hotels, motels and similar businesses to house and provide services to homeless individuals for the duration of the local emergency declared for COVID-19 and after the emergency is over (voucher program); and
3. Provide direction to City staff on identification of a location for an interim housing site of up to 50 beds.

EXECUTIVE SUMMARY

As part of the City's Homelessness Action Plan, the City Council has appropriated more than $500,000 in one-time funding to house Glendora's homeless in local hotels/motels. This effort during COVID allowed the City to adhere to CDC guidelines regarding its homelessness challenges, enforce its ordinance, and enhance quality of life for the entire community. To date, the project has been successful in temporarily housing 65 individuals with ties to Glendora in local hotels/motels, while working with our community partners to place 41 individuals into longer-term housing with services to address their needs.

As part of the City's Strategic Plan, the City has been pursuing a sub-regional homelessness approach with the cities of San Dimas, La Verne and Claremont, the County of Los Angles, and LAHSA (55-ISHS). Each City has established a sub-committee of two councilmembers to assist staff in investigating a potential partnership on shared resources; the City of Glendora has received a proposal from LAHSA and the County that identifies funding for the capital and operations needs of an interim housing site. City staff requires the action by the City Council to receive an update on the current progress made on addressing homelessness and site identification for a potential 50 bed interim housing site.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

On December 12, 2017, the City Council approved acceptance of grant funds from the County of Los Angeles for a City Planning Grant to develop a City plan to prevent and reduce homelessness (Homeless Plan). The Homeless Plan was presented and adopted by the City Council in June 2018.

On September 17, 2019, the City held a homelessness workshop that covered topics including the current legal environment, homeless encampments, housing, homeless resources, and community/staff involvement. The workshop identified several items that staff would report back on, including shopping carts, bulky items, environment design strategies, high fire hazard severity zones, and housing.

On April 14, 2020, the City Council authorized the appropriation of $150,000 in one-time funds to allow staff to execute agreements with local hotels, motels and similar business to house and provide services to homeless individuals for the duration of the local emergency declared for COVID-19.

On May 26, 2020, the City Council discussed housing options for homeless individuals and directed a sub-committee of two councilmembers and City staff to return with recommendations by June 9, 2020.

On June 9, 2020, the City Council discussed the future development of housing for Glendora's homeless, authorized budget adjustment of $150,000 for additional homeless housing in the City's hotels/motels, and authorized a sub-committee of City Council members and City staff to work with local agencies to seek sub-regional housing options with local agencies, the County of Los Angeles, and LAHSA.

On September 8, 2020, the City Council authorized budget adjustment of $150,000 for additional homeless housing in the City's hotels/motels, including amending agreement with local hotels and motels to provide these services.

DISCUSSION

Recent City of Glendora Homeless Efforts

The City has previously negotiated room rental rates from several local hotel/motels to house homeless individuals to help stop the spread of COVID-19 amongst this at-risk group. The decision to move in this direction was based on recommendations from the Centers for Disease Control and Prevention, existing case law, current availability of homeless housing, and relationships with the City's community partners that provide services to the homeless community.

Centers for Disease Control and Prevention (CDC)
The CDC has provided guidance for governmental and other agencies responsible for responding to and providing services for homeless individuals during the current COVID-19 pandemic. The complete overview of guidance can be found at https://www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/unsheltered-homelessness.html.

The recommended prevention measures from the CDC to stop the spread among homeless in encampments includes:

- Unless individual housing units are available, do not clear encampments during community spread of COVID-19. Clearing encampments can cause people to disperse throughout the community and break connections with service providers. This increases the potential for infectious disease spread.
- Encourage people staying in encampments to set up their tents/sleeping quarters with at least 12 feet x 12 feet of space per individual.
- Ensure nearby restroom facilities have functional water taps, are stocked with hand hygiene materials (soap, drying materials) and bath tissue, and remain open to people experiencing homelessness 24 hours per day.
- If toilets or handwashing facilities are not available nearby, provide access to portable latrines with handwashing facilities for encampments of more than 10 people.

Supporting Local Business
The COVID-19 pandemic has caused wide-spread economic harm to many industries, including tourism. Hotels and motels have been hit especially hard with the various Health Officer Orders that were implemented in Los Angeles County.

In working to mitigate risks related to COVID-19 and homelessness, the City saw an opportunity to provide shelter for at-risk homeless individuals and support local businesses by housing them in Glendora hotels for up to $85/night. The City worked with the Chamber of Commerce and local businesses to identify rooms. Given that the City is funding this service, the City will only house that individuals that are currently homeless in Glendora with ties to the community.

Activity to Date

In July 2020, LAHSA issued its updated Point-In-Time Count numbers for most agencies in Los Angles County. In Glendora, LASHA projected 144 homeless individuals, which is more than a 100% increase from the 2019 count of 65. The 2021 Point-In-Time County has been canceled due to COVID related challenges, which staff anticipates would show a reduction in the total of homeless individuals currently residing in Glendora.

Between April 2020 and January 2021, staff has made outreach contact with 181 unique individuals. This process includes staff working with Union Station on street outreach, obtaining vital documents, Coordinated Entry System surveys, COVID vulnerability Assessments, and referrals or linkage to services.

The City has provided temporary housing to 65 homeless individuals, comprising 6,308 total room nights. Currently, the City is housing four individual; two (2) utilizing Affordable Housing Funds, two (2) utilizing Measure H Grant funds. Total spent on this initiative through January 2021, is approximately $530,000. During their stay in the City funded housing program, staff worked with community partners to transition homeless individuals to facilities that could better address their needs:

- Two (2) individuals and family members have been permanently housed.
- Ten (10) individuals have been enrolled in Rapid Rehousing.
- Six (6) individuals have accepted assistance and housing for dependency issues.
- City has referred 43 individuals to Project Room Key hotels in the local area, with 23 individuals accepting longer term housing and care. Common reasons for those that rejected Project Room/Home Key rooms had to do with proximity of available housing to Glendora.

Of the total number of homeless contacts made since April 2020, 125 individuals have engaged with street outreach teams who connected them to services.

Public Engagement

Throughout the City's recent homeless endeavors, public engagement efforts have been increased. In addition to providing homeless updates to the public at Council meetings, staff also includes a reoccurring article in the Glendora Report, which is mailed to all addresses in the City on a quarterly basis.

Further, in January 2020, the City released a community survey on homeless conducted by True North (Attachment A). When asked in an open-ended manner what change the City could make to improve the quality of life in Glendora, addressing homeless issues/poverty was by far the most common response in 2019 (27%), followed by improving streets, roads, and infrastructure (14%), limiting growth/ development and preserving Glendora's small-town feel (12%), and improving public safety and police services (9%). When the same question was asked of residents just one year earlier (2018) and in 2016, the corresponding percentage of respondents who mentioned addressing homelessness/poverty was 8% and 2%, respectively.

Homeless people also topped the list of perceived 'big problems' in the City of Glendora when respondents were asked to rate various specific problems including speeding vehicles, traffic congestion, and code enforcement issues. Overall, Glendora responses to the surveys on the issue of homelessness can be segmented into three subgroups with 36% being generally negative in their views of homeless people, 33% being generally positive, and 29% being generally neutral due to mixed responses.

After informing respondents of the legal issues regarding homelessness, namely Martin v. City of Boise, the survey sought to gauge the level of support for various strategies that could be employed to address homelessness in the City. By far, the most widespread support was found for three strategies: Providing counseling and rehabilitation for drug and alcohol addiction (88% support), providing funding for mental health facilities (83%), and joining with other cities and the County to create more regional homeless shelters (82%). A majority of Glendorans also supported providing housing for homeless people who lived in Glendora prior to being homeless (66%), incentivizing under-performing hotels and motels to accept temporary housing vouchers (56%), and creating a temporary homeless shelter in Glendora (50%).

Sub-Regional Approach

In response to the Community Survey and direction from the City Council, staff began to work with County of Los Angeles staff from Supervisor Barger's Office and LAHSA to address homelessness issues in early 2020. After expressing and working through the City of Glendora's concerns about equity in available County funded housing resources and Measure H funding, the City received a proposal from the County and LAHSA to implement a sub-regional homeless approach in the Eastern San Gabriel Valley (Attachment B) in September 2020.

The attached proposal from LAHSA and Los Angeles County, contemplates the development of an interim housing site in Glendora, which would be accessible to other local agencies, who would also bring resources to the table in a sub-regional approach:

> *Interim housing is an intervention that provides people experiencing homelessness with temporary housing intended to resolve their immediate experience of unsheltered homelessness, to connect participants to permanent housing opportunities in their communities, and to provide various other services.*
>
> *The development and operation of interim housing is supported by many different streams of funding. A significant portion of capital funds for an interim housing site in Glendora could be made available through the Fifth District's Interim Housing Capital Fund Pool. The ongoing operation of the site and the provision of wraparound services could be supported through Measure H-funded strategy E8 -- Enhance the Emergency Shelter System.*
>
> *Employing a sub-regional interim housing strategy across an identified cohort of cities will allow for a higher degree of local prioritization to meet the sub-regional needs. This unique approach will ensure that individuals experiencing homelessness within the jurisdictions of partnering cities will be prioritized for connection to this resource.*

The proposal received by the City of Glendora addresses a key issue raised by cities as it relates to Measure H Funding – cities that take Measure H funding typically are required to make housing assets available to a larger area (e.g. entire San Gabriel Valley) instead of a more localized approach. The sub-regional approach recommended, allows for the City of Glendora or partner with other agencies to leverage shared resources and therefore provides more comprehensive solutions to address localized needs.

Subsequent to meetings with the County of Los Angles and LASHA, City staff met with staff from San Dimas, La Verne and Claremont about their interest in a sub-regional approach to housing. After receiving a confirmation of interest, each jurisdiction worked on an informal basis to develop recommendations for potential projects that could be integrated into a subregional approach.

In order for each agency to determine what services they could provide to the sub-region, the County of

Los Angeles provided a summary of Housing Needs and Homeless Services that each agency should consider. The items noted with a * are those the County is most focused on.

- Housing Strategies
  - Safe Sleep
  - Safe Parking
  - Pallet Shelters
  - Crisis Beds*
  - DV Shelters
  - Bridge/Interim Housing (enhanced supportive services on-site)*
  - Affordable Housing
  - Permanent Supportive Housing*
- Homelessness Services
  - Access Centers*
  - Hygiene Resources

A comprehensive list of County of Los Angles approved housing strategics from 2016 is attached to this report (Attachment C).

Sub-Committee Guiding Principals
Through periodic meetings of the Sub-Regional Homelessness Group, a series of informal guiding principals have been established:

- Over a period of time, the sub-region can provide a comprehensive set of shared housing assets to address homelessness.
- Sub-regional partnerships, may allow cities to be more competitive for housing grants and identify future joint projects.
- Ability to coordinate efforts and enforcement will help to alleviate one city from passing their homelessness issues to another city.
- Acknowledgement that each City has established partnerships to address homelessness and the sub-regional relationship is another tool for the cities to utilize.

City Sub-Committee Discussions to Date:
Staff from Glendora, San Dimas, La Verne, Claremont and the County, met in February 2021 for a status update. Each agency provided a summary of what initiatives their agency may consider moving forward with to be part of the sub-regional approach. Each of the identified approach represents the first step in a longer public process, which requires various approvals at the City Council level.

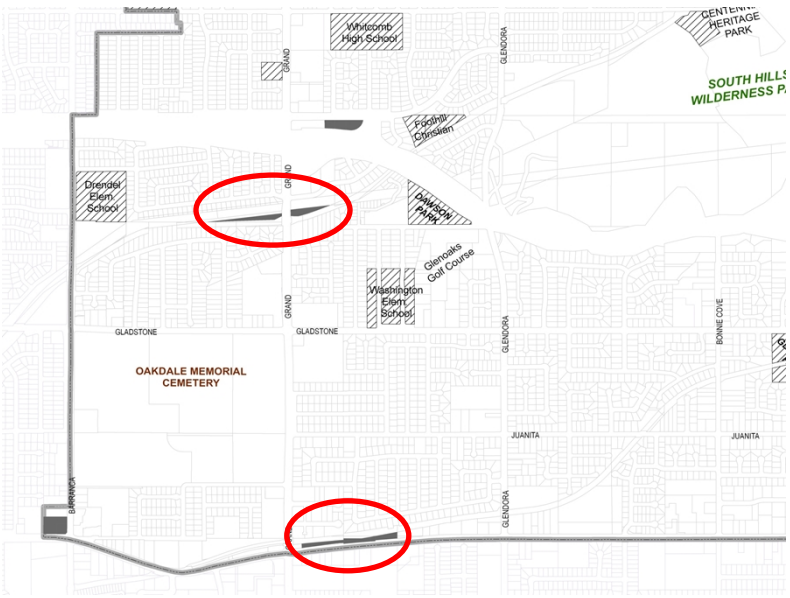
- Glendora: Identified the opportunity to establish an interim housing site for up to 50 beds.
- San Dimas: Evaluating the opportunity to support emergency sheltering .
- La Verne: Identified the opportunity for locating an access center providing case management and housing navigation services to assist individuals with obtaining housing, as well as accessing problem solving/prevention funds, mental health and substance abuse resources and other basic needs assistance.
- Claremont: Identified the opportunity to continue to expand regional efforts in permanent supportive housing.

Emergency Shelters / Interim Housing Facilities in Glendora
Currently, the City of Glendora has three environmentally cleared locations where emergency shelters can be built without zoning changes. These locations would be the starting point for discussion on an interim housing site. The City selected these locations in 2011 as part of Ordinance 1949 to implement SB 2

(Cedillo). The SB 2 legislation amended State housing law and required the City of Glendora to zone for a minimum of 20 emergency shelter beds. To date, homeless shelters have not been built at any of the locations.

The three locations identified on the map are adjacent to Grand Avenue and currently have existing structures on them. Two of the three zoned locations are just north of Big Dalton Wash, on either side of Grand Avenue. The final location is on the northeast corner of Grand Avenue and Arrow Highway.

If the City were to partner with other entities to build an interim housing site at these locations, the buildings would need to be acquired and significant work would be needed to facilitate homeless services.



When considering Interim housing in the City of Glendora, there are four major considerations:

- Location: Review the current locations for accessibility to services, availability of buildings/land, and environmental impacts.
- Funding: Review the short-term (land/capital improvements) and long-term (programmatic and capital).
- Number of Beds: Review the number of beds currently zoned (20) and compare that to anticipated amounts needed (50).
- Length of Stay: Interim housing locations are aimed to serve individuals for three (3) to nine (9) months as they transition to permanent supportive housing or receive the assistance necessary to continue their journey out of homelessness.
- Joint Effort: Review partnerships with local agencies to see if a jointly run facility is beneficial and more cost effective than several smaller shelters.

Through the sub-regional approach, the City will address all of these issues. Specifically, City staff require City Council direction to direct staff to return to the City Council within three (3) months with potential site. The proposed funding for an interim housing project in included in the City's sub-regional proposal from LAHSA and the County of Los Angeles, which generally outlines County of Los Angeles Funding for the one-time capital needs, and Measure H for the ongoing operation of the facility. Currently, based on a sub-reginal need, the total number of beds would be 50, and would be leveraged by projects in other cities to allow for a more comprehensive approach to addressing homelessness.

Next Steps
A general list of next steps in included below. The list is not comprehensive, but aimed to provide a general overview of what is required to solidity the sub-regional approach to addressing homeliness in the cities of Glendora, San Dimas, La Verne, and Claremont.

1. Reaffirm sub-regional approach is preferred by each member agency
    a. Finalize area of focus by each agency
    b. Develop timelines and project scope for each area of focus
2. Direct staff to locate and identify site(s) for a 50 bed interim housing facility in Glendora
    a. Finalize location and size
    b. Solidify funding – capital improvement and ongoing operations
    c. Identify partners – capital improvement and operations
    d. Develop a timeline
3. Develop an MOU with cities, LASHA, and the County of Los Angeles to memorialize relationship, including but not limited to
    a. Term
    b. Roles and Responsivities
    c. Process of placing individuals in various housing assets
    d. Identification of funding

FISCAL IMPACT

The City Affordable Housing Fund (F285) was created pursuant to a Development Agreement with William Lyon Homes. The Development Agreement was a component of the Arboreta Specific Plan project, which is a residential subdivision located west of Grand Avenue and south of Bennett Avenue. As part of the Specific Plan, and under the terms of the Development Agreement, William Lyon Homes made an affordable housing in-lieu payment to the City of $2 million. The Development Agreement requires that the funds be spent on "affordable housing." Since receiving the payment around 2007, the funds have been used to defray administrative costs associated with long-term affordable housing obligations. To date, the City has utilized over $500,000 from the Affordable Housing Fund (F285), which has an estimated balance of $1.2 million.

In additional to the City Affordable Housing Fund, staff is currently utilizing Measure H grant funds to pay for emergency housing needs. To date, the City has spent approximately $50,000 of Measure H funds.

Staff is currently seeking reimbursement through FEMA for the funds expended to house homeless individuals during the COVID-19 pandemic.

ENVIRONMENTAL DETERMINATION

There are no applicable impacts related to CEQA based on the recommendations provided in this report. Upon site identification, staff will provide an update on environmental impacts, where applicable.

Respectfully submitted,
Adam Raymond
City Manager's Office

Concurs with,
Not Applicable
Not Applicable

Director	Certified as to Available Funds	CEQA
Adam Raymond	*June Overholt*	*Not Applicable*

Legal Review	City Manager
Not Applicable	*Adam Raymond*

ATTACHMENTS:

A. Homelessness Community Survey
B. Sub-Regional and Interim Housing Proposal
C. County of Los Angeles Housing Strategies

Survey about Homelessness
Summary Report

prepared for the
City of Glendora







January 8, 2020

TrueNorth Research | 1592 N Coast Highway 101
Encinitas CA 92024
760.632.9900 www.tn-research.com

THIS PAGE INTENTIONALLY LEFT BLANK

Table of Contents

Table of Contents i
List of Tables ii
List of Figures iii
Introduction 1
Motivation for Research 1
Overview of Methodology 1
Organization of Report 1
Acknowledgements 2
Disclaimer 2
About True North 2
Key Findings 3
Quality of Life & Local Issues 7
Quality of Life 7
Question 2 7
Ways to Improve Quality of Life 8
Question 3 8
Local Issues 9
Question 4 9
Perceptions & Attitudes 11
Has the Amount of Homeless People Changed? 11
Question 5 11
From Where do Glendora's Homeless Originate? 13
Question 6 13
Causes of Homelessness 14
Question 7 15
Views of Homeless People 16
Question 8 16
Personal Actions 19
Frequency of Encountering Homeless in Glendora 19
Question 9 19
Personal Actions Related to Homeless 20
Question 10 20
Strategies for Addressing Homelessness 22
Which Organizations are Responsible? 22
Question 11 22
Awareness of Court Ruling on Camping on Public Property 23
Question 12 23
Support for Strategies for Addressing Homelessness 24
Question 13 25
Funding Strategies 26
Question 14 26
Strategies for Discouraging Camping in certain Locations 27
Question 15 27
Background & Demographics 29
Methodology 30
Questionnaire Development 30
Programming & Pre-Test 30
Sample, Recruiting & Data Collection 30
Margin of Error due to Sampling 31
Data Processing 31
Rounding 32
Questionnaire & Toplines 33

List of Tables

Table 1 Perception of Issues in Glendora by Years in Glendora (Showing % Big Problem) . . . 10
Table 2 Perception of Issues in Glendora by Age (Showing % Big Problem) . . . 10
Table 3 Opinion of Factors Regarding Homelessness by Years in Glendora (Showing % Big Factor) . . . 15
Table 4 Opinion of Factors Regarding Homelessness by Age (Showing % Big Factor) . . . 16
Table 5 Opinion of Factors Regarding Homelessness by Opinion of Homeless & Opinion of Homeless Issue (Showing % Big Factor) . . . 16
Table 6 Overall Opinion of Homeless: Demographic Profile . . . 18
Table 7 Recent Interaction Regarding Homelessness by Opinion of Homeless (Showing % Yes) . . . 21
Table 8 Recent Interaction Regarding Homelessness by Opinion of Homeless Issue (Showing % Yes) . . . 21
Table 9 Organizations Responsible for Addressing Homeless Problem by Opinion of Homeless & Opinion of Homeless Issue (Showing % Big Role) . . . 23
Table 10 Support of Strategies for Addressing Homeless in Glendora by Opinion of Homeless (Showing % Strong & Somewhat) . . . 25
Table 11 Support of Strategies for Addressing Homeless in Glendora by Opinion of Homeless Issue (Showing % Strong & Somewhat) . . . 26
Table 12 Support for Funding Strategies for Addressing Homeless in Glendora by Opinion of Homeless (Showing % Support) . . . 27
Table 13 Support for Funding Strategies for Addressing Homeless in Glendora by Opinion of Homeless Issue (Showing % Support) . . . 27
Table 14 Support of Strategies for Discourage Homelessness to Stay in Certain City Areas by Opinion of Homeless (Showing % Support) . . . 28
Table 15 Support of Strategies for Discourage Homelessness to Stay in Certain City Areas by Opinion of Homeless Issue (Showing % Support) . . . 28
Table 16 Demographics of Sample . . . 29

List of Figures

Figure 1 Quality of Life . . . 7
Figure 2 Quality of Life by Years in Glendora & Age . . . 7
Figure 3 Quality of Life by Employment Status, Child in Hsld, Home Ownership Status & Gender . . . 8
Figure 4 Changes to Improve City . . . 8
Figure 5 Perception of Issues in Glendora . . . 9
Figure 6 Opinion of Number of Homeless in City . . . 11
Figure 7 Opinion of Number of Homeless in City by Years in Glendora & Age . . . 12
Figure 8 Opinion of Number of Homeless in City by Employment Status, Child in Hsld, & Home Ownership Status . . . 12
Figure 9 Opinion of Number of Homeless in City by Opinion of Homeless, Opinion of Homeless Issue & Gender . . . 12
Figure 10 Opinion of Origin of Homeless Currently in Glendora . . . 13
Figure 11 Opinion of Origin of Homeless Currently in Glendora by Years in Glendora & Age . . . 13
Figure 12 Opinion of Origin of Homeless Currently in Glendora by Employment Status, Child in Hsld & Home Ownership Status . . . 14
Figure 13 Opinion of Origin of Homeless Currently in Glendora by Opinion of Homeless, Opinion of Homeless Issue & Gender . . . 14
Figure 14 Opinion of Factors Regarding Homelessness . . . 15
Figure 15 Agreement With Statements . . . 16
Figure 16 Overall Opinion of Homeless . . . 17
Figure 17 Frequency of Encounters With Homeless . . . 19
Figure 18 Frequency of Encounters With Homeless by Years in Glendora & Age . . . 19
Figure 19 Frequency of Encounters With Homeless by Opinion of Homeless & Opinion of Homeless Issue . . . 20
Figure 20 Recent Interaction Regarding Homelessness . . . 20
Figure 21 Organizations Responsible for Addressing Homeless Problem . . . 22
Figure 22 Awareness of Homeless Right to Camp on Public Property Ruled by Fed Court . . . 23
Figure 23 Awareness of Homeless Right to Camp on Public Property Ruled by Fed Court by Years in Glendora & Age . . . 24
Figure 24 Awareness of Homeless Right to Camp on Public Property Ruled by Fed Court by Opinion of Homeless & Opinion of Homeless Issue . . . 24
Figure 25 Support of Strategies for Addressing Homeless in Glendora . . . 25
Figure 26 Support for Funding Strategies for Addressing Homeless in Glendora . . . 26
Figure 27 Support of Strategies for Discourage Homelessness to Stay in Certain City Areas . . . 27
Figure 28 Maximum Margin of Error . . . 31

INTRODUCTION

Known as the "Pride of the Foothills", the City of Glendora was founded in 1887 and incorporated in 1911. Since then Glendora has evolved from a small agricultural city to a thriving city of approximately 52,100 residents[1] who are focused on supporting a charming, vibrant, and inclusive community. The City maintains a team of full- and part-time employees to provide a comprehensive suite of services through eight main departments: City Clerk/Communications, City Manager, Community Services, Administrative Services, Library, Community Development, Police, and Public Works.

Like many cities in southern California, the City of Glendora has witnessed an apparent increase in its homeless population during the past several years. According to a recent point-in-time count of homeless populations mandated by the US Department of Housing and Urban Development, there were more than 50,000 homeless people in Los Angeles County alone at the start of 2019. This figure represents approximately 38% of the total homeless population in California, and nearly 10% of the homeless nationwide. Moreover, homelessness is especially visible in California, as more than two-thirds of California's homeless are unsheltered—living in parks, along streets, or other areas not meant for habitation. The rate of unsheltered homeless in California is the highest in the nation.[2]

MOTIVATION FOR RESEARCH

The purpose of the survey described in this report was to provide the City of Glendora with a *statistically reliable* profile of residents' perceptions, opinions, behaviors, and concerns as they relate to homelessness in Glendora and potential strategies for addressing homelessness and related issues. Have residents noticed a change in the amount of homeless in the City? What do they think are the main causes of homelessness, and how do they perceive homeless individuals? What organizations do they think should be leading the effort to address homelessness? What do they think are the most effective strategies for reducing homelessness in Glendora? Answers to these and related questions will provide the City of Glendora with the information it needs to formulate effective strategies and policies for addressing homelessness in the city.

OVERVIEW OF METHODOLOGY

A full description of the methodology used for this study is included later in this report (see *Methodology* on page 30). In brief, the survey was administered to a random sample of 883 adults who reside within the City of Glendora. The survey followed a mixed-method design that employed multiple recruiting methods (email and telephone) and multiple data collection methods (telephone and online). Administered between November 7 and November 20, 2019, the average interview lasted 13 minutes.

ORGANIZATION OF REPORT

This report is designed to meet the needs of readers who prefer a summary of the findings as well as those who are interested in the details of the results. For those who seek an overview of the findings, the section titled *Key Findings* is for you. It provides a summary of the most important factual findings of the survey and a discussion of their implications. For the interested reader, this section is followed by a more detailed question-by-question discussion of the results from the survey by topic area (see *Table of Contents*), as well

1. Source: California Department of Finance estimate for January 2019.
2. Sources: US Department of Housing and Urban Development (2017-2018) and *A Snapshot of Homelessness in California*, Public Policy Institute of California (February 2019).

as a description of the methodology employed for collecting and analyzing the data. And, for the truly ambitious reader, the questionnaire used for the interviews is contained at the back of this report (see *Questionnaire & Toplines* on page 33), and a complete set of crosstabulations for the survey results is contained in Appendix A.

ACKNOWLEDGEMENTS True North thanks the City of Glendora for the opportunity to conduct the study and for contributing valuable input during the design stage of this study. The collective experience, insight, and local knowledge provided by city representatives and staff improved the overall quality of the research presented here.

DISCLAIMER The statements and conclusions in this report are those of the authors (Dr. Timothy McLarney and Richard Sarles) at True North Research, Inc. and not necessarily those of the City of Glendora. Any errors and omissions are the responsibility of the authors.

ABOUT TRUE NORTH True North is a full-service survey research firm that is dedicated to providing public agencies with a clear understanding of the values, perceptions, priorities, and concerns of their residents and customers. Through designing and implementing scientific surveys, focus groups, and one-on-one interviews, as well as expert interpretation of the findings, True North helps its clients to move with confidence when making strategic decisions in a variety of areas—such as planning, policy evaluation, performance management, establishing fiscal priorities, passing revenue measures, and developing effective public information campaigns.

During their careers, Dr. McLarney (President) and Mr. Sarles (Principal Researcher) have designed and conducted over 1,000 survey research studies for public agencies—including more than 350 studies for California municipalities and special districts.

KEY FINDINGS

As noted in the *Introduction*, this study was designed to provide the City of Glendora with a statistically reliable understanding of its residents' awareness, opinions, and concerns regarding homelessness. As such, it can provide the City with information needed to make sound, strategic decisions regarding strategies for addressing homelessness. Whereas subsequent sections of this report are devoted to conveying the detailed results of the survey, in this section we attempt to 'see the forest through the trees' and note how the collective results of the survey answer some of the key questions that motivated the research.

Do residents perceive homelessness to be a growing problem in Glendora?

The results of the survey make it clear that homelessness is a top-of-mind concern for many Glendora residents, and it is an issue that has grown in importance over the past three years.

When asked in an open-ended manner what change the City could make to improve the quality of life in Glendora, addressing homeless issues/poverty was by far the most common response in 2019 (27%), followed by improving streets, roads, and infrastructure (14%), limiting growth/development and preserving Glendora's small-town feel (12%), and improving public safety and police services (9%). When the same question was asked of residents just one year earlier (2018) and in 2016, the corresponding percentage of respondents who mentioned addressing homelessness/poverty was 8% and 2%, respectively.

Homeless people also topped the list of perceived 'big problems' in the City of Glendora when respondents were asked to rate various specific problems including speeding vehicles, traffic congestion, and code enforcement issues.

The increased saliency of homelessness as an issue is a direct reflection of what most residents perceive to be a growing problem in the City. Nearly two-thirds of respondents (62%) indicated that they encounter homeless people in Glendora at least several times per week. When asked whether they thought the amount of homeless people in Glendora had increased, decreased, or stayed about the same during the prior three year period, more than two-thirds (69%) of respondents indicated the number had increased, whereas 18% perceived it to be about the same. Just 2% felt that the homeless population in Glendora had decreased during this period, while an additional 11% were unsure or preferred to not answer the question. Its also worth noting the most residents view this to be an *imported* problem (i.e., individuals came to Glendora after becoming homeless), rather than a home-grown problem.

How do residents view homeless people?

As a group, Glendora residents have a mixed view of homeless people. Nearly three-quarters of respondents agreed that homeless people represent a threat to public health (73%) and a majority perceived that homeless people are more dangerous than the average person (55%). That

True North Research, Inc. © 2019

said, more than six-in-ten were also of the opinion that with a little help, many homeless can get back on their feet (62%) and most homeless are good people, but they have fallen on hard times (62%).

What appears to be somewhat mixed opinions when viewed in the aggregate becomes a bit more clear when attitudes about homeless people are examined at the *individual* respondent level. Overall, Glendora residents can be segmented into three subgroups based on how they characterize homeless people—with 36% being generally negative in their views of homeless people, 33% being generally positive, and 29% being generally neutral due to mixed responses. This segmentation scheme proves to be quite useful in understanding the connection between perceived causes of homelessness and support for specific strategies for addressing the problem, as described in more detail in the following sections.

What do residents perceive to be the primary causes of homelessness?

When asked to rate a list of potential causes of homelessness, three items were widely perceived to be *big* factors: drug addition or abuse (71%), mental illness (69%), and alcohol addiction or abuse (66%). Making bad decisions (39%) and a shortage of affordable housing (41%) were also listed as big factors by approximately four-in-ten Glendora residents. At the other end of the spectrum, less than one-quarter of Glendora residents viewed laziness (24%), a shortage of good paying jobs (19%), and bad luck (10%) as being big factors in causing homelessness.

The perceived causes of homelessness appear to shape how an individual views homeless people in general. Indeed, it is striking that those who hold a generally negative view of homeless individuals are far more likely than their counterparts to view drug and alcohol abuse, making bad decisions, and laziness as big factors in causing homelessness. Those with a generally positive view of homeless people, meanwhile, are far more likely than their counterparts to cite a shortage of affordable housing, a shortage of good paying jobs, and back luck as big factors in causing homelessness.

Which organizations do residents think should be responsible for addressing homelessness?

Although certain types of issues obviously fall within the purview of a particular agency to solve, homelessness does not fit that model. With that in mind, the survey asked Glendora residents to rate the role that various agencies should play in addressing homelessness. The State of California and the County of Los Angeles were widely viewed as having the most responsibility for addressing the homeless problem, with 67% of respondents indicating that both should play a big role. Approximately half of respondents also indicated that the City of Glendora (51%) and the Federal Government (48%) should play a big role in addressing the homeless problem, whereas 37% assigned community-based organizations and churches to the same role. When compared to the other organizations tested, fewer residents (16%) felt that the business community should play a big role in addressing homelessness.

Here again we see interesting differences in opinion based on one's general attitude toward homeless people. Whereas those with a generally positive view of the homeless spread the responsibility for addressing homelessness widely, those with a negative view were more likely to focus the responsibility on the State of California, the County of Los Angeles, and the City of Glendora.

Which strategies do Glendora residents generally support for addressing homelessness?

Recent court rulings (and the Supreme Court's decision not to hear an appeal in the landmark case *The City of Boise vs. Martin*) make it clear that homeless people have the right to camp on public property if there is no alternative shelter made available to them by a city or county government. In other words, a city can prohibit homeless camping on public property only when alternative shelter is made available. Less than half of Glendora residents (46%) were aware of this ruling prior to taking the survey.

After informing respondents of the aforementioned court ruling, the survey sought to gauge their level of support for various strategies that could be used to address homelessness in the city. By far, the most widespread support was found for three strategies: Providing counseling and rehabilitation for drug and alcohol addiction (88% support), providing funding for mental health facilities (83%), and joining with other cities and the County to create more regional homeless shelters (82%). A majority of Glendora residents also supported providing housing for homeless people who lived in Glendora prior to being homeless (66%), incentivizing under-performing hotels and motels to accept temporary housing vouchers (56%), and creating a temporary homeless shelter in Glendora (50%).

When compared to the other strategies tested, fewer residents supported providing rent subsidies to the homeless (49%), building additional low-income housing in Glendora (42%), and expanding the number of homeless people who receive welfare benefits (37%).

Interestingly, those who held a generally negative view of homeless people and those who characterize homelessness as a big problem in Glendora were typically the *least* supportive of any of the strategies noted above. They were, however, the strongest supporters of strategies designed to *discourage* homeless individuals from camping in certain areas of the city—including enforcing a no tolerance policy for any bad behavior related to drugs, alcohol, littering and panhandling, enhancing lighting in public areas to discourage people from sleeping in these areas, closing certain parks to the public so they can't be used for camping, and modifying street benches to make it uncomfortable to lie down on them.

What is the support for potential funding solutions?

Regardless of the strategies taken, addressing homelessness in Glendora will be costly. When presented with a short list of potential funding solutions, support was most commonly found for the City working with non-profit organizations to raise private funds for the development of low-income housing in Glendora (62%) and seeking grant money to build emergency homeless shelters in the City of Glendora (54%).

Less than half of residents surveyed supported the remaining strategies tested, including providing incentives to developers to build more affordable low-income housing in Glendora (42%), raising local taxes by $50 per year for residents and local businesses to address homelessness (34%), and diverting a portion of the funding that currently goes to other city services like street maintenance, parks, and police to build homeless shelters (18%).

Quality of Life & Local Issues

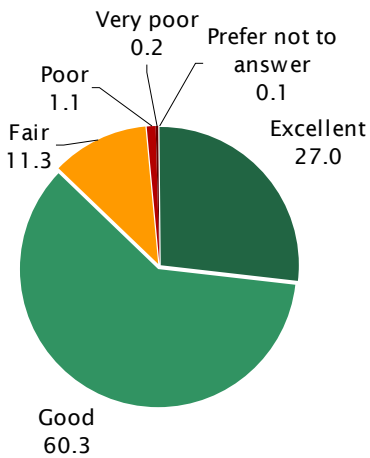
The opening series of questions in the survey was designed to assess residents' top of mind perceptions about the quality of life in the City of Glendora and identify local issues of concern.

QUALITY OF LIFE

At the outset of the survey, respondents were asked to rate the quality of life in the City, using a five-point scale of excellent, good, fair, poor, or very poor. As shown in Figure 1 below, the vast majority of respondents shared favorable opinions of the quality of life in Glendora, with 27% reporting it is excellent and 60% stating it is good. Eleven percent (11%) of residents indicated the quality of life in the City is fair, whereas just 1% used poor or very poor to describe quality of life in the City.

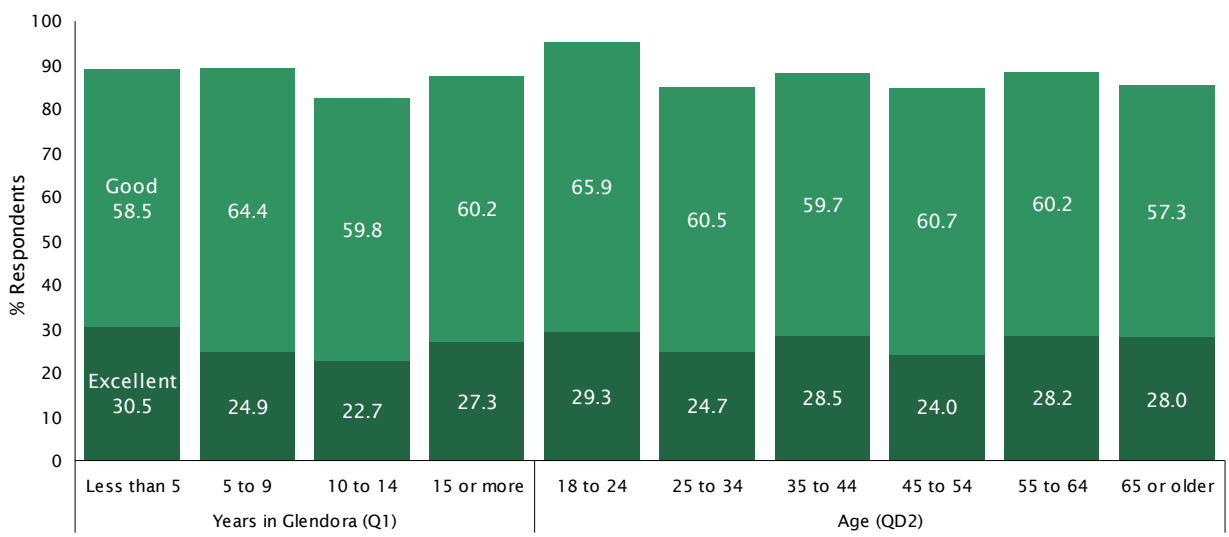
Question 2 *How would you rate the overall quality of life in Glendora? Would you say it is excellent, good, fair, poor or very poor?*

FIGURE 1 QUALITY OF LIFE



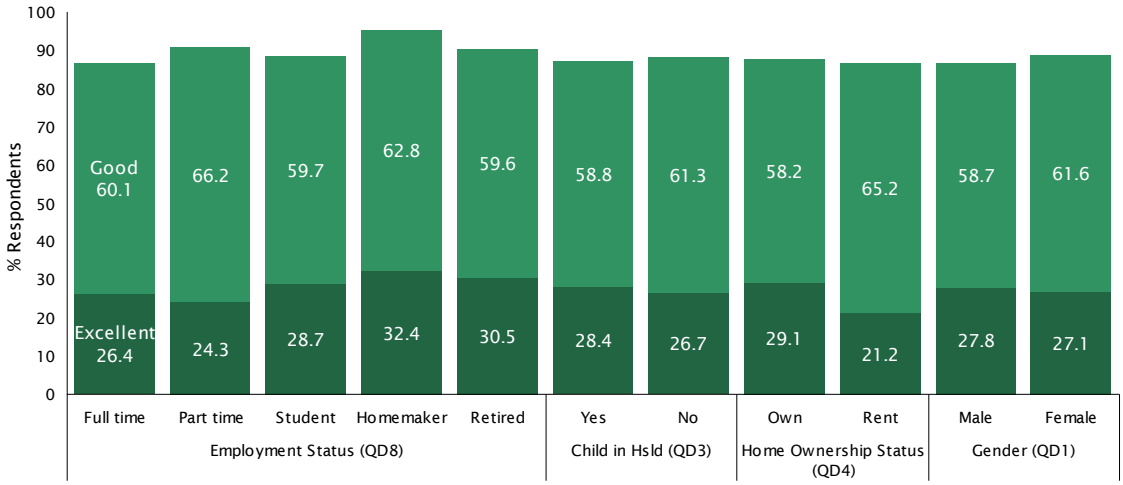
Figures 2 and 3 show how ratings of the quality of life in the City varied by years of residence in Glendora, age of the respondent, employment status, presence of a child in the home, home ownership status, and gender. Although there was some variation in opinion (e.g., residents 18 to 24 years of age were more likely than their older counterparts to rate the quality of life as excellent or good), the most striking pattern in these figures is the relative consistency of opinion. Regardless of subgroup category, at least eight-in-ten respondents held a positive assessment of the quality of life in Glendora.

FIGURE 2 QUALITY OF LIFE BY YEARS IN GLENDORA & AGE



True North Research, Inc. © 2019

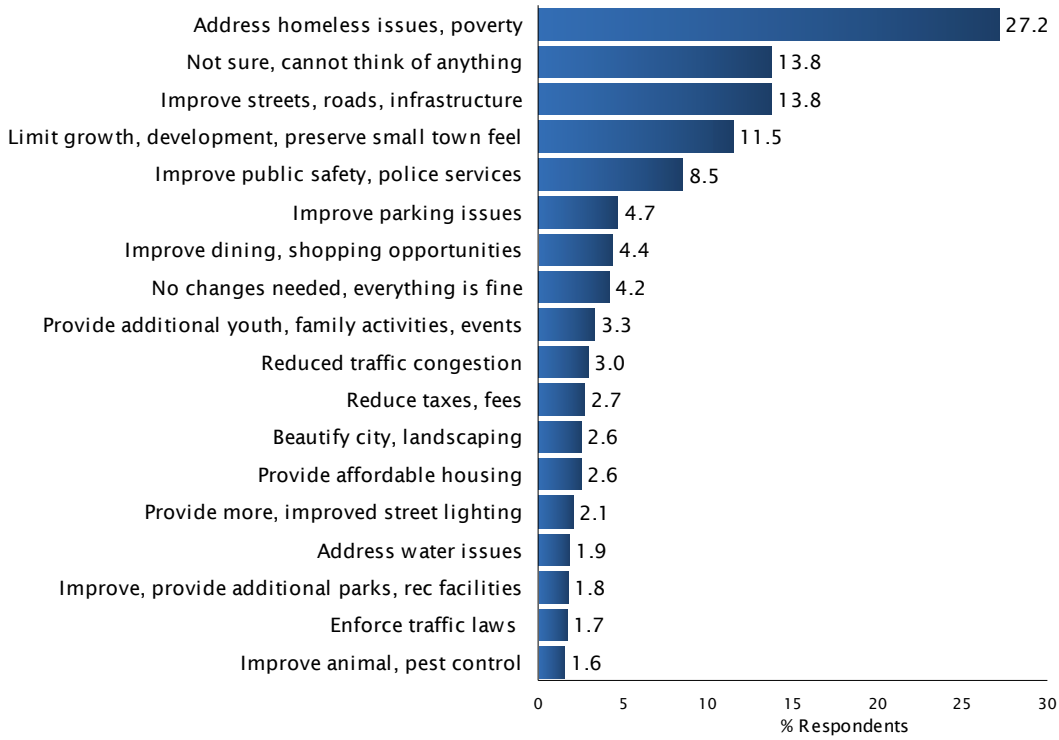
FIGURE 3 QUALITY OF LIFE BY EMPLOYMENT STATUS, CHILD IN HSLD, HOME OWNERSHIP STATUS & GENDER



WAYS TO IMPROVE QUALITY OF LIFE Respondents were next asked to indicate the one thing that city government could *change* to make Glendora a better place to live, now and in the future. Question 3 was posed in an open-ended manner, allowing residents to mention any aspect or attribute that came to mind without being prompted by, or restricted to, a particular list of options. True North later reviewed the verbatim responses and grouped them into the categories shown in Figure 4.

Question 3 *If the city government could change one thing to make Glendora a better place to live now and in the future, what change would you like to see?*

FIGURE 4 CHANGES TO IMPROVE CITY



Eighteen percent (18%) of residents surveyed indicated they were unsure of a change that would make Glendora a better place to live (14%) or desired no changes from the City (4%). Of the specific suggestions, addressing homeless issues/poverty was by far the most common (27%), followed by improving streets, roads, and infrastructure (14%), limiting growth/development and preserving Glendora's small-town feel (12%), and improving public safety and police services (9%). All other improvements were mentioned by less than 5% of respondents.

It is worth noting that in addition to topping the list of suggested ways the City could improve the quality of life in Glendora in 2019, addressing homelessness has also increased in saliency with Glendora residents over time. When the same question was asked of residents just one year earlier (2018) and in 2016, the corresponding percentage of respondents who mentioned addressing homelessness/poverty was 8% and 2%, respectively.

LOCAL ISSUES

The survey next presented respondents with the six issues shown to the left of Figure 5 and asked, for each, whether the issue is a big problem, moderate problem, small problem, or not a problem in the City of Glendora. The order of the issues was randomized for each respondent to avoid a systematic position bias.

The most commonly perceived problem in Glendora among those tested was homeless people (cited by 63% as a big or moderate problem), followed by speeding vehicles (47%), traffic congestion (44%), and strangers asking for money/panhandling (43%). For the interested reader, Tables 1 and 2 on the next page show the percentage of respondents who perceived each issue as a *big* problem by their length of residence and age. When compared to their respective counterparts, those who had lived in Glendora between 10 and 14 years, as well as those between the ages of 45 to 54, were the most likely to perceive homeless people to be a big problem in the City.

Question 4 *As I read the following issues, please indicate whether each issue is a big problem, a moderate problem, a small problem, or not a problem in the City of Glendora.*

FIGURE 5 PERCEPTION OF ISSUES IN GLENDORA

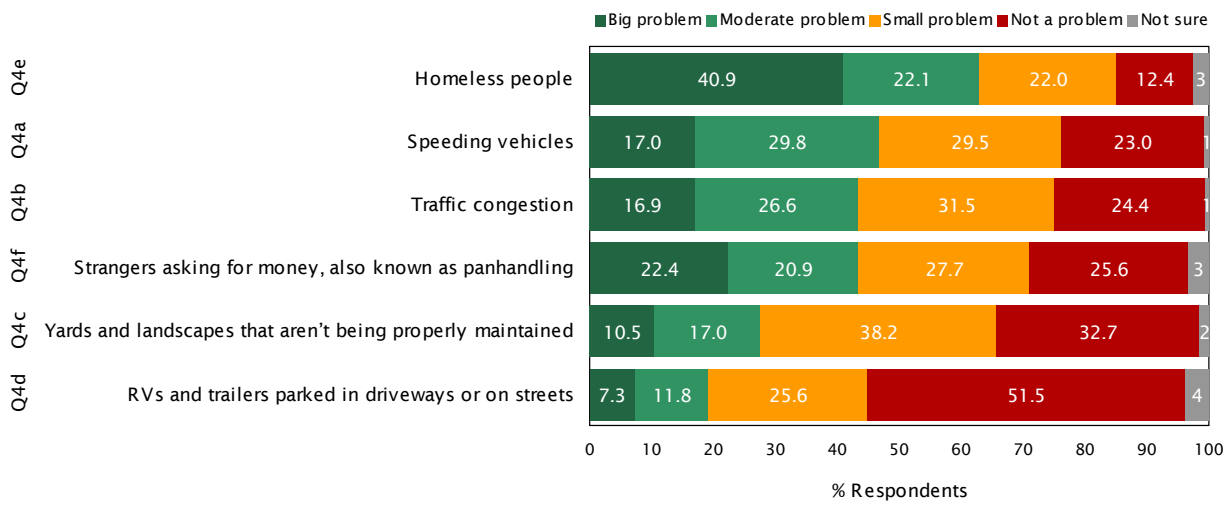


TABLE 1 PERCEPTION OF ISSUES IN GLENDORA BY YEARS IN GLENDORA (SHOWING % BIG PROBLEM)

	Years in Glendora (Q1)			
	Less than 5	5 to 9	10 to 14	15 or more
Homeless people	34.0	41.8	48.8	41.7
Strangers asking for money, panhandling	15.3	23.2	25.0	24.2
Speeding vehicles	14.6	16.8	19.6	17.1
Traffic congestion	8.8	14.6	14.5	21.1
Yards, landscapes not properly maintained	9.5	5.9	5.9	13.0
RVs, trailers parked in driveways, streets	8.6	8.1	6.6	6.7

TABLE 2 PERCEPTION OF ISSUES IN GLENDORA BY AGE (SHOWING % BIG PROBLEM)

	Age					
	18 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 or older
Homeless people	14.6	43.2	48.6	54.6	42.6	33.0
Strangers asking for money, panhandling	9.8	24.7	20.8	35.0	25.5	13.8
Speeding vehicles	7.3	14.8	17.4	14.2	18.1	25.7
Traffic congestion	19.5	12.3	10.4	15.3	20.4	22.5
Yards, landscapes not properly maintained	7.3	7.4	10.4	9.3	13.4	13.3
RVs, trailers parked in driveways, streets	0.0	8.6	6.3	10.4	8.3	7.3

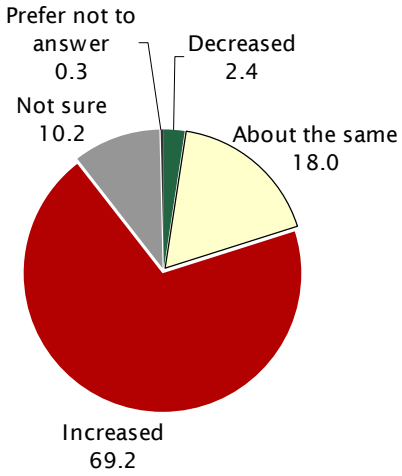
PERCEPTIONS & ATTITUDES

Having unobtrusively measured the extent to which residents view homelessness to be an issue in the City, the survey transitioned to a series of more direct questions about the perceived trajectory and causes of homelessness, as well as how residents view homeless individuals.

HAS THE AMOUNT OF HOMELESS PEOPLE CHANGED? The first question in this series simply asked respondents whether, over the past three years, they perceive that the amount of homeless people in Glendora has decreased, stayed about the same, or increased. As shown in Figure 6 below, more than two-thirds (69%) of respondents perceived that the amount of homeless in the City of Glendora had increased during the past three years, whereas 18% perceived it to be about the same. Just 2% felt that the homeless population in Glendora had decreased during this period, while an additional 11% were unsure or preferred to not answer the question.

Question 5 *Over the past three years, would you say the amount of homeless people in the City of Glendora has decreased, stayed about the same, or increased?*

FIGURE 6 OPINION OF NUMBER OF HOMELESS IN CITY



Figures 7-9 show how the percentage of respondents who perceived the number of homeless in Glendora to have increased during the past three years varied by length of residence, age, employment status, presence of a child in the home, home ownership, their general opinion of homeless individuals, the extent to which they perceive homelessness to be a problem in Glendora, and gender.

FIGURE 7 OPINION OF NUMBER OF HOMELESS IN CITY BY YEARS IN GLENDORA & AGE

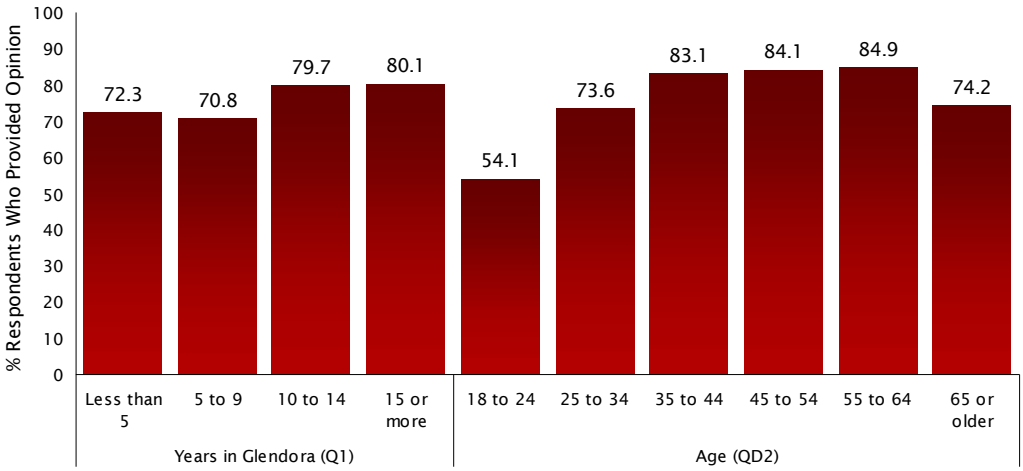


FIGURE 8 OPINION OF NUMBER OF HOMELESS IN CITY BY EMPLOYMENT STATUS, CHILD IN HSLD, & HOME OWNERSHIP STATUS

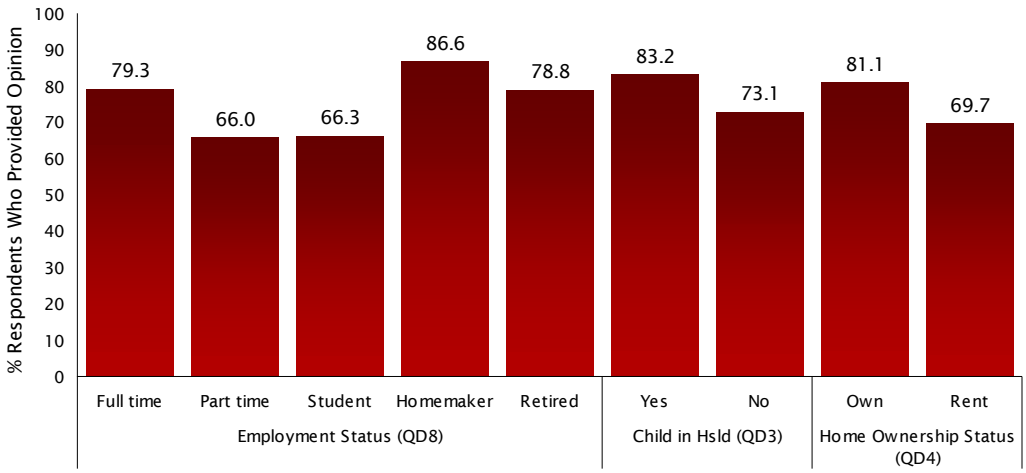
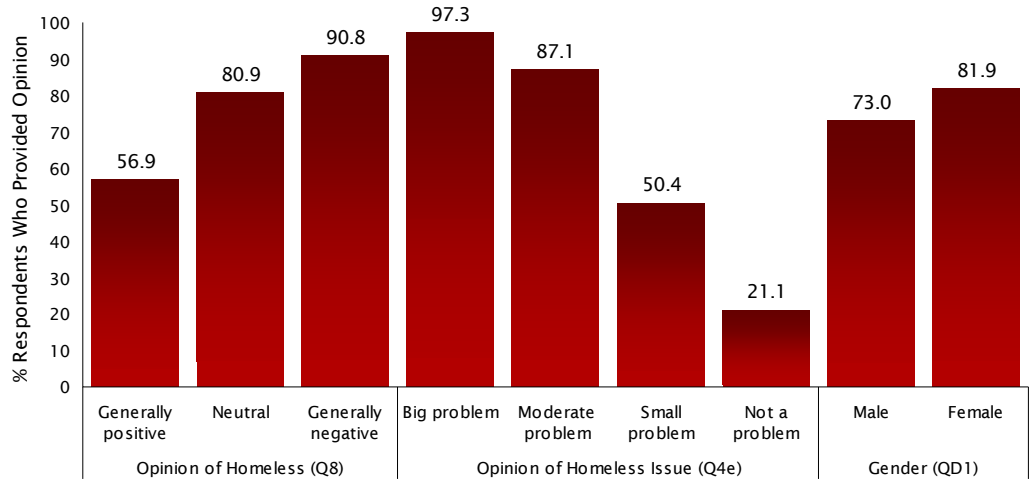


FIGURE 9 OPINION OF NUMBER OF HOMELESS IN CITY BY OPINION OF HOMELESS, OPINION OF HOMELESS ISSUE & GENDER



True North Research, Inc. © 2019

FROM WHERE DO GLENDORA'S HOMELESS ORIGINATE? Respondents were next asked from where they think most of the homeless people currently living in Glendora originate. The majority of respondents (60%) were under the impression that most of Glendora's homeless came to Glendora *after* becoming homeless, whereas just 6% felt that most were living in Glendora *before* they became homeless. Approximately one-third of respondents (34%) were unsure or preferred to not share their opinion.

It is noteworthy that the longer an individual had lived in Glendora, the more likely they were to perceive that most of Glendora's homeless became so *before* traveling to Glendora (see Figure 11). There is also a strong correlation between having a generally negative view of homeless people, seeing homelessness to be a big problem in Glendora, and perceiving that most of Glendora's homeless originate from elsewhere (see Figure 13).

Question 6 *Do you think most of the homeless people currently in Glendora were living in Glendora before they became homeless, or were they homeless before they came to Glendora?*

FIGURE 10 OPINION OF ORIGIN OF HOMELESS CURRENTLY IN GLENDORA

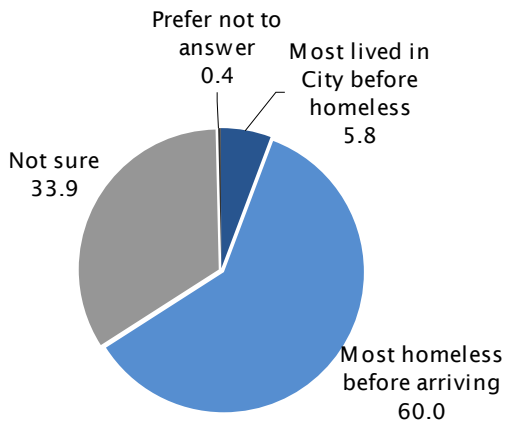
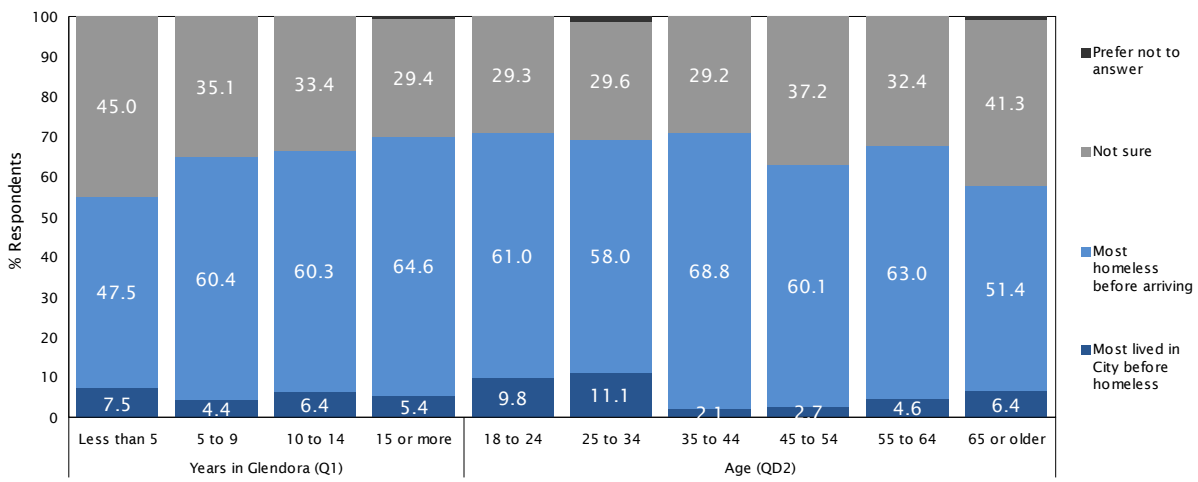


FIGURE 11 OPINION OF ORIGIN OF HOMELESS CURRENTLY IN GLENDORA BY YEARS IN GLENDORA & AGE



True North Research, Inc. © 2019

FIGURE 12 OPINION OF ORIGIN OF HOMELESS CURRENTLY IN GLENDORA BY EMPLOYMENT STATUS, CHILD IN HSLD & HOME OWNERSHIP STATUS

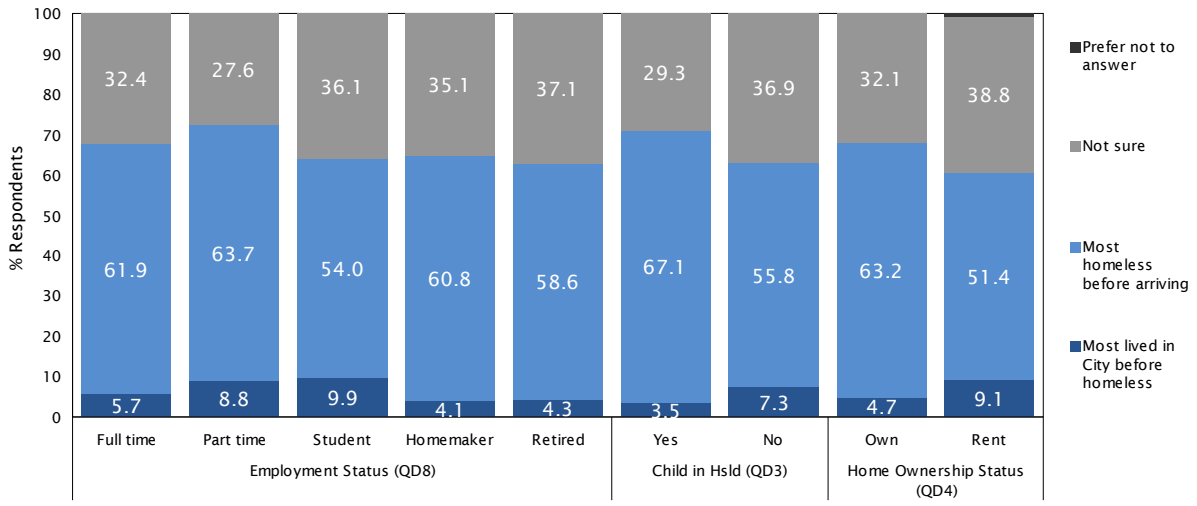
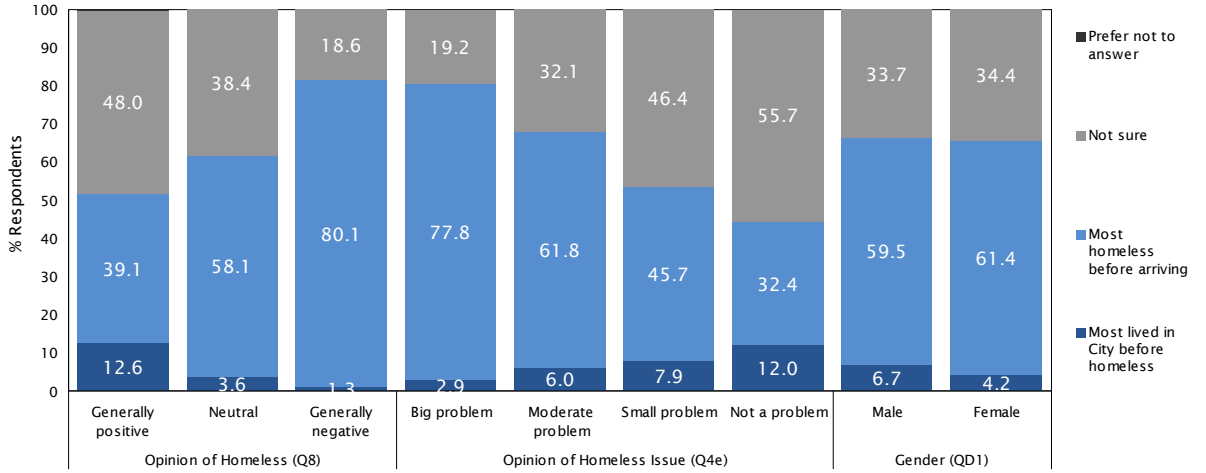


FIGURE 13 OPINION OF ORIGIN OF HOMELESS CURRENTLY IN GLENDORA BY OPINION OF HOMELESS, OPINION OF HOMELESS ISSUE & GENDER

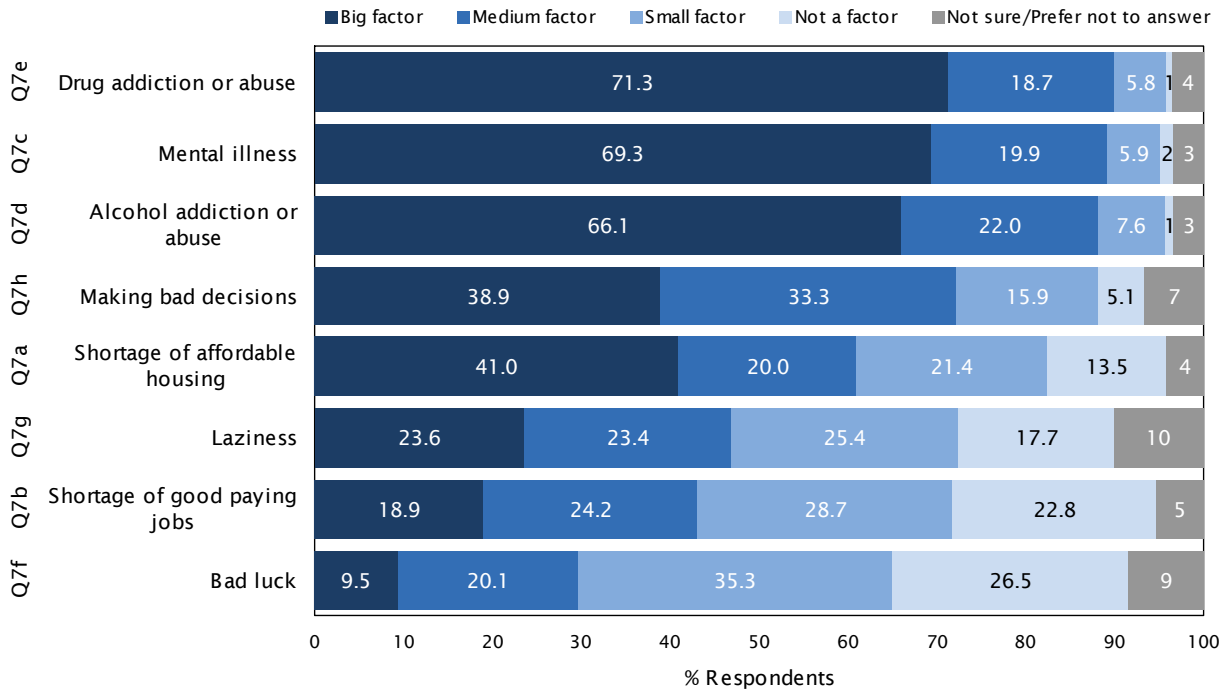


CAUSES OF HOMELESSNESS The survey next transitioned to potential causes of homelessness. For each of the items shown on the left of Figure 14 on the next page, residents were asked whether they felt the item was a big factor in causing homelessness, a medium factor, a small factor, or not a factor in causing homelessness. To avoid a systematic position bias, the items were presented in a random order for each respondent.

As shown in the figure, three items were widely perceived to be big factors in causing homelessness: drug addition or abuse (71%), mental illness (69%), and alcohol addiction or abuse (66%). Making bad decisions (39%) and a shortage of affordable housing (41%) were also listed as big factors by approximately four-in-ten Glendora residents. At the other end of the spectrum, less than one-quarter of Glendora residents viewed laziness (24%), a shortage of good paying jobs (19%), and bad luck (10%) as being big factors in causing homelessness.

Question 7 *Next, I'm going to read a short list of items that some say can be causes homelessness. For each that I read, please tell me whether you think it is a big factor in causing homelessness, a medium factor, a small factor, or not a factor in causing homelessness.*

FIGURE 14 OPINION OF FACTORS REGARDING HOMELESSNESS



For the interested reader, Tables 3-5 show how the perceived causes of homelessness varied by subgroup. It is striking that those who hold a generally negative view of homeless individuals are far more likely than their counterparts to view drug and alcohol abuse, making bad decisions, and laziness as big factors in causing homelessness. Those with a generally positive view of homeless people, meanwhile, are far more likely than their counterparts to cite a shortage of affordable housing, a shortage of good paying jobs, and back luck as big factors in causing homelessness.

TABLE 3 OPINION OF FACTORS REGARDING HOMELESSNESS BY YEARS IN GLENDORA (SHOWING % BIG FACTOR)

	Years in Glendora (Q1)			
	Less than 5	5 to 9	10 to 14	15 or more
Drug addiction or abuse	70.1	80.4	78.3	67.9
Mental illness	74.5	70.5	55.9	69.8
Alcohol addiction or abuse	65.9	66.1	75.5	64.3
Shortage of affordable housing	46.3	46.9	40.9	37.2
Making bad decisions	38.5	40.6	33.5	39.7
Laziness	24.4	24.1	23.8	22.9
Shortage of good paying jobs	23.2	14.5	20.6	18.0
Bad luck	12.7	9.9	5.6	8.7

TABLE 4 OPINION OF FACTORS REGARDING HOMELESSNESS BY AGE (SHOWING % BIG FACTOR)

	Age					
	18 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 or older
Drug addiction or abuse	51.2	77.8	79.9	77.6	74.5	61.9
Mental illness	56.1	76.5	75.0	73.8	73.6	58.7
Alcohol addiction or abuse	48.8	69.1	75.7	72.1	70.4	56.4
Shortage of affordable housing	63.4	51.9	38.2	34.4	35.2	33.9
Making bad decisions	43.9	34.6	47.9	38.3	42.6	29.8
Laziness	19.5	21.0	29.2	28.4	23.1	18.8
Shortage of good paying jobs	29.3	27.2	15.3	15.8	15.3	16.1
Bad luck	17.1	8.6	8.3	8.2	10.6	6.9

TABLE 5 OPINION OF FACTORS REGARDING HOMELESSNESS BY OPINION OF HOMELESS & OPINION OF HOMELESS ISSUE (SHOWING % BIG FACTOR)

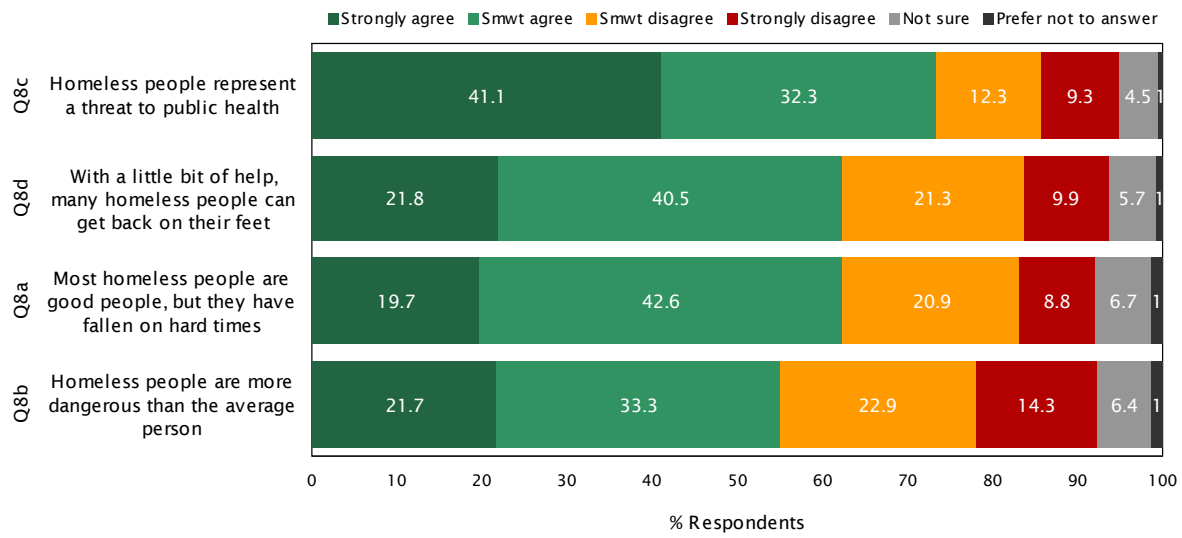
	Opinion of Homeless (Q8)			Opinion of Homeless Issue (Q4e)			
	Generally positive	Neutral	Generally negative	Big problem	Moderate problem	Small problem	Not a problem
Drug addiction or abuse	54.5	71.4	87.1	84.5	70.5	64.5	49.9
Mental illness	62.6	68.9	75.6	79.4	65.7	60.2	63.0
Alcohol addiction or abuse	49.2	66.3	82.8	80.9	62.2	59.9	44.7
Shortage of affordable housing	69.0	39.4	16.5	27.8	45.3	50.9	57.4
Making bad decisions	23.4	38.3	54.7	51.1	36.5	31.4	21.2
Laziness	9.9	20.8	38.6	33.9	18.8	19.0	10.9
Shortage of good paying jobs	34.2	18.2	6.3	14.2	15.9	24.5	27.7
Bad luck	16.6	6.8	5.6	6.4	7.3	17.1	11.3

VIEWS OF HOMELESS PEOPLE

The final question in this series presented respondents with each of the statements about homeless people shown to the left of Figure 15 and asked the extent to which they personally agreed or disagreed with each statement. The results indicate that Glendora residents often have a mixed and somewhat nuanced view of homeless people. Nearly three-quarters of respondents agreed that homeless people represent a threat to public health (73%) and a majority perceived that homeless people are more dangerous than the average person (55%). That said, more than six-in-ten were also of the opinion that with a little help, many homeless can get back on their feet (62%) and most homeless are good people, but they have fallen on hard times (62%).

Question 8 *Next, I'm going to read you a series of statements. For each, I'd like you to tell me whether you agree or disagree with the statement.*

FIGURE 15 AGREEMENT WITH STATEMENTS



True North Research, Inc. © 2019

To help shed light on how Glendora residents view homeless people, True North used the four statements tested in Question 8 to create an index variable. For each statement, respondents views toward homeless people were assigned a value using the following scale: -2 (most negative), -1 (somewhat negative), +1 (somewhat positive), +2 (most positive). The values for all statements were then summed to define three segments. Those with a total score ranging from +2 to +8 were labeled as *generally positive* in their views of homeless people, whereas those with a score of -2 to -8 were characterized as *generally negative*. Respondents whose summary score ranged between -1 and +1 displayed mixed opinions about homeless people and were accordingly classified as *generally neutral*.

As shown in Figure 16, Glendora residents were fairly evenly divided across the three segments, with a slight lean toward generally negative. Specifically, 36% were generally negative in their views of homeless people, 33% were generally positive, whereas 29% were neutral.

FIGURE 16 OVERALL OPINION OF HOMELESS

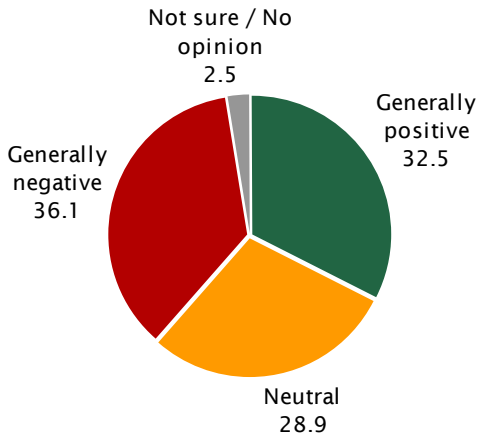


Table 6 on the next page shows how the three segments compare on key attitudinal, behavioral, and demographic characteristics. Here again, we see several stark differences between those who hold negative views of homeless people when compared to those who hold positive views. When compared to their counterparts, those with generally negative views of homeless people were more likely to rate the quality of life in Glendora as fair, poor or very poor, encounter homeless people daily, be 45 years of age or older, have a child in their home, and own their home. Interestingly, those who held generally negative opinions of homeless people were also more likely to report being a member of a volunteer group in Glendora, a member of a church in Glendora, and had a slightly higher rate of having a family member who is/has been homeless.

TABLE 6 OVERALL OPINION OF HOMELESS: DEMOGRAPHIC PROFILE

	Overall	Opinion of Homeless (Q8) Generally positive	Neutral	Generally negative
Years in Glendora (Q1)				
Less than 5	20.2	25.3	18.1	16.7
5 to 9	14.9	15.0	14.0	15.1
10 to 14	10.8	10.2	9.7	12.7
15 or more	54.1	49.5	58.3	55.4
Quality of Life (Q2)				
Excellent	27.0	30.3	29.2	21.9
Good	60.4	60.3	60.7	60.1
Fair, Poor, Very poor	12.6	9.5	10.1	18.0
Frequency of Encounters With Homeless (Q9)				
Every day	33.1	17.1	28.6	51.1
A few x per wk	33.2	26.8	40.2	33.8
A few x per mo	15.5	25.0	14.1	8.0
< A few x per mo	18.2	31.1	17.1	7.1
Gender (QD1)				
Male	50.4	47.6	49.8	53.0
Female	49.6	52.4	50.2	47.0
Age (QD2)				
18 to 24	11.5	23.3	6.8	3.9
25 to 34	14.8	16.4	15.8	11.2
35 to 44	15.6	11.0	16.5	19.2
45 to 54	20.4	16.8	17.3	26.5
55 to 64	17.6	16.1	17.8	19.9
65 or older	20.1	16.5	25.8	19.4
Child in Hsld (QD3)				
Yes	37.2	28.1	37.6	43.9
No	62.8	71.9	62.4	56.1
Employment Status (QD8)				
Full time	61.0	59.1	59.1	64.2
Part time	7.6	9.5	8.1	6.1
Student	6.9	11.8	3.4	4.3
Homemaker	4.2	3.5	5.3	3.7
Retired	20.3	16.1	24.1	21.7
Home Ownership Status (QD4)				
Own	74.3	62.2	76.9	82.6
Rent	25.7	37.8	23.1	17.4
Volunteer Group Member (QD5)				
Yes	21.1	16.7	22.8	24.4
No	78.9	83.3	77.2	75.6
Church Member (QD6)				
Yes	36.1	33.3	33.1	41.0
No	63.9	66.7	66.9	59.0
Member of Family Has Been Homeless (QD7)				
Yes	17.1	17.5	13.5	18.6
No	82.9	82.5	86.5	81.4

Personal Actions

Having measured Glendora residents' perceptions of homelessness, their beliefs regarding its causes, as well as their attitudes regarding homeless individuals, the survey transitioned to profiling their personal experiences as they relate to Glendora's homeless.

Frequency of Encountering Homeless in Glendora

When asked how frequently they encounter homeless people in Glendora, approximately one-third of respondents said every day (32%), a similar percentage offered that they encounter homeless a few times per week (32%), while nearly one-in-three mentioned that they encounter homeless in Glendora a few times per month (15%) or less often than a few times per month (15%). Just three percent of respondents stated that they never encounter homeless people in Glendora, and 2% were unsure or preferred to not answer the question (Figure 17). Figures 18 and 19 show how frequency of encountering homeless in Glendora varied across subgroups.

Question 9 *How often do you encounter homeless people in Glendora? Everyday, a few times a week, a few times per month, less often than a few times per month, or never?*

Figure 17 Frequency of Encounters With Homeless

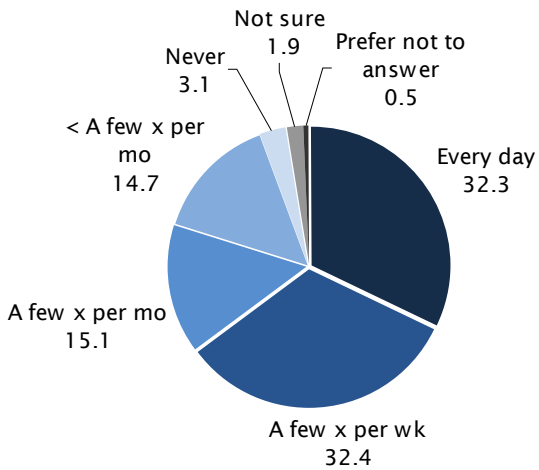
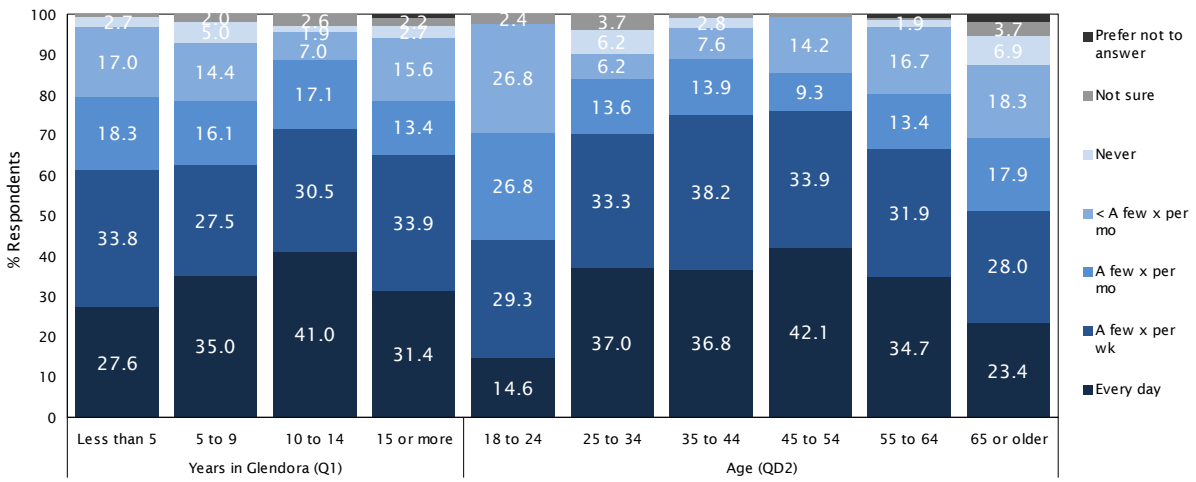
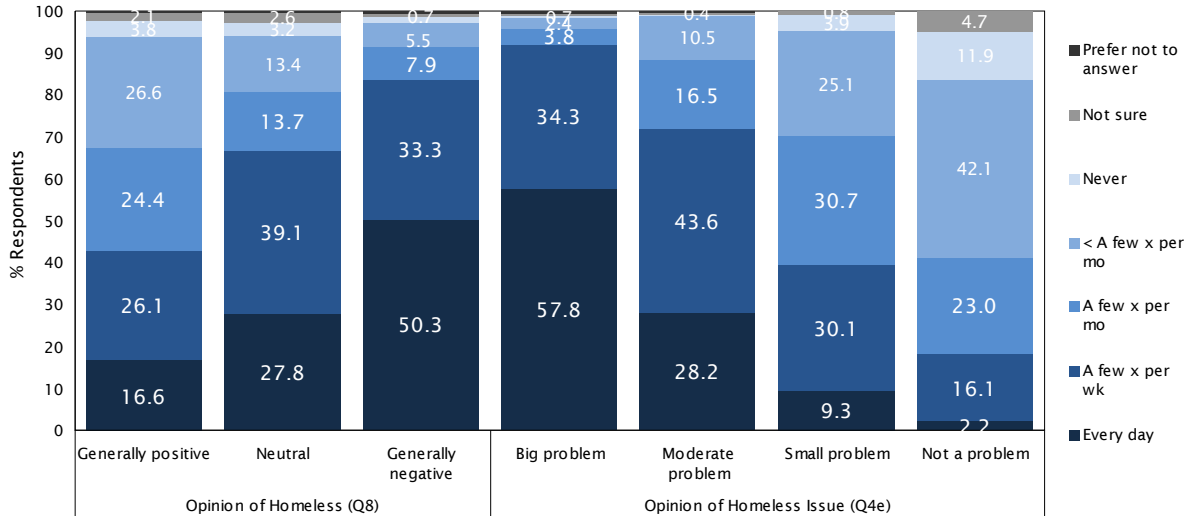


Figure 18 Frequency of Encounters With Homeless by Years in Glendora & Age



True North Research, Inc. © 2019

FIGURE 19 FREQUENCY OF ENCOUNTERS WITH HOMELESS BY OPINION OF HOMELESS & OPINION OF HOMELESS ISSUE

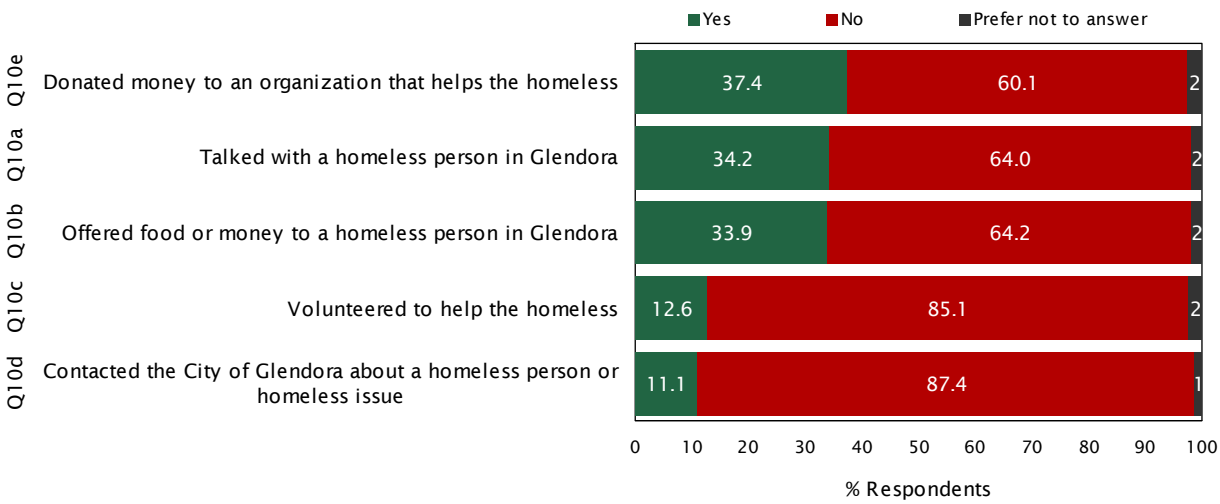


PERSONAL ACTIONS RELATED TO HOMELESS

Although the vast majority of Glendora residents reported that they encounter homeless individuals regularly, most indicated that they have not personally taken action related to homeless individuals or homeless issues. Just over one-third of Glendora residents indicated that they have donated money to an organization that helps the homeless (37%), talked with a homeless person in Glendora (34%), and offered food or money to a homeless person in the City (34%). Approximately 13% indicated that they have offered to help the homeless, while 11% reported they have contacted the City of Glendora about a homeless person or homeless issue (Figure 20).

Question 10 *During the past three months, have you _____?*

FIGURE 20 RECENT INTERACTION REGARDING HOMELESSNESS



Tables 7 and 8 display the percentage of respondents who reported taking each action within subgroups based on their general opinions of the homeless and their rating of the homeless issue in Glendora.

TABLE 7 RECENT INTERACTION REGARDING HOMELESSNESS BY OPINION OF HOMELESS (SHOWING % YES)

	Opinion of Homeless (Q8)		
	Generally positive	Neutral	Generally negative
Donated money to an organization that helps the homeless	43.3	39.3	31.2
Talked with a homeless person in Glendora	40.1	32.8	31.3
Offered food or money to a homeless person in Glendora	45.6	38.0	21.8
Volunteered to help the homeless	18.5	11.8	8.2
Contacted the City of Glendora about a homeless person or homeless issue	2.3	7.9	21.6

TABLE 8 RECENT INTERACTION REGARDING HOMELESSNESS BY OPINION OF HOMELESS ISSUE (SHOWING % YES)

	Opinion of Homeless Issue (Q4e)			
	Big problem	Moderate problem	Small problem	Not a problem
Donated money to an organization that helps the homeless	37.9	39.3	38.7	31.8
Talked with a homeless person in Glendora	36.8	39.3	28.6	28.7
Offered food or money to a homeless person in Glendora	30.2	38.6	33.6	40.3
Volunteered to help the homeless	13.2	13.8	9.9	14.0
Contacted the City of Glendora about a homeless person or homeless issue	22.5	5.3	3.3	0.0

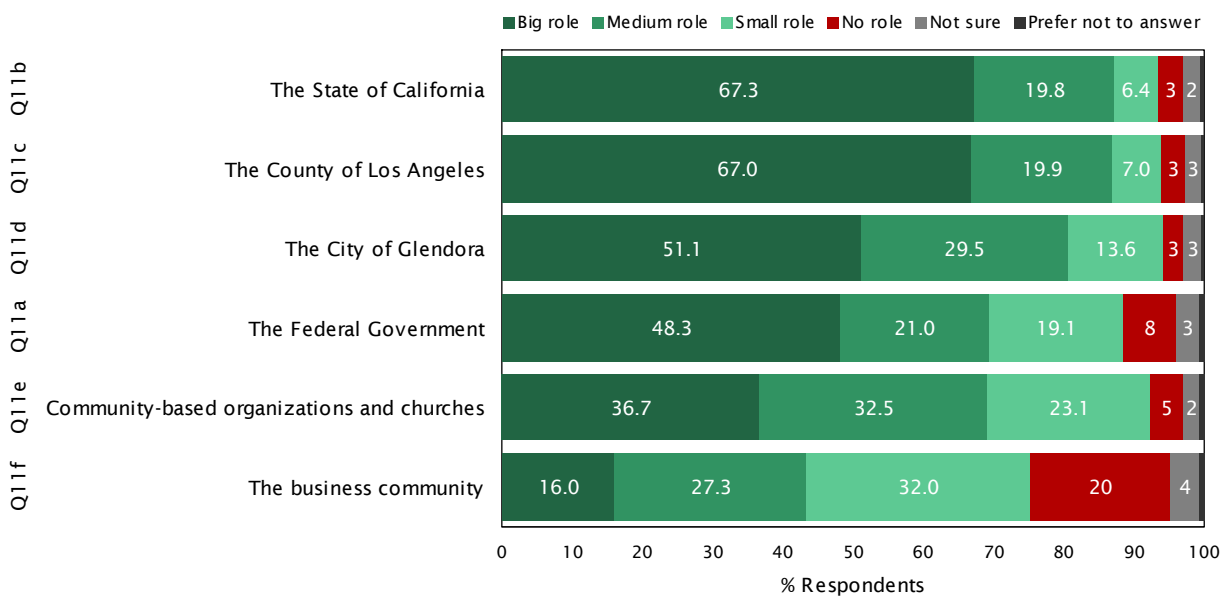
Strategies for Addressing Homelessness

The final substantive section of the survey focused on potential *solutions* to the homeless problem—including which organizations are most responsible for addressing homelessness, the perceived effectiveness of potential strategies, as well as funding sources.

WHICH ORGANIZATIONS ARE RESPONSIBLE? Although certain types of issues obviously fall within the purview of a particular agency to solve, homelessness does not fit that model. With that in mind, the survey asked Glendora residents to rate the role that each of the agencies shown on the left of Figure 21 should play in addressing homelessness. The State of California and the County of Los Angeles were widely viewed as having the most responsibility for addressing the homeless problem, with 67% of respondents indicating that both should play a big role. Approximately half of respondents also indicated that the City of Glendora (51%) and the Federal Government (48%) should play a big role in addressing the homeless problem, whereas 37% assigned community-based organizations and churches to the same role. When compared to the other organizations tested, fewer residents (16%) felt that the business community should play a big role in addressing homelessness.

Question 11 *I'm interested in which organizations or groups you think should be responsible for addressing the homeless problem. Should _____ play a big role, a medium role, a small role, or no role in addressing the homeless problem?*

FIGURE 21 ORGANIZATIONS RESPONSIBLE FOR ADDRESSING HOMELESS PROBLEM



Whereas those with a generally positive view of the homeless spread the responsibility for addressing homelessness widely, those with a negative view were more likely to focus the responsibility on the State of California, the County of Los Angeles, and the City of Glendora (see Table 9).

TABLE 9 ORGANIZATIONS RESPONSIBLE FOR ADDRESSING HOMELESS PROBLEM BY OPINION OF HOMELESS & OPINION OF HOMELESS ISSUE (SHOWING % BIG ROLE)

	Opinion of Homeless (Q8)			Opinion of Homeless Issue (Q4e)			
	Generally positive	Neutral	Generally negative	Big problem	Moderate problem	Small problem	Not a problem
The State of California	68.6	64.0	69.5	75.5	66.1	64.3	52.2
The County of Los Angeles	71.0	66.0	64.2	73.2	64.4	65.3	59.8
The City of Glendora	53.5	49.6	51.2	61.2	49.6	43.2	37.1
The Federal Government	56.7	48.1	41.9	50.6	52.5	43.7	44.3
Community-based organizations and churches	53.6	37.5	22.4	28.7	42.2	44.5	39.4
The business community	28.0	13.9	8.0	13.4	17.1	17.2	17.7

AWARENESS OF COURT RULING ON CAMPING ON PUBLIC PROPERTY

Recent court rulings (and the Supreme Court's decision not to hear an appeal in the landmark case *The City of Boise vs. Martin*) make it clear that homeless people have the right to camp on public property if there is no alternative shelter made available to them by a city or county government. In other words, a city can prohibit homeless camping on public property *only* when alternative shelter is made available.

The purpose of Question 12 was both to inform residents of this fact, but also to gauge whether they were aware of the ruling prior to taking the survey. As shown in Figure 22, less than half (46%) of Glendora residents were aware that homeless have the right to camp on public property when no alternative shelter is made available. Awareness was highest among long-time residents, those 45 years of age or older, residents who hold a generally negative view of the homeless, and residents who view homelessness to be a big problem in Glendora (see figures 23 & 24).

Question 12 *Prior to taking this survey, were you aware that a Federal Court recently ruled that homeless people have the right to camp on public property if there is no alternative shelter made available to them by a city or county government. In other words, a city can prohibit homeless camping on public property only when alternative shelter is made available.*

FIGURE 22 AWARENESS OF HOMELESS RIGHT TO CAMP ON PUBLIC PROPERTY RULED BY FED COURT

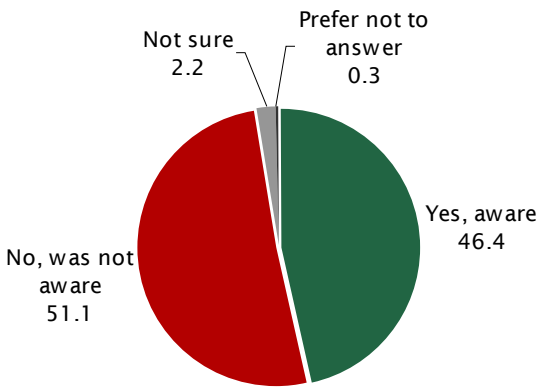


FIGURE 23 AWARENESS OF HOMELESS RIGHT TO CAMP ON PUBLIC PROPERTY RULED BY FED COURT BY YEARS IN GLENDORA & AGE

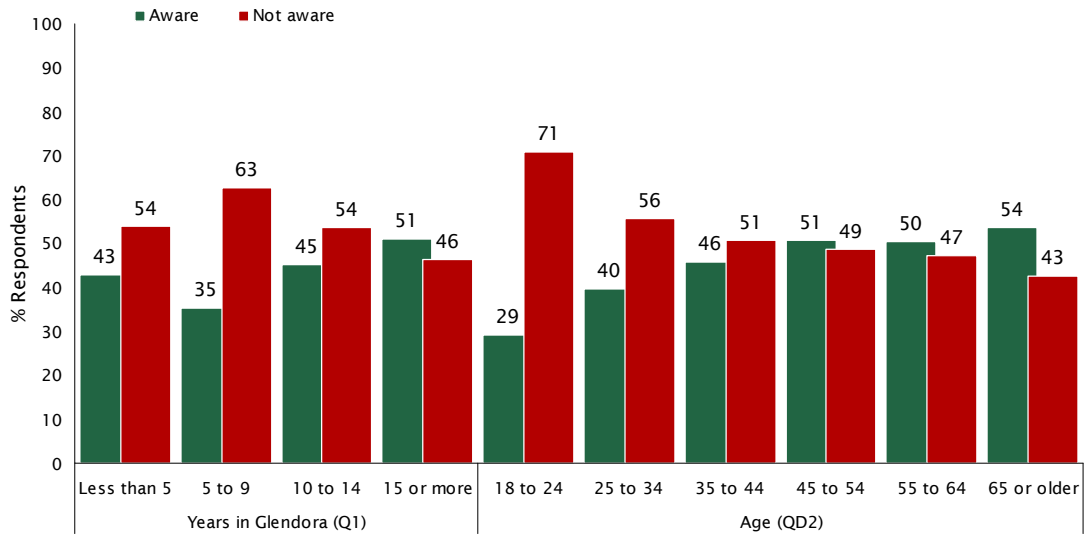
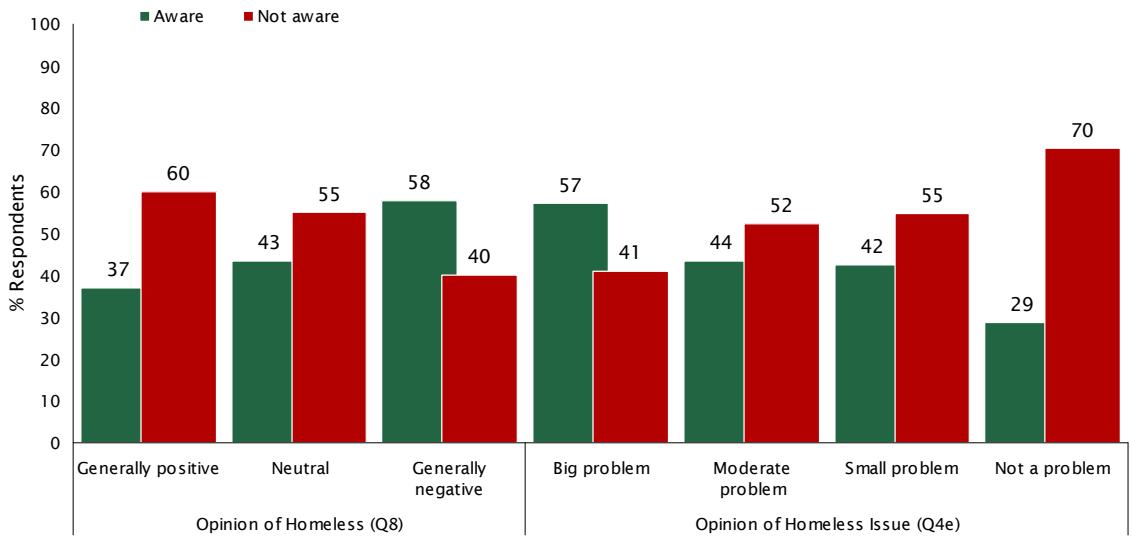


FIGURE 24 AWARENESS OF HOMELESS RIGHT TO CAMP ON PUBLIC PROPERTY RULED BY FED COURT BY OPINION OF HOMELESS & OPINION OF HOMELESS ISSUE

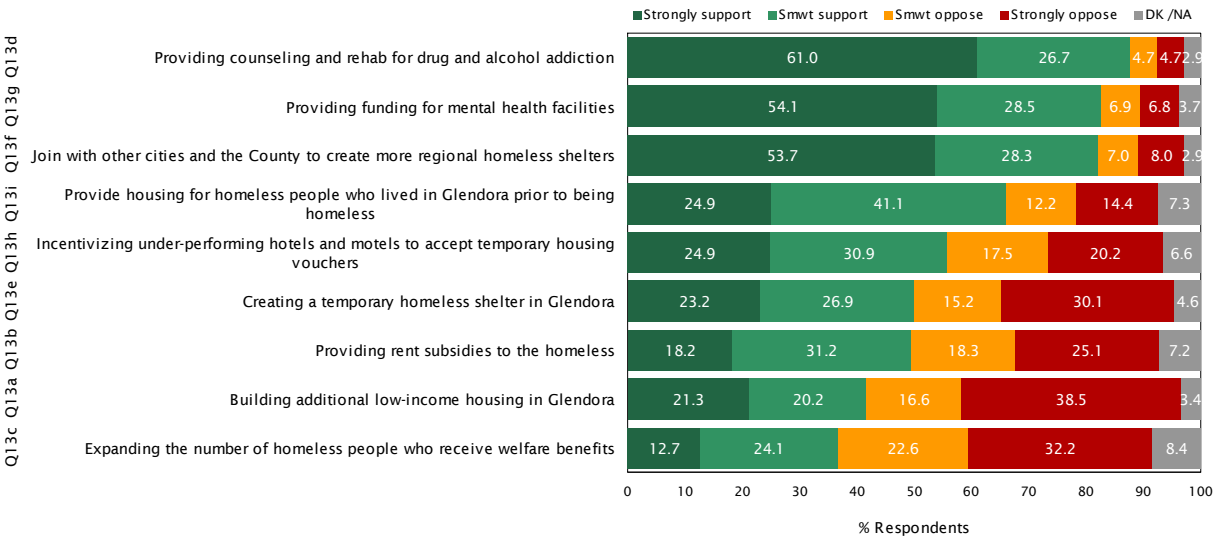


SUPPORT FOR STRATEGIES FOR ADDRESSING HOMELESSNESS Having clarified the court ruling that homeless people can't be kept from camping on public property unless alternative shelter is made available, Question 13 went on to measure respondent support for various strategies that could be used to address homelessness in Glendora (see Figure 25).

By far, the most widespread support was found for three strategies: Providing counseling and rehabilitation for drug and alcohol addiction (88% support), providing funding for mental health facilities (83%), and joining with other cities and the County to create more regional homeless shelters (82%).

Question 13 *Understanding that homeless people can't be kept from camping on public property unless alternative shelter is made available, I'd like to ask about whether you support or oppose several strategies for addressing homelessness in Glendora.*

FIGURE 25 SUPPORT OF STRATEGIES FOR ADDRESSING HOMELESS IN GLENDORA



A majority of Glendora residents also supported providing housing for homeless people who lived in Glendora prior to being homeless (66%), incentivizing under-performing hotels and motels to accept temporary housing vouchers (56%), and creating a temporary homeless shelter in Glendora (50%). When compared to the other strategies tested, fewer residents supported providing rent subsidies to the homeless (49%), building additional low-income housing in Glendora (42%), and expanding the number of homeless people who receive welfare benefits (37%).

Interestingly, those who have a generally negative view of homeless people and those who characterize homelessness as a big problem in Glendora were typically the least supportive of any of the strategies tested in Question 13 (see Tables 10 & 11).

TABLE 10 SUPPORT OF STRATEGIES FOR ADDRESSING HOMELESS IN GLENDORA BY OPINION OF HOMELESS (SHOWING % STRONG & SOMEWHAT)

	Opinion of Homeless (Q8)		
	Generally positive	Neutral	Generally negative
Providing counseling and rehab for drug and alcohol addiction	95.7	89.7	80.9
Providing funding for mental health facilities	94.4	84.6	72.0
Join with other cities and the County to create more regional homeless shelters	96.8	85.0	68.0
Provide housing for homeless people who lived in Glendora prior to being homeless	83.7	72.1	47.2
Incentivizing under-performing hotels and motels to accept temporary housing vouchers	81.4	55.8	34.2
Creating a temporary homeless shelter in Glendora	78.1	49.5	26.0
Providing rent subsidies to the homeless	77.2	53.8	22.5
Building additional low-income housing in Glendora	71.4	40.4	17.0
Expanding the number of homeless people who receive welfare benefits	64.8	35.3	14.3

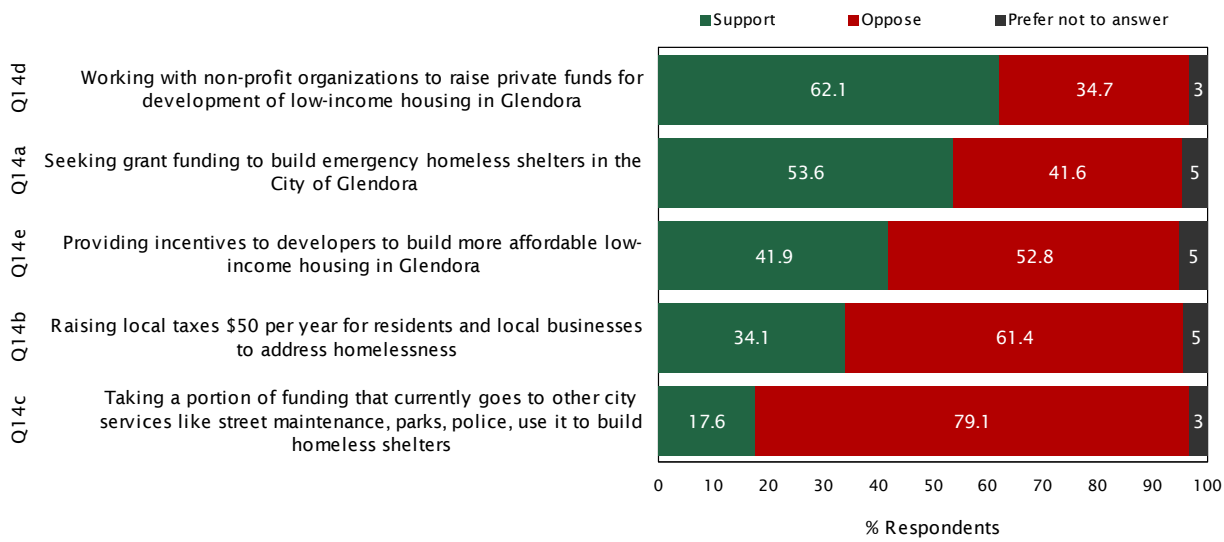
TABLE 11 SUPPORT OF STRATEGIES FOR ADDRESSING HOMELESS IN GLENDORA BY OPINION OF HOMELESS ISSUE (SHOWING % STRONG & SOMEWHAT)

	Opinion of Homeless Issue (Q4e)			
	Big problem	Moderate problem	Small problem	Not a problem
Providing counseling and rehab for drug and alcohol addiction	84.3	91.1	91.7	91.7
Providing funding for mental health facilities	78.8	86.3	85.7	85.7
Join with other cities and the County to create more regional homeless shelters	74.9	88.1	87.4	87.4
Provide housing for homeless people who lived in Glendora prior to being homeless	55.9	69.2	73.8	73.8
Incentivizing under-performing hotels and motels to accept temporary housing vouchers	40.4	61.8	67.1	67.1
Creating a temporary homeless shelter in Glendora	34.7	52.3	65.7	65.7
Providing rent subsidies to the homeless	34.4	54.2	60.8	60.8
Building additional low-income housing in Glendora	25.2	39.2	59.7	59.7
Expanding the number of homeless people who receive welfare benefits	22.4	35.8	51.2	51.2

FUNDING STRATEGIES Regardless of the strategies taken, addressing homelessness in Glendora will be costly. Question 14 presented respondents with each of the potential funding solutions shown on the left of Figure 26 and simply asked whether they would support or oppose the City taking this approach. Overall, support was most commonly found for the City working with non-profit organizations to raise private funds for the development of low-income housing in Glendora (62%) and seeking grant money to build emergency homeless shelters in the City of Glendora (54%). Less than half of residents surveyed supported the remaining strategies tested, including providing incentives to developers to build more affordable low-income housing in Glendora (42%), raising local taxes by $50 per year for residents and local businesses to address homelessness (34%), and diverting a portion of the funding that currently goes to other city services like street maintenance, parks, and police to build homeless shelters (18%). Tables 12 and 13 on the next page show how support for the funding solutions varied by respondents' attitudes toward homeless people and their perception of the homeless problem in Glendora.

Question 14 *How should the City fund strategies for addressing homelessness? Would you support or oppose: _____?*

FIGURE 26 SUPPORT FOR FUNDING STRATEGIES FOR ADDRESSING HOMELESS IN GLENDORA



True North Research, Inc. © 2019

TABLE 12 SUPPORT FOR FUNDING STRATEGIES FOR ADDRESSING HOMELESS IN GLENDORA BY OPINION OF HOMELESS (SHOWING % SUPPORT)

	Opinion of Homeless (Q8)		
	Generally positive	Neutral	Generally negative
Working with non-profit organizations to raise private funds for development of low-income housing in Glendora	86.0	65.9	38.8
Seeking grant funding to build emergency homeless shelters in the City of Glendora	80.6	51.9	32.5
Providing incentives to developers to build more affordable low-income housing in Glendora	63.5	42.8	22.5
Raising local taxes $50 per year for residents and local businesses to address homelessness	59.7	31.4	13.9
Taking a portion of funding that goes to other city services like street maintenance, parks, police, use it to build homeless shelt	31.1	16.1	6.9

TABLE 13 SUPPORT FOR FUNDING STRATEGIES FOR ADDRESSING HOMELESS IN GLENDORA BY OPINION OF HOMELESS ISSUE (SHOWING % SUPPORT)

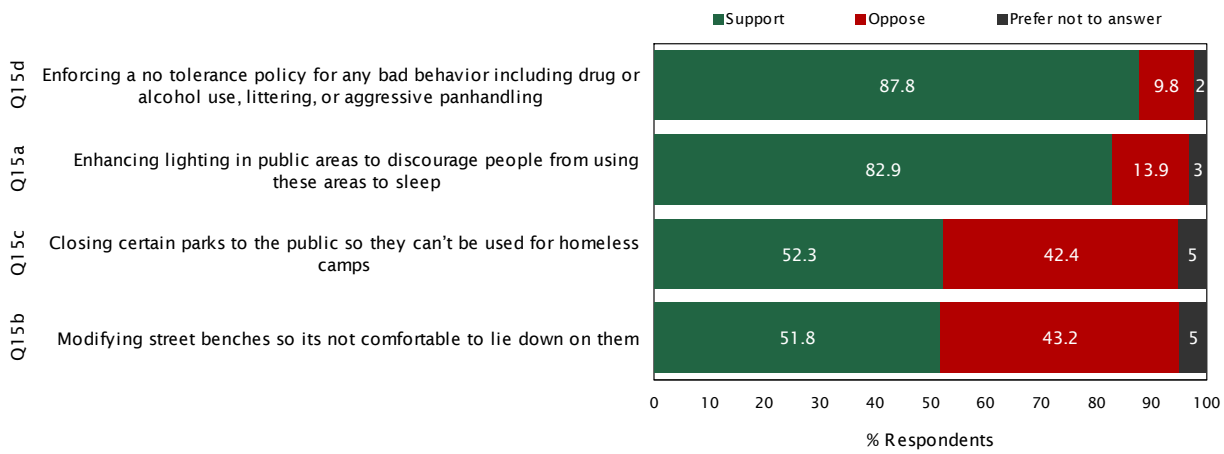
	Opinion of Homeless Issue (Q4e)			
	Big problem	Moderate problem	Small problem	Not a problem
Working with non-profit organizations to raise private funds for development of low-income housing in Glendora	49.2	65.7	72.5	79.7
Seeking grant funding to build emergency homeless shelters in the City of Glendora	39.5	57.0	65.8	67.1
Providing incentives to developers to build more affordable low-income housing in Glendora	30.6	40.5	54.5	55.9
Raising local taxes $50 per year for residents and local businesses to address homelessness	20.1	33.8	51.7	50.4
Taking a portion of funding that goes to other city services like street maintenance, parks, police, use it to build homeless shelt	10.9	16.4	16.2	38.8

STRATEGIES FOR DISCOURAGING CAMPING IN CERTAIN LOCATIONS

The final substantive question of the survey (Question 15) focused on strategies the City could take to discourage homeless people from staying in certain areas of the City. As shown in Figure 27, the vast majority of Glendora residents supported the City enforcing a no tolerance policy for any bad behavior including drug or alcohol use, littering, and aggressive panhandling (88%) and enhancing lighting in public areas to discourage people from using these areas to sleep (83%). Opinions were more divided, however, on whether the City should close certain parks to the public so they can't be used for homeless camps (52%) and modifying street benches to make it uncomfortable to lie down on them (52%).

Question 15 *The City can also take action to discourage homeless people from staying in certain areas of the city. Would you support or oppose the City: _____?*

FIGURE 27 SUPPORT OF STRATEGIES FOR DISCOURAGE HOMELESSNESS TO STAY IN CERTAIN CITY AREAS



Its worth noting that although individuals with a generally negative opinion of homeless people and those who perceived homelessness to be a big problem in Glendora were the *least* supportive of the strategies tested in Question 13 and the funding solutions tested in Question 14, they were the *most* supportive of each of the strategies tested in Question 15 (see Tables 14 & 15).

TABLE 14 SUPPORT OF STRATEGIES FOR DISCOURAGE HOMELESSNESS TO STAY IN CERTAIN CITY AREAS BY OPINION OF HOMELESS (SHOWING % SUPPORT)

	Opinion of Homeless (Q8)		
	Generally positive	Neutral	Generally negative
Enforcing a no tolerance policy for any bad behavior including drug or alcohol use, littering, aggressive panhandling	76.3	89.3	98.8
Enhancing lighting in public areas to discourage people from using these areas to sleep	68.0	88.7	93.4
Closing certain parks to the public so they can't be used for homeless camps	33.6	54.8	68.4
Modifying street benches so its not comfortable to lie down on them	24.2	56.1	74.5

TABLE 15 SUPPORT OF STRATEGIES FOR DISCOURAGE HOMELESSNESS TO STAY IN CERTAIN CITY AREAS BY OPINION OF HOMELESS ISSUE (SHOWING % SUPPORT)

	Opinion of Homeless Issue (Q4e)			
	Big problem	Moderate problem	Small problem	Not a problem
Enforcing a no tolerance policy for any bad behavior including drug or alcohol use, littering, aggressive panhandling	96.1	92.8	82.5	67.9
Enhancing lighting in public areas to discourage people from using these areas to sleep	92.4	92.0	75.7	54.0
Closing certain parks to the public so they can't be used for homeless camps	63.8	56.4	40.6	33.4
Modifying street benches so its not comfortable to lie down on them	67.6	57.0	36.3	25.3

Background & Demographics

Table 16 Demographics of Sample

Total Respondents	*883*
Years in Glendora (Q1)	
Less than 5	20.1
5 to 9	14.9
10 to 14	10.8
15 or more	53.8
Prefer not to answer	0.5
Gender (QD1)	
Male	48.8
Female	48.0
Prefer not to answer	3.2
Age (QD2)	
18 to 24	11.5
25 to 34	14.8
35 to 44	15.6
45 to 54	20.4
55 to 64	17.6
65 or older	20.1
Child in Hsld (QD3)	
Yes	35.7
No	60.2
Prefer not to answer	4.0
Home Ownership Status (QD4)	
Own	69.5
Rent	24.1
Prefer not to answer	6.4
Volunteer Group Member (QD5)	
Yes	19.9
No	74.4
Prefer not to answer	5.7
Church Member (QD6)	
Yes	33.7
No	59.8
Prefer not to answer	6.5
Member of Family Has Been Homeless (QD7)	
Yes	16.5
No	79.8
Prefer not to answer	3.7
Employment Status (QD8)	
Full time	57.9
Part time	7.2
Student	6.5
Homemaker	4.0
Retired	19.2
Prefer not to answer	5.1

Table 16 presents the key demographic information collected during the survey. Because of the probability-based sampling methodology used in this study, the results shown in the table are representative of adult residents in the City of Glendora. The primary motivation for collecting the background and demographic information was to provide a better insight into how the results of the substantive questions of the survey vary by demographic characteristics (see Appendix A for more details).

METHODOLOGY

The following sections outline the methodology used in the study, as well as the motivation for using certain techniques.

QUESTIONNAIRE DEVELOPMENT Dr. McLarney of True North Research worked closely with the City of Glendora to develop a questionnaire that covered the topics of interest and avoided many possible sources of systematic measurement error, including position-order effects, wording effects, response-category effects, scaling effects, and priming. Several questions included multiple individual items. Because asking items in a set order can lead to a systematic position bias in responses, items were asked in random order for each respondent. For the precise wording of questions and programming instructions, see *Questionnaire & Toplines* on page 33.

PROGRAMMING & PRE-TEST Prior to fielding the survey, the questionnaire was CATI (Computer Assisted Telephone Interviewing) programmed to assist interviewers when conducting the telephone interviews. The CATI program automatically navigates the skip patterns, randomizes the appropriate question items, and alerts interviewers to certain types of keypunching mistakes should they happen during the interview. The survey was also programmed into a passcode-protected online survey application to allow online participation for sampled residents. The integrity of the questionnaire was pre-tested internally by True North and by dialing into random homes in the City prior to formally beginning the survey.

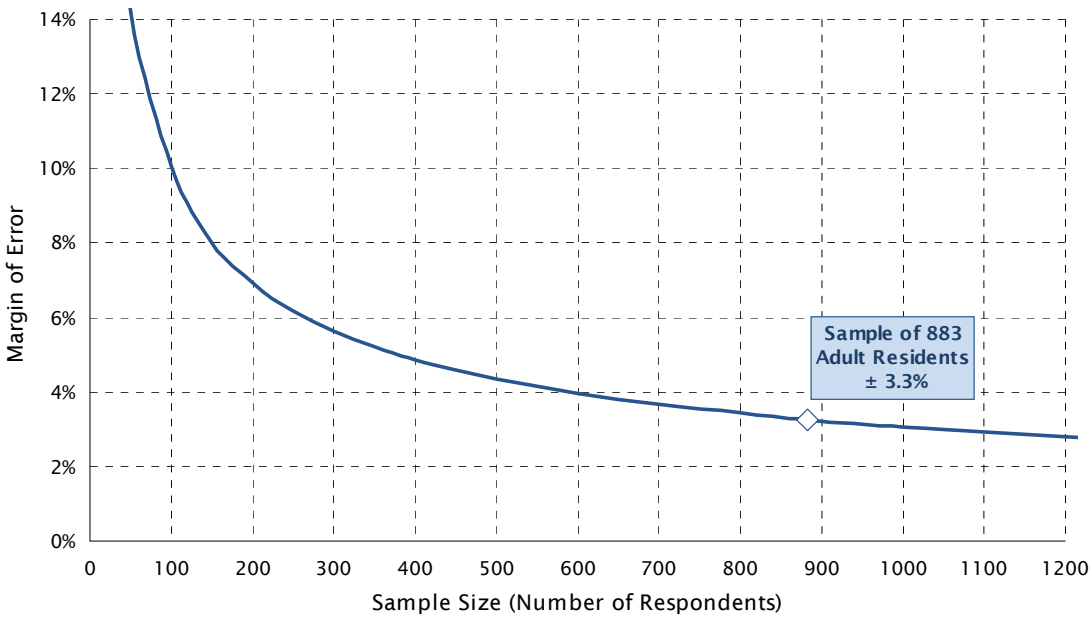
SAMPLE, RECRUITING & DATA COLLECTION A comprehensive database of Glendora households was utilized for this study, ensuring that all households in Glendora had the opportunity to participate in the survey. Households were recruited to participate in the survey through multiple recruiting methods. A random selection of households was initially invited to participate in the survey online at a secure, passcode-protected website designed and hosted by True North. Each household was assigned a unique passcode to ensure that only Glendora residents who received an invitation could access the online survey site, and that the survey could be completed only one time per passcode. An email reminder notice was also sent to encourage participation among those who had yet to take the survey. Following a period of online data collection, True North began placing telephone calls to land lines and cell phone numbers of households throughout the City that had yet to participate in the online survey as a result of the emailed or mailed invitation.

Telephone interviews averaged 13 minutes in length and were conducted during weekday evenings (5:30PM to 9PM) and on weekends (10AM to 5PM). It is standard practice not to call during the day on weekdays because most working adults are unavailable and thus calling during those hours would bias the sample. A total of 883 completed surveys were gathered online and by telephone between November 7 and November 20, 2019.

MARGIN OF ERROR DUE TO SAMPLING The results of the survey can be used to estimate the opinions of all adult residents of the City. Because not every adult resident of the City participated in the survey, however, the results have what is known as a statistical margin of error due to sampling. The margin of error refers to the difference between what was found in the survey of 883 adult residents for a particular question and what would have been found if all of the estimated 40,179 adult residents[3] had been interviewed.

Figure 28 provides a plot of the *maximum* margin of error in this study. The maximum margin of error for a dichotomous percentage result occurs when the answers are evenly split such that 50% provide one response and 50% provide the alternative response. For this survey, the maximum margin of error is ± 3.3% for questions answered by all 883 respondents.

FIGURE 28 MAXIMUM MARGIN OF ERROR



Within this report, figures and tables show how responses to certain questions varied by demographic characteristics such as length of residence and age of the respondent. Figure 28 is thus useful for understanding how the maximum margin of error for a percentage estimate will grow as the number of individuals asked a question (or in a particular subgroup) shrinks. Because the margin of error grows exponentially as the sample size decreases, the reader should use caution when generalizing and interpreting the results for small subgroups.

DATA PROCESSING Data processing consisted of checking the data for errors or inconsistencies, coding and recoding responses, categorizing verbatim responses, and preparing frequency analyses and cross-tabulations. The final data were weighted to balance the sample by age according to Census estimates.

3. Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

ROUNDING Numbers that end in 0.5 or higher are rounded up to the nearest whole number, whereas numbers that end in 0.4 or lower are rounded down to the nearest whole number. These same rounding rules are also applied, when needed, to arrive at numbers that include a decimal place in constructing figures and tables. Occasionally, these rounding rules lead to small discrepancies in the first decimal place when comparing tables and charts for a given question. Due to rounding, some figures and narrative include numbers that add to more than or less than 100%.

TRUE NORTH RESEARCH

City of Glendora
Survey on Homelessness
Final Toplines (n=883)
November 21, 2019

Section 1: Introduction to Study
Hi, my name is _____ and I'm calling on behalf of TNR, an independent public opinion research company. We're conducting a survey about important issues in Glendora (Glen-DOR-uh) and we would like to get your opinions.
If needed: This is a survey about community issues in Glendora– I'm NOT trying to sell anything and I won't ask for a donation. *If needed:* The survey should take about 12 minutes to complete. *If needed:* If now is not a convenient time, can you let me know a better time so I can call back? *If the person says they are an elected official or is somehow associated with the survey, politely explain that this survey is designed to the measure the opinions of those not closely associated with the study, thank them for their time, and terminate the interview.*

Section 2: Screener if Land Line and no Name ID			
For statistical reasons, I would like to speak to the youngest adult male currently at home that is at least 18 years of age. *If there is no male currently at home that is at least 18 years of age, then ask:* Ok, then I'd like to speak to the youngest female currently at home that is at least 18 years of age. *If there is no adult currently available, then ask for a callback time.* *NOTE: Adjust this screener as needed to match sample quotas on gender & age*			
If respondent asks why we want to speak to a particular demographic group, explain: Its important that the sample of people for the survey is representative of the adult population in the city for it to be statistically reliable. At this point, we need to balance our sample by asking for people who fit a particular demographic profile.			
SC1	To begin, I have a few screening questions. What is the zip code at your residence? *Read zip code back to them to confirm correct*		
	1	91740, 91741	*Qualified, go to intro preceding Q1*
	2	Any Other Zip Code	*Terminate*

Section 3: Quality of Life & Local Issues			
I'd like to begin by asking you a few questions about what it is like to live in the City of Glendora.			
Q1	How long have you lived in Glendora?		
	1	Less than 1 year	2%
	2	1 to 4 years	18%
	3	5 to 9 years	15%
	4	10 to 14 years	11%
	5	15 years or longer	54%
	99	Not sure/Prefer not to answer	0%

Q2	How would you rate the overall quality of life in Glendora? Would you say it is excellent, good, fair, poor or very poor?		
	1	Excellent	27%
	2	Good	60%
	3	Fair	11%
	4	Poor	1%
	5	Very Poor	0%
	98	Not sure	0%
	99	Prefer not to answer	0%
Q3	If the city government could change one thing to make Glendora a better place to live now and in the future, what change would you like to see? Verbatim responses recorded and later grouped into categories shown below.		
	Address homeless issues, poverty		27%
	Improve streets, roads, infrastructure		14%
	Not sure, cannot think of anything		14%
	Limit growth, development, preserve small town feel		11%
	Improve public safety, police services		9%
	Improve parking issues		5%
	Improve dining, shopping opportunities		4%
	No changes needed, everything is fine		4%
	Reduced traffic congestion		3%
	Provide affordable housing		3%
	Reduce taxes, fees		3%
	Provide additional youth, family activities, events		3%
	Beautify city, landscaping		3%
	Improve, provide additional parks, rec facilities		2%
	Address water issues		2%
	Improve downtown area		2%
	Enforce traffic laws		2%
	Provide more, improved street lighting		2%
	Improve animal, pest control		2%

Q4	As I read the following issues, please indicate whether each issue is a big problem, a moderate problem, a small problem, or not a problem in the City of Glendora.						
	Randomize	Big Problem	Moderate Problem	Small Problem	Not a Problem	Not Sure	Prefer not to answer
A	Speeding vehicles	17%	30%	29%	23%	1%	0%
B	Traffic congestion	17%	27%	31%	24%	0%	0%
C	Yards and landscapes that aren't being properly maintained	10%	17%	38%	33%	1%	0%
D	RVs and trailers parked in driveways or on streets	7%	12%	26%	52%	3%	0%
E	Homeless people	41%	22%	22%	12%	2%	1%
F	Strangers asking for money, also known as panhandling	22%	21%	28%	26%	3%	0%

Section 4: Perceptions & Attitudes			
Q5	Over the past three years, would you say the amount of homeless people in the City of Glendora has decreased, stayed about the same, or increased?		
	1	Decreased	2%
	2	Stayed about the same	18%
	3	Increased	69%
	98	Not sure	10%
	99	Prefer not to answer	0%
Q6	Do you think most of the homeless people currently in Glendora were living in Glendora *before* they became homeless, or were they homeless before they came to Glendora?		
	1	Most lived in Glendora before they were homeless	6%
	2	Most were homeless before they arrived in Glendora	60%
	98	Not sure	34%
	99	Prefer not to answer	0%

Q7	Next, I'm going to read a short list of items that some say can be causes homelessness. For each that I read, please tell me whether you think it is a **big** factor in causing homelessness, a **medium** factor, a **small** factor, or **not** a factor in causing homelessness. Here is the (first/next) one: _____ Would you say this is a big factor, a medium factor, a small factor, or not a factor in causing homelessness?						
	Randomize	Big factor	Medium factor	Small factor	Not a factor	Not Sure	Prefer not to answer
A	Shortage of affordable housing	41%	20%	21%	13%	3%	1%
B	Shortage of good paying jobs	19%	24%	29%	23%	5%	1%
C	Mental illness	69%	20%	6%	2%	3%	0%
D	Alcohol addiction or abuse	66%	22%	8%	1%	3%	1%
E	Drug addiction or abuse	71%	19%	6%	1%	3%	1%
F	Bad luck	9%	20%	35%	26%	7%	1%
G	Laziness	24%	23%	25%	18%	9%	1%
H	Making bad decisions	39%	33%	16%	5%	6%	1%

Q8	Next, I'm going to read you a series of statements. For each, I'd like you to tell me whether you agree or disagree with the statement. Here is the (first/next) one: _____. Do you agree or disagree, or do you have no opinion? *Get answer, then ask:* Would that be strongly (agree/disagree) or somewhat (agree/disagree)?						
	Randomize	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	Not sure	Prefer not to answer
A	Most homeless people are good people, but they have fallen on hard times	20%	43%	21%	9%	7%	1%
B	Homeless people are more dangerous than the average person	22%	33%	23%	14%	6%	1%
C	Homeless people represent a threat to public health	41%	32%	12%	9%	5%	1%
D	With a little bit of help, many homeless people can get back on their feet	22%	41%	21%	10%	6%	1%

Section 5: Personal Actions			
Q9	How often do you encounter homeless people in Glendora? Every day, a few times a week, a few times per month, less often than a few times per month, or never?		
	1	Every day	32%
	2	A few times per week	32%
	3	A few times per month	15%
	4	Less often than a few times per month	15%
	5	Never	3%
	98	Not sure	2%
	99	Prefer not to answer	1%

Q10	During the past three months, have you _____?			
	Randomize	Yes	No	Prefer not to answer
A	Talked with a homeless person in Glendora	34%	64%	2%
B	Offered food or money to a homeless person in Glendora	34%	64%	2%
C	Volunteered to help the homeless	13%	85%	2%
D	Contacted the City of Glendora about a homeless person or homeless issue	11%	87%	1%
E	Donated money to an organization that helps the homeless	37%	60%	2%

Section 6: Strategies for Addressing Homelessness							
Q11	I'm interested in which organizations or groups you think should be responsible for addressing the homeless problem. Here is the (first/next) one: _____. Should it play a big role, a medium role, a small role, or no role in addressing the homeless problem?						
	Randomize	Big role	Medium role	Small role	No role	Not sure	Prefer not to answer
A	The Federal Government	48%	21%	19%	8%	3%	1%
B	The State of California	67%	20%	6%	3%	2%	1%
C	The County of Los Angeles	67%	20%	7%	3%	3%	0%
D	The City of Glendora	51%	30%	14%	3%	3%	0%
E	Community-based organizations and churches	37%	32%	23%	5%	2%	1%
F	The business community	16%	27%	32%	20%	4%	1%

Q12	Prior to taking this survey, were you aware that a Federal Court recently ruled that homeless people have the right to camp on public property *if* there is no alternative shelter made available to them by a city or county government. In other words, a city can prohibit homeless camping on public property only when alternative shelter is made available.		
	1	Yes, was aware	46%
	2	No, was not aware	51%
	98	Not sure	2%
	99	Prefer not to answer	0%

Q13 Understanding that homeless people can't be kept from camping on public property unless alternative shelter is made available, I'd like to ask about whether you support or oppose several strategies for addressing homelessness in Glendora.

Here is the (first/next) strategy: _____. Do you support or oppose this strategy? *Get answer, then ask*: Would that be strongly (support/oppose) or somewhat (support/oppose)?

	Randomize	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Not sure	Prefer not to answer
A	Building additional low-income housing in Glendora	21%	20%	17%	38%	3%	1%
B	Providing rent subsidies to the homeless	18%	31%	18%	25%	6%	1%
C	Expanding the number of homeless people who receive welfare benefits	13%	24%	23%	32%	7%	2%
D	Providing counseling and rehab for drug and alcohol addiction	61%	27%	5%	5%	2%	1%
E	Creating a temporary homeless shelter in Glendora	23%	27%	15%	30%	4%	1%
F	Join with other cities and the County to create more regional homeless shelters	54%	28%	7%	8%	2%	1%
G	Providing funding for mental health facilities	54%	28%	7%	7%	3%	1%
H	Incentivizing under-performing hotels and motels to accept temporary housing vouchers	25%	31%	18%	20%	5%	1%
I	Provide housing for homeless people who lived in Glendora *prior* to being homeless	25%	41%	12%	14%	6%	1%

Q14	How should the City **fund** strategies for addressing homelessness? Would you support or oppose: _____?			
	Randomize	Support	Oppose	Prefer not to answer
A	Seeking grant funding to build emergency homeless shelters in the City of Glendora	54%	42%	5%
B	Raising local taxes $50 per year for residents and local businesses to address homelessness	34%	61%	5%
C	Taking a portion of the funding that currently goes to other city services like street maintenance, parks, and police and use it to build homeless shelters	18%	79%	3%
D	Working with non-profit organizations to raise private funds for the development of low-income housing in Glendora	62%	35%	3%
E	Providing incentives to developers to build more affordable low-income housing in Glendora	42%	53%	5%
Q15	The City can also take action to discourage homeless people from staying in certain areas of the city. Would you support or oppose the City: _____?			
	Randomize	Support	Oppose	Prefer not to answer
A	Enhancing lighting in public areas to discourage people from using these areas to sleep	83%	14%	3%
B	Modifying street benches so its not comfortable to lie down on them	52%	43%	5%
C	Closing certain parks to the public so they can't be used for homeless camps	52%	42%	5%
D	Enforcing a 'no tolerance' policy for any bad behavior including drug or alcohol use, littering, or aggressive panhandling	88%	10%	2%

Section 7: Background & Demographics			
Thank you so much for your participation. I have just a few background questions for statistical purposes.			
D1	What is your gender? (record by voice if telephone interview)		
	1	Male	49%
	2	Female	48%
	99	Prefer not to answer	3%
D2	In what year were you born? Year recorded and grouped into age categories shown below.		
	18 to 24		11%
	25 to 34		15%
	35 to 44		16%
	45 to 54		20%
	55 to 64		18%
	65 or older		20%
D3	Do you have one or more children under the age of 18 living in your household?		
	1	Yes	36%
	2	No	60%
	99	Prefer not to answer	4%
D4	Do you own or rent your residence in Glendora?		
	1	Own	69%
	2	Rent	24%
	99	Prefer not to answer	6%
D5	Are you a member of a volunteer community group in Glendora?		
	1	Yes	20%
	2	No	74%
	99	Prefer not to answer	6%

D6	Are you a member of a church in Glendora?		
	1	Yes	34%
	2	No	60%
	99	Prefer not to answer	6%
D7	Have you or a member of your family ever been homeless?		
	1	Yes	17%
	2	No	80%
	99	Prefer not to answer	4%
D8	Which of the following best describes your employment status? Would you say you are employed full-time, part-time, a student, a homemaker, retired, or are you in-between jobs right now?		
	1	Employed full-time	58%
	2	Employed part-time	7%
	3	Student	7%
	4	Homemaker	4%
	5	Retired	19%
	6	In-between jobs	1%
	98	No sure	0%
	99	Prefer not to answer	4%
Those are all of the questions I have. Thanks so much for participating in this important survey!			

LAHSA
LOS ANGELES HOMELESS SERVICES AUTHORITY

Heidi Marston
Executive Director

Board of Commissioners

Sarah Dusseault
Chair

Mitchell Kamin
Vice Chair

Kelli Bernard

Noah Farkas

Wendy Greuel

Lawson Martin

Irene Muro

Booker Pearson

Kelvin Sauls

Jacqueline Waggoner

Administrative Office

811 Wilshire Blvd.
6th Floor
Los Angeles, CA 90017

213 683.3333 - PH
213 892.0093 - FX
213 553.8488 - TY

www.lahsa.org

Date: September 11, 2020

To: City of Glendora

From: Heidi Marston, Executive Director, LAHSA

cc: Dana Vanderford, Homeless Deputy, Supervisor Kathryn Barger
Anne Miskey, Chief Executive Officer, Union Station Homeless Services

Subject: Recommendation for Approaches to Engaging and Sheltering People Experiencing Homelessness in Glendora and Neighboring Cities

---

Summary

A significant number of people are experiencing unsheltered homelessness in the Glendora area, with the 2020 Greater Los Angeles Homeless Count recording 188 people experiencing unsheltered homelessness in the cities of Claremont, Glendora, La Verne, and San Dimas combined on that night. LAHSA recommends that the City of Glendora, in collaboration with La Verne, San Dimas, Claremont, and potentially others, adopt a sub-regional strategy to identifying people experiencing unsheltered homelessness and moving them into a new interim housing site. This approach should leverage existing outreach infrastructure created by Measure H.

Interim housing is an intervention that provides people experiencing homelessness with temporary housing intended to resolve their immediate experience of unsheltered homelessness, to connect participants to permanent housing opportunities in their communities, and to provide various other services.

The development and operation of interim housing is supported by many different streams of funding. A significant portion of capital funds for an interim housing site in Glendora could be made available through the Fifth District's Interim Housing Capital Fund Pool. The ongoing operation of the site and the provision of wraparound services could be supported through Measure H-funded strategy E8 -- Enhance the Emergency Shelter System.

Employing a sub-regional interim housing strategy across an identified cohort of cities will allow for a higher degree of local prioritization to meet the sub-regional needs. This unique approach will ensure that individuals experiencing homelessness within the jurisdictions of partnering cities will be prioritized for connection to this resource.

Recommendations

Leveraging Existing Teams

LAHSA recommends leveraging existing Measure H-funded outreach teams and other local housing navigation resources assigned to these cities to fill interim housing beds that may be created as part of a new site in Glendora. Existing outreach teams/housing navigation that operate in the area include:

- Union Station Homeless Services' Multi-Disciplinary Teams (MDTs) and Housing Navigation
- LAHSA HET Teams
- LAHSA HOST Teams

These existing teams are already working with people experiencing homelessness in these areas and have built significant rapport. They can continue to actively work with clients slated to move into the shelter and work towards this goal. In recent experience, LAHSA has found that due to capacity limitations of other entities to actively and proactively work with PEH, other entities' referrals may not result in beds being filled expediently. However, ensuring key parties can share names of interested clients on the streets for further engagement can provide opportunities for further service connections.

Leveraging SPA 3 Outreach Coordinators

LAHSA recommends leveraging existing Measure H-funded Outreach Coordinators to direct this effort, including developing and managing the client interest list and supporting care coordination among the teams.

Coordination is key to the success of this client and interim housing program. Having a centralized expert in street-based homelessness and outreach coordination will ensure all outreach teams are well-placed to support their clients for this opportunity to come indoors.

Adapting Existing Successful Client Matching Protocols

LAHSA recommends the following process for matching clients to interim housing beds:

- First, outreach teams create and fill an interest list. Each team will be assigned a percentage of total beds to fill with clients from their approved catchment area;
- Following the creation of an interest list, outreach teams will create a backfill list of 150% of beds. This list will be used for turnover beds in cases where a participant leaves the shelter or moves in to permanent housing, prioritizing people who are matching to existing housing resource to ensure flow through and continuous movement of people off the street and in to shelter;
- Finally, after the backfill list for the catchment area is exhausted, the LAHSA matcher will accept referrals from the entire SPA, ensuring that beds do not remain vacant. In the absence of no referrals from these cities, others will be accepted, prioritizing those who are matched to a housing resource.

Suggested Process Steps and Catchment Area

LAHSA recommends the following outreach process and development of a catchment area:

- LAHSA will work with service provider and local jurisdictions to develop geographic catchment area and methodology. This will be developed in alignment with the number of beds and collaborating cities' priorities and may include prioritization by location (such as a percentage of

beds set aside for residents of Glendora, Claremont, La Verne, and San Dimas), by population type, and by other factors;
- Brief outreach teams on outreach strategy, client eligibility, IH details and timeline;
- Intentional outreach on interim housing opportunity begins;
- 45 days before opening, outreach teams begin developing their interest lists and backfill lists. Care Coordination including Shelter staff begins;
- Move ins begin when shelter opens;
- Following initial move-ins, outreach with engage in *t*roubleshooting any client issues and work to backfill of any open beds.

Other Considerations

Low-Barrier Model: In order to ensure success of project, LAHSA recommends adopting an evidence-based, low barrier, client centered interim housing model. This will maximize the ability of outreach staff to bring people experiencing homelessness into the site.

Higher Acuity Populations: It is important to note that not all people experiencing homelessness from these cities may be appropriate for this shelter, as some people may require a higher level of care beyond what the shelter can provide. These people may require referrals to recuperative care, supportive housing, or other resources.

Voluntary Services: In alignment with best practices, acceptance of shelter services must be voluntary. Outreach teams will not be in a place to force clients to move into the site.

Permanent Housing Opportunities: Site success will also require sufficient permanent housing opportunities. According to LAHSA's 2020 Homeless Services Systems Analysis, it is recommended that for every one interim housing bed available, the system needs five permanent housing resources to ensure flow-through.

Approved Strategies to Combat Homelessness

Los Angeles County
Homeless Initiative



February 2016

Los Angeles County
Chief Executive Office

Los Angeles County Strategies to Combat Homelessness

E. CREATE A COORDINATED SYSTEM

- **E1** Advocate with Relevant Federal and State Agencies to Streamline Applicable Administrative Processes for SSI and Veterans Benefits
- **E2** Drug Medi-Cal Organized Delivery System for Substance Use Disorder Treatment Services
- **E3** Creating Partnerships for Effective Access and Utilization of ACA Services by Persons Experiencing Homelessness
- **E4** First Responders Training
- **E5** Decriminalization Policy
- **E6** Countywide Outreach System
- **E7** Strengthen the Coordinated Entry System
- **E8** Enhance the Emergency Shelter System
- **E9** Discharge Data Tracking System
- **E10** Regional Coordination of Los Angeles County Housing Authorities
- **E11** County Specialist Support Team
- **E12** Enhanced Data Sharing and Tracking
- **E13** Coordination of Funding for Supportive Housing
- **E14** Enhanced Services for Transition Age Youth
- **E15** Homeless Voter Registration and Access to Vital Records
- **E16** Affordable Care Act Opportunities
- **E17** Regional Homelessness Advisory Council and Implementation Coordination

B. SUBSIDIZE HOUSING

- **B1** Provide Subsidized Housing to Homeless Disabled Individuals Pursuing SSI
- **B2** Expand Interim Assistance Reimbursement to additional County Departments and LAHSA
- **B3** Partner with Cities to Expand Rapid Re-Housing
- **B4** Facilitate Utilization of Federal Housing Subsidies
- **B5** Expand General Relief Housing Subsidies
- **B6** Family Reunification Housing Subsidy
- **B7** Interim/Bridge Housing for those Exiting Institutions
- **B8** Housing Choice Vouchers for Permanent Supportive Housing

A. PREVENT HOMELESSNESS

- **A1** Homeless Prevention Program for Families
- **A2** Discharge Planning Guidelines
- **A3** Housing Authority Family Reunification Program
- **A4** Discharges From Foster Care and Juvenile Probation

D. PROVIDE CASE MANAGEMENT AND SERVICES

- **D1** Model Employment Retention Support Program
- **D2** Expand Jail In Reach
- **D3** Supportive Services Standards for Subsidized Housing
- **D4** Regional Integrated Re-entry Networks - Homeless Focus
- **D5** Support for Homeless Case Managers
- **D6** Criminal Record Clearing Project

C. INCREASE INCOME

- **C1** Enhance the CalWORKs Subsidized Employment Program for Homeless Families
- **C2** Increase Employment for Homeless Adults by Supporting Social Enterprise
- **C3** Expand Targeted Recruitment and Hiring Process to Homeless/Recently Homeless People to Increase Access to County Jobs
- **C4** Establish a Countywide SSI Advocacy Program for People Experiencing Homeless or At Risk of Homelessness
- **C5** Establish a Countywide Veterans Benefits Advocacy Program for Veterans Experiencing Homelessness or At Risk of Homelessness
- **C6** Targeted SSI Advocacy for Inmates

F. INCREASE AFFORDABLE/HOMELESS HOUSING

- **F1** Promote Regional SB 2 Compliance and Implementation
- **F2** Linkage Fee Nexus Study
- **F3** Support Inclusionary Zoning for Affordable Housing Rental Units
- **F4** Development of Second Dwelling Units Pilot Program
- **F5** Incentive Zoning/Value Capture Strategies
- **F6** Using Public Land for Homeless Housing

priorities.lacounty.gov/homeless

TABLE OF CONTENTS

INTRODUCTION **1**

A. PREVENT HOMELESSNESS **5**

A 1 Homeless Prevention Program for Families 6

A 2 Discharge Planning Guidelines 8

A 3 Housing Authority Family Reunification Program 10

A 4 Discharges From Foster Care & Juvenile Probation 12

B. SUBSIDIZE HOUSING **15**

B 1 Provide Subsidized Housing to Homeless Disabled Individuals Pursuing SSI 16

B 2 Expand Interim Assistance Reimbursement (IAR) to additional County Departments and the Los Angeles Homeless Services Authority 18

B 3 Partner with Cities to Expand Rapid Re-Housing 20

B 4 Facilitate Utilization of Federal Housing Subsidies 24

B 5 Expand General Relief Housing Subsidies 26

B 6 Family Reunification Housing Subsidy 28

B 7 Interim/Bridge Housing for those Exiting Institutions 30

B 8 Housing Choice Vouchers for Permanent Supportive Housing 32

C. INCREASE INCOME **35**

C 1 Enhance the CalWORKs Subsidized Employment Program for Homeless Families 36

C 2 Increase Employment for Homeless Adults by Supporting Social Enterprise 38

C 3 Expand Targeted Recruitment and Hiring Process to Homeless/Recently Homeless People to Increase Access to County Jobs 41

C 4 Establish a Countywide SSI Advocacy Program for People Experiencing Homelessness or At Risk of Homelessness 43

C 5 Establish a Countywide Veterans Benefits Advocacy Program for Veterans Experiencing Homelessness or At Risk of Homelessness 46

C 6 Targeted SSI Advocacy for Inmates 49

D. PROVIDE CASE MANAGEMENT AND SERVICES **53**

D 1 Model Employment Retention Support Program 54

D 2 Expansion of Jail In Reach 56

D 3 Supportive Services Standards for Subsidized Housing 58

D 4 Regional Integrated Re-entry Networks- Homeless Focus 60

D 5 Support for Homeless Case Managers 62

D 6 Criminal Record Clearing Project 64

E. CREATE A COORDINATED SYSTEM 67

E 1 Advocate with Relevant Federal and State Agencies to Streamline Applicable Administrative Processes for SSI and Veterans Benefits 68

E 2 Drug Medi-Cal Organized Delivery System for Substance Use Disorder Treatment Services 70

E 3 Creating Partnerships for Effective Access and Utilization of ACA Services by Persons Experiencing Homelessness 72

E 4 First Responders Training 74

E 5 Decriminalization Policy 76

E 6 Countywide Outreach System 78

E 7 Strengthen the Coordinated Entry System 80

E 8 Enhance the Emergency Shelter System 82

E 9 Discharge Data Tracking System 84

E 10 Regional Coordination of Los Angeles County Housing Authorities 86

E 11 County Specialist Support Team 88

E 12 Enhanced Data Sharing and Tracking 90

E 13 Coordination of Funding for Supportive Housing 92

E 14 Enhanced Services for Transition Age Youth 94

E 15 Homeless Voter Registration and Access to Vital Records 96

E 16 Affordable Care Act Opportunities 98

E 17 Regional Homelessness Advisory Council and Implementation Coordination 102

F. INCREASE AVAILABLE AFFORDABLE/HOMELESS HOUSING 105

F 1 Promote Regional SB 2 Compliance and Implementation 106

F 2 Linkage Fee Nexus Study 108

F 3 Support Inclusionary Zoning for Affordable Housing Rental Units 110

F 4 Development of Second Dwelling Units Pilot Program 112

F 5 Incentive Zoning/Value Capture Strategies 114

F 6 Using Public Land for Homeless Housing 116

ADDENDA 119

Addendum A Summary of Approved Funding 120

Addendum B Phase 1 Strategies 122

Addendum C Opportunities for Cities to Combat Homelessness 123

Addendum D Homeless Initiative Policy Summits - Participating Organizations 124

INTRODUCTION



On August 17, 2015, the Los Angeles County Board of Supervisors launched the Homeless Initiative to combat the homeless crisis that pervades our communities. The initial objective of the Homeless Initiative has been to develop and present to the Board of Supervisors these recommended County strategies to effectively combat homelessness.

SCOPE OF HOMELESS CRISIS

The homeless crisis in Los Angeles County has been increasing and demands an urgent, coordinated response from the County, cities, and community partners throughout the region. According to the Los Angeles Homeless Services Authority (LAHSA), the total point-in-time homeless population in Los Angeles County was 39,461 in 2013 and 44,359 in 2015, which equals a 12.4 percent increase. The homeless population in tents, makeshift shelters, and vehicles saw an enormous increase of 85 percent from 2013 (5,335) to 2015 (9,335).

DEVELOPMENT AND SUMMARY OF RECOMMENDED COUNTY STRATEGIES

To develop the recommended strategies, the Homeless Initiative conducted 18 policy summits on nine topics from October 1 to December 3, 2015, which brought together 25 County departments, 30 cities and other public agencies, and over 100 community partners and stakeholders. To support the discussions in the policy summits, detailed policy and strategy briefs were developed for each summit, all of which are available at priorities.lacounty.gov/homeless.

These policy summits resulted in 48 recommended strategies divided into six areas which are each key to combating homelessness:

- Prevent Homelessness
- Subsidize Housing
- Increase Income
- Provide Case Management and Services
- Create a Coordinated System
- Increase Affordable/Homeless Housing

The applicable strategy brief(s) are identified in each recommended strategy.

Overall, these recommended strategies reflect the following key principles:

- Homelessness is an extraordinarily complex problem which necessitates active, sustained collaboration amongst the County, cities and other public agencies, and a wide array of community partners.
- The web of established collaborative relationships in Los Angeles County provides a very strong foundation for the implementation of these strategies.
- These recommended strategies must strengthen and build upon current County efforts by:
  - > Directing more resources to proven strategies;
  - > Integrating existing programs and services more effectively;
  - > Enabling cities to join the County in combating homelessness; and
  - > Identifying opportunities to leverage mainstream criminal justice, health, and social services.

PHASE 1 STRATEGIES AND IMPLEMENTATION TIMEFRAMES

Within the set of recommended strategies, the following have been identified as having the greatest impact within the short- and medium-term, with implementation scheduled to commence by June 30, 2016:

Strategy A1 - Homeless Prevention Program for Families

Strategy B1 - Provide Subsidized Housing to Homeless Disabled Individuals Pursuing SSI

Strategy B3 – Partner with Cities to Expand Rapid Re-housing

Strategy B4 – Facilitate Utilization of Federal Housing Subsidies

Strategy B7 – Interim/Bridge Housing for Those Exiting Institutions

Strategy B8 – Housing Choice Vouchers for Permanent Supportive Housing

Strategy C2 – Increase Employment for Homeless Adults by Supporting Social Enterprise

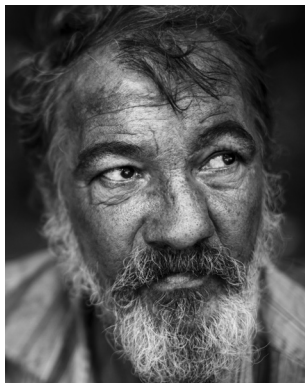
Strategy D2 – Expand Jail In-Reach

Strategies E4/E5 – First Responders Training and Decriminalization Policy

Strategy E6 – Countywide Outreach System

Strategy E8 – Enhance the Emergency Shelter System

The remaining strategies will be divided between Phase 2 (implementation in the second half of 2016) and Phase 3 (implementation in 2017).



ROLE OF CITIES

Implementation of these strategies will create unprecedented opportunities for cities across the County to partner in combating homelessness, particularly by:

- Contributing city funding toward the cost of rapid re-housing for homeless city residents (Strategy B3);
- Dedicating federal housing subsidies to permanent supportive housing for chronically homeless individuals (Strategy B8);
- Ensuring that law enforcement and other first responders effectively engage homeless families and individuals (Strategies E4 and E5); and
- Using land use policy to maximize the availability of homeless and affordable housing (Strategies F1, F2, F4, and F5).

All cities in the County were invited to participate in the Homeless Initiative planning process, and the Homeless Initiative will reach out to cities across the County to join in the implementation of the strategies approved by the Board of Supervisors.

CONCLUSION

Taken as a whole, these recommended strategies are designed to maximize the effectiveness of current efforts to combat homelessness, expand certain key efforts, and implement new actions where appropriate. Though the current level of available funding is far less than the funding needed to eliminate homelessness in Los Angeles County, these strategies are designed to reduce the current number of homeless families and individuals, maximize the alignment and effectiveness of current and future efforts, and lay the foundation for additional effective investments in the future.

INTENTIONALLY LEFT BLANK

Strategy A
Prevent Homelessness



Combating homelessness requires effective strategies to reduce the number of families and individuals who become homeless, in addition to helping currently homeless families and individuals move into permanent housing. This includes reducing both the number of individuals who are discharged into homelessness from institutions such as jails, hospitals, and foster care, and the number of families and individuals who lose their housing and become homeless.

Los Angeles County
Homeless Initiative

Strategy A1 | PREVENT HOMELESSNESS **PHASE 1**

Related to Strategy Brief 4.1a

Homeless Prevention Program for Families

POPULATION IMPACT

ALL ✓ **FAMILIES** TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Los Angeles Homeless Services Authority and the Department of Public Social Services, in consultation with relevant County departments and key community stakeholders, to develop an integrated, comprehensive homeless prevention program for families which draws on the Homeless Family Solutions System (HFSS) model and builds upon current available County homeless prevention funding sources to address rental/housing subsidies, case management and employment services, and legal services.

LEAD AGENCIES

Los Angeles Homeless Services Authority (LAHSA)
Public Social Services (DPSS)

COLLABORATING DEPARTMENTS/AGENCIES

Children and Family Services
Community and Senior Services
Community Development Commission
Consumer and Business Affairs
County Office of Education
First 5 LA
Health Services
Mental Health
Probation
Public Health

DESCRIPTION

Los Angeles County has an opportunity to build on current programs and services to develop an integrated, comprehensive system to assist families on the verge of homelessness.

DPSS provides homeless prevention assistance to certain CalWORKs families in the form of eviction prevention, temporary rental subsidies and other financial services, but provides limited case management services and no legal services. First 5 LA funds home visitation programs which could play a role in identifying families who are at risk of homelessness. The County and City of Los Angeles fund the HRSS to expedite the delivery of housing and other supportive services to families experiencing homelessness, but has provided very limited homeless prevention services. The Board recently allocated $2 million to HFSS for prevention purposes that could be useful to learn from and build upon.

LAHSA should develop, in collaboration with County agencies and family system partners, a comprehensive strategy to effectively identify, assess, and prevent families from becoming homeless, and to divert families in a housing crisis from homelessness. The strategy should consist of a multi-faceted approach to maximize and leverage existing funding and resources, evaluate and potentially modify policies that govern existing prevention resources to allow greater flexibility, prioritize resources for the most vulnerable populations, and create an outreach and engagement strategy to identify access points for families at risk of homelessness. The major areas critical to developing a homeless prevention system in Los Angeles County involve identifying additional and targeting current resources from multiple systems to focus on homeless prevention.

DESCRIPTION *continued*

Such a strategy would need to:

A. Develop an approach to homelessness prevention across multiple systems, supportive services, and homeless services that address rental/housing assistance, case management and employment services, and legal services.

B. Identify and review potential administrative barriers to better target and allocate homeless prevention interventions and programs.

C. Review and evaluate the creation of a universal assessment to identify families who are at imminent risk of experiencing homelessness.

D. Develop program thresholds for rental assistance that would prioritize families with the greatest potential to stay housed after one-time or short-term assistance.

E. Provide an opt-in mechanism for cities who wish to contribute to the program.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Families on the verge of homelessness, subject to the eligibility requirements for the available funding streams.

POTENTIAL PERFORMANCE METRICS

- Increase in the number of families receiving homeless prevention services
- Increase in employment and income among potentially homeless families
- Number and percentage of families receiving services through this program who avoid eviction
- Percent of assisted families still in permanent housing at 6, 12, and 24 months following assistance

FUNDING

- $5 Million in One-Time CalWORKs Fraud Incentive Funding
- Ongoing CalWORKs Single Allocation Funding currently used for Emergency Assistance to Prevent Eviction for CalWORKs Welfare-to-Work families
- Ongoing CalWORKs Single Allocation Funding currently used for temporary rental subsidies for CalWORKs Welfare-to-Work families who receive Emergency Assistance to Prevent Eviction

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could contribute to the program to enhance prevention services for families in their cities.



Strategy A2 | PREVENT HOMELESSNESS

Related to Strategy Briefs 7.1 and 8.1

Discharge Planning Guidelines

POPULATION IMPACT

ALL FAMILIES ✓ TAY ✓ SINGLE ADULT ✓ VETERAN ✓ CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Department of Health Services, in consultation with the Department of Children and Family Services, Department of Mental Health, Department of Public Health, the Sheriff, the Probation Department, the Veterans Administration, the Los Angeles Homeless Services Authority, the Hospital Association of Southern California, and key community agencies to utilize known best practices to develop/enhance Discharge Planning Guidelines, with the goal of preventing individuals from being homeless upon discharge.

LEAD AGENCY

Health Services

COLLABORATING DEPARTMENTS/AGENCIES

Children and Family Services
Community and Senior Services
Domestic Violence Service Providers
Los Angeles Homeless Services Authority
Mental Health
Probation
Public Social Services
Sheriff Department
Veterans Administration
Private Hospitals
Public Health
Cities that operate jails

DESCRIPTION

Relevant County institutions include foster care, DHS hospitals, jails and domestic violence (DV) shelters. Effective discharge planning prevents clients/patients from entering a "revolving door" in and out of homelessness and successfully reintegrates an individual back into his/her community with the goal of preventing the individual from falling into homelessness.

Potential programmatic elements of an effective discharge plan include, but are not limited to: Family Reunification; connection to the Coordinated Entry System; physical health care; substance use treatment; connection to a Federally Qualified Health Center; court-ordered services for perpetrators of domestic violence; and mental health treatment. The actual elements of an individual's plan will depend on the individual's circumstances.

Potential housing elements of an effective discharge plan include, but are not limited to: Recuperative Care; Board and Care; Motel Voucher; Halfway House; bridge housing; and permanent housing.

DHS will convene a workgroup comprised of the departments and agencies identified below to develop the recommended Discharge Planning Guidelines, including both common elements and elements that are specific to a particular department/institution. The workgroup will draw on best practices and established guidelines in use by other agencies.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Single Adults, TAY, Veterans, Older Adults, and Chronically Homeless Adults

POTENTIAL PERFORMANCE METRICS

- Number of individuals who are homeless upon discharge from an institution
- Number of individuals who would have been homeless upon discharge and are successfully placed into some type of housing upon discharge
- Number of individuals who decline or opt-out of housing
- Reduction in cost and an increase in cost savings by implementing successful discharge plans
- Reduction in readmissions or recidivism rates

FUNDING

No cost to develop guidelines. The cost of implementing the guidelines will need to be addressed separately by each department.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities that operate jails which release inmates directly into the community could adopt discharge planning guidelines similar to those that will be adopted by LASD.

Strategy A3 | PREVENT HOMELESSNESS

Related to Strategy Brief 8.3b

Housing Authority Family Reunification Program

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Sheriff (LASD) and the Probation Department (Probation) to work with the Housing Authority of the City of Los Angeles (HACLA) and the Office of Diversion and Reentry to develop a plan to increase utilization of HACLA's Family Reunification Program.

Direct the Housing Authority of the County of Los Angeles to evaluate the feasibility of implementing a similar program with its Section 8 vouchers, and report back with its findings.

DESCRIPTION

The goal of the Family Reunification Program is to house formerly incarcerated persons (FIP) released from the criminal justice system within the last 24 months with family members who are current participants of HACLA's Section 8 Housing Choice Voucher Program.

This plan would serve to facilitate the connection of LASD and Probation clients to the program and allow them to make referrals directly from their systems to the three partner non-profit agencies currently working with HACLA. Non-profit organizations assist this population by providing supportive services to the FIP to ensure successful re-integration to the family and community.

LEAD AGENCIES

Housing Authority of the County of Los Angeles
Sheriff Department
Probation Department

COLLABORATING DEPARTMENTS/AGENCIES

Housing Authority of the City of Los Angeles and its non-profit partners
Office of Diversion and Reentry





POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Section 8 families who would like to reunite with a formally incarcerated family member released from the criminal justice system within the last 24 months.

POTENTIAL PERFORMANCE METRICS

- Increase in number of families participating in this program
- A decrease in individuals discharged into homelessness

FUNDING

No funding required.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities which operate public housing authorities could also implement a Family Reunification Program.

Strategy A4 | PREVENT HOMELESSNESS

Related to Strategy Brief 8.5

Discharges From Foster Care & Juvenile Probation

POPULATION IMPACT

ALL FAMILIES ✓ **TAY** SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Departments of Children and Family Services and Probation, in conjunction with the the LA Homeless Services Authority (LAHSA), to develop a plan to strengthen the County's Foster Care and Juvenile Probation System Discharge Policies. The strengthened policy should include at least the nine items set forth in the Description of this strategy.

LEAD AGENCIES

Children and Family Services
Probation

COLLABORATING DEPARTMENTS/AGENCIES

Community and Senior Services
Community Development Commission
Housing Authority of the County of Los Angeles
Los Angeles County Office of Education
Los Angeles Homeless Services Authority
Mental Health
Public Library
Public Social Services

DESCRIPTION

In addition to the plan strengthening the County's current discharge policies for foster care and juvenile probation clients, it will serve to address gaps identified through the implementation of AB12, CA Fostering Connections to Success Act, particularly as AB 12 outcome data becomes available. One of the key changes made by AB 12 was extending the age that youth can remain in foster care to age 21. Youth are eligible for extended foster care if they are in out-of-home placement in the child welfare or juvenile probation system on their 18th birthday. The intent of extended foster care is to provide additional time that youth can utilize resources in order to increase positive outcomes that support long-term self-sufficiency and prevent homelessness.

Depending on the age of the youth, Probation takes specific steps to connect youth with resources that support long term self-sufficiency and prevent homelessness by using the appropriate housing and services available.

At a minimum, the "strengthened" policy should incorporate the following components:

- Convene transition planning meetings six months before discharge as opposed to the current 90 days before discharge, which does not allow sufficient time to identify and prepare the TAY for housing.
- Offer wrap-around support services to families when youth exit back to a family member's home. Families need support when youth are coming from out-of-home placement.
- Ensure that community college or vocational training, at minimum, is part of the education component of the transition plan.

DESCRIPTION *continued*

- Link youth to supports that promote career pathways, e.g., the YouthSource system or programs funded through the Workforce Innovation and Opportunities Act (WIOA).
- Improve utilization of assessments for determining placement into the Supervised Independent Living Program (SILP) in order to determine if the SILP is an appropriate placement for the TAY and to provide broader access to the SILP. SILP placements can consist of shared housing with a friend or roommate in an apartment or other suitable setting, separate apartment rental, college dorm settings, or single room occupancy hotels.
- Systematically collect data regarding youth exit destinations.
- Increase housing capacity and housing/services options for non-minor dependents, including HUD's Family Unification Program (FUP) for youth at least 18 years old and under 22 years old who left foster care at age 16 or older and lack adequate housing. FUP vouchers can provide a youth up to 18 months of housing assistance, subject to program eligibility criteria established by HUD.
- As needed, ensure access to public benefits.
- Seek to extend data tracking of youth beyond discharge from the foster care or juvenile probation system (as part of the implementation of Strategy E9).

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities that operate WIOA programs could contribute to the implementation of this strategy.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

TAY and non-minor dependents

POTENTIAL PERFORMANCE METRICS

- Number of transition plans completed six months before discharge
- Increased enrollment into community college and vocational training
- Increased number of TAY being connected to YouthSource and WIOA
- Increased use of assessments for the purpose of proper placement
- Increase data entry on youth exit destinations
- Decrease in the number of TAY who leave a family placement without going to appropriate alternative housing
- Decrease in the number of homeless foster and Probation youth
- Increase in the number of former foster and probation youth in subsidized housing or transitional housing

FUNDING

Much of the plan could be accomplished at no additional cost; however, County General Funds and Title IV-E waiver funds could be considered to the extent that additional funding proves necessary.



INTENTIONALLY LEFT BLANK

Strategy B
Subsidize Housing



Almost all homeless families and individuals lack sufficient income to pay rent on an ongoing basis, particularly given the extremely high cost of market-rate housing in Los Angeles County. In this context, subsidizing rent and related housing costs is key to enabling homeless families and individuals to secure and retain permanent housing and to preventing families and individuals from becoming homeless. Given the scarcity of both federal and local funding for housing subsidies, it is critical that available subsidies be matched effectively to the needs of a particular family or individual.

Los Angeles County
Homeless Initiative

Strategy B1 | SUBSIDIZE HOUSING **PHASE 1**

Related to Strategy Brief 3.2

Provide Subsidized Housing to Homeless Disabled Individuals Pursuing SSI

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Departments of Public Social Services and Health Services to work together to maximize both the number of disabled homeless individuals applying for SSI who are placed in subsidized housing and the recovery of those rental subsidy costs through Interim Assistance Reimbursement for individuals approved for SSI.

LEAD AGENCIES

Health Services
Public Social Services

COLLABORATING DEPARTMENTS/AGENCIES

Los Angeles Homeless Services Authority
Mental Health
Military and Veterans Affairs
Probation

DESCRIPTION

Research has demonstrated that providing housing for homeless disabled individuals greatly increases the likelihood that they will qualify for SSI. For individuals approved for SSI, housing subsidies are recouped through Interim Assistance Reimbursement (IAR), and the recouped funding can be used to provide a housing subsidy for an additional homeless disabled individual pursuing SSI.

Housing could be provided in three ways:

A. Target current housing resources to individuals served through the proposed Countywide SSI Advocacy Program.
B. Expand the number of GR Housing subsidies in the General Relief Housing Subsidy and Case Management Program (HSCMP) - Many of the individuals who will be helped by the proposed Countywide SSI Advocacy Program will be on GR.
C. Expand the populations served through existing homeless housing programs such as the Single Adult Model (SAM) or Housing for Health programs to include as a targeted population disabled homeless individuals applying for SSI.

The goal would be to place individuals pursuing SSI in housing which they could sustain without a subsidy upon approval for SSI. For individuals not approved for SSI, case management staff would assist in developing a transition plan for housing support through other available resources.



CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could implement this strategy in a complementary manner by providing funding to support subsidies for homeless disabled individuals pursuing SSI in their jurisdiction. For individuals approved for SSI, cities could recover the cost of the rental subsidies through Interim Assistance Reimbursement.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Housing subsidies could be provided to some or all of the individuals who are served by the proposed Countywide SSI Advocacy Program, including older adults. These individuals will likely have severe chronic health and mental health conditions, such that they may be among the most vulnerable and persistently homeless.

POTENTIAL PERFORMANCE METRICS

- Number of disabled individuals pursuing SSI who are placed in housing
- Number of individuals who maintain housing during the SSI application period
- Percent of individuals approved for SSI who retain permanent housing 6, 12, and 24 months after SSI approval
- Number of SSI applications filed
- Number of successful SSI applications at each stage (initial, reconsideration, appeal)
- Amount and percentage of rental subsidy costs recovered through IAR for individuals approved for SSI

FUNDING

- $3.75 million in one-time HPI funding
- $4 million in one-time AB 109 funding
- $1 million in one-time SB 678 funding
- Interim Assistance Reimbursement (IAR) from the Social Security Administration (SSA) for housing subsidies provided to individuals who are subsequently approved for SSI. The amount reimbursed by SSA would be reinvested in housing subsidies for additional homeless disabled individuals pursuing SSI.

Strategy B2 | SUBSIDIZE HOUSING

Related to Strategy Brief 3.4

Expand Interim Assistance Reimbursement (IAR) to additional County Departments and the Los Angeles Homeless Services Authority

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Chief Executive Office to work with the California Department of Social Services to amend the existing Memorandum of Understanding with the California Department of Social Services to expand the ability to collect Interim Assistance Reimbursement (IAR) to additional County Departments and the Los Angeles Homeless Services Authority.

LEAD AGENCY

Chief Executive Office

COLLABORATING DEPARTMENTS/AGENCIES

Children and Family Services
Community and Senior Services
Health Services
Los Angeles Homeless Services Authority
Mental Health
Probation
Public Health
Public Social Services

DESCRIPTION

IAR can be collected on behalf of homeless individuals and families who receive assistance in meeting their basic needs during the months their Supplemental Security Income (SSI) application is pending or during the months SSI is suspended. Agencies that provide basic needs for eligible participants using non-federal dollars are eligible to collect IAR if the individual is subsequently approved for SSI. Basic needs include shelter, interim housing, recuperative care, and rental subsidies.

Los Angeles County already has a Memorandum of Understanding in place with the California Department of Social Services (CDSS) which allows for the collection of IAR by County Departments. The agreement signed by the County of Los Angeles and CDSS may be modified in writing at any time by mutual consent and will not require any further action. The current Board letter and agreement allows for DPSS and DMH to collect IAR. The collection of IAR by additional County Departments and the Los Angeles Homeless Services Authority (LAHSA) will support the provision of assistance to additional homeless families/individuals as IAR collected could be reinvested.

The current monthly SSI grant is $889. For individuals who receive GR while their SSI application is pending, the County already recovers IAR for the $221 monthly GR grant. Additionally, for GR participants receiving a GR rental subsidy, the County recovers $400 per month for that subsidy. Therefore, for individuals receiving GR, with no GR rental subsidy, the monthly maximum additional IAR is $661, while it is $889 for individuals not receiving GR. For GR participants receiving a GR rental subsidy, the additional available IAR is $261 per month.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

The collection of IAR should be expanded to the Departments of Health Services, Public Health, and Children and Family Services, the Probation Department and LAHSA.

POTENTIAL PERFORMANCE METRICS

- The amount of funding recouped through the IAR Program each year, by department

FUNDING

There is no cost to the County to implement this strategy.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities who fund rental subsidies for disabled homeless individuals pursuing SSI could also recover the cost of the rental subsidies through Interim Assistance Reimbursement.

Strategy B3 | SUBSIDIZE HOUSING **PHASE 1**

Related to Strategy Briefs 7.3 and 9.5

Partner with Cities to Expand Rapid Re-Housing

POPULATION IMPACT

ALL ✓ **FAMILIES** ✓ **TAY** ✓ **SINGLE ADULT** ✓ **VETERAN** CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Department of Health Services and the Los Angeles Homeless Services Authority to partner with cities and expand the availability of rapid re-housing, as described per the description.

LEAD AGENCIES

Health Services
Los Angeles Homeless Services Authority

COLLABORATING DEPARTMENTS/AGENCIES

Children and Family Services
Community Development Commission
Community and Senior Services
Community-based organizations and housing providers
Housing Authority of the City of Los Angeles
Housing and Community Investment Department
Mental Health
Probation
Public Health
Public Social Services
Sheriff

DESCRIPTION

The purpose of rapid re-housing is to help homeless families/individuals/youth with low-to-moderate housing barriers to be quickly re-housed and stabilized in permanent housing. Rapid re-housing connects homeless individuals and families, as well as vulnerable sub-populations such as older adults, to permanent housing through the provision of time-limited financial assistance, case management and targeted supportive services, and housing identification/navigation supports:

- Financial assistance includes short-term and medium-term rental assistance and move-in assistance, such as payment for rental application fees, security deposits, and utility deposits. Financial assistance can come in the form of a full subsidy, covering the full rent for a period of time, or a shallow subsidy, covering a portion of the rent with gradual decreases in the subsidy over time.
- Case management and targeted supportive services can include, but are not limited to: money management; life skills; job training; education; assistance securing/retaining employment; child care and early education; benefits advocacy; legal advice; health; mental health; substance use disorder treatment; community integration; and recreation.
- Housing Identification/navigation supports address barriers for individuals and families to return to housing, which includes identifying a range of safe and affordable rental units, as well as recruiting landlords willing to rent to homeless individuals and families. Landlord incentives can include items such as a repair fund and/or recognition at relevant landlord events. Housing navigation staff should assist

DESCRIPTION *continued*

clients in housing search, assistance with completing and submitting rental applications, and understanding the terms of the lease.

Rapid re-housing is the most effective and efficient intervention for more than 50 percent of homeless individuals and families based on available data. The success rate for permanent placement is higher and recidivism rates are lower than other forms of housing interventions. However, it is not the best intervention for those who have been chronically homeless and/or face high barriers that impact housing placement, and is not the most effective intervention for all victims of domestic violence, human trafficking victims, and youth.

Rapid re-housing is generally categorized as a short-term housing resource lasting 6-12 months, but in some cases up to 24 months, if steady, but slow improvements are made by recipients in making the transition to self-sufficiency.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could contribute funding for homeless families, single adults, and youth within each city who are likely to succeed through rapid re-housing. Cities that receive Housing and Urban Development Emergency Solutions Grant funds could potentially utilize that funding source, among others.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Homeless families, single adults and youth who are not chronically homeless and would benefit from a short to intermediate housing intervention and supportive services to regain housing stability.

POTENTIAL PERFORMANCE METRICS

- Number/percent of families/individuals/TAY who can sustain unsubsidized housing upon program exit
- Number/percent of individuals, families, and TAY with permanent housing placement within 90 days
- Number/percent of returns to homelessness within 24 months of placement in permanent housing
- Number/percent with increased income from all potential sources at program exit

FUNDING

- $8 million in one-time HPI funds, in addition to the $10 million for rapid re-housing for single adults approved by the Board of Supervisors on October 13, 2015. Of this $8 million, $5 million is earmarked to serve families through the Homeless Families Solutions System and $2 million is earmarked for TAY.
- $11 million in one-time SB 678 funding.
- $7 million in one-time AB 109 funding.
- Cities who want their homeless residents to access this program will be asked to contribute $500/month per family/individual, which is approximately 50 percent of the actual rent subsidy cost. The County will fund the remainder of the rental subsidy and the full cost of the associated services, up to each city's share of the countywide homeless population based on the most recent homeless count. The average duration of rapid re-housing is 6-12 months per family/individual, so the total city cost would be $3,000-

Partner with Cities to Expand Rapid Re-Housing *continued*

FUNDING *continued*

$6,000 per family/individual who is permanently housed. Cities that choose to partner with the County would have the opportunity to collaborate with the County in identifying the families/individuals/youth who should have the highest priority for a slot in the program.

- Additional funding may be available from certain County departments on a per slot basis for specific populations, including the Department of Public Social Services, Department of Children and Family Services, Department of Health Services, and the Department of Mental Health.



Strategy B4 | SUBSIDIZE HOUSING **PHASE 1**

Related to Strategy Brief 9.3b

Facilitate Utilization of Federal Housing Subsidies

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Housing Authority of the County of Los Angeles (HACoLA) to develop the following temporary, two-year programs to encourage landlord acceptance of subsidized tenants with a Housing and Urban Development voucher issued by HACoLA:

1. Damage Mitigation/Property Compliance Fund;
2. Vacancy payments to hold units; and
3. Security Deposit Assistance.

LEAD AGENCY

Housing Authority of the County of Los Angeles

COLLABORATING DEPARTMENTS/AGENCIES

Health Services
Housing Authority of the City of Los Angeles
Los Angeles Homeless Services Authority
Other Public Housing Authorities

DESCRIPTION

Federal housing subsidies play a critical role in combatting homelessness; however, the current very low vacancy rate in the rental housing market makes it very difficult for families and individuals with a federal subsidy to secure housing. To mitigate this problem, for two years, the County could provide the following incentives for landlords to accept subsidized tenants:

- Damage Mitigation/Property Compliance Fund. This program should be similar to Oregon's Housing Choice Landlord Guarantee Program, which provides financial assistance to landlords to mitigate damage caused by tenants during their occupancy under the HUD Housing Choice Voucher Program, Family Unification Program, and Shelter Plus Care/Continuum. In addition, the program should provide landlords with modest financial assistance to repair and/or modify their property to comply with HUD Quality Housing Standards, if property non-compliance is the only barrier to accepting a subsidized tenant.
- Vacancy payments to hold units. Develop a program to provide landlords vacancy payments to hold a rental unit for 1-2 months once a tenant with a subsidy has been accepted by the landlord, while the landlord is going through the HUD approval process. This program is needed on a temporary basis, due to the current, exceptionally low rental housing vacancy rate in Los Angeles County. The County is already implementing such a program under the Department of Health Service's Housing for Health Program and the Veterans Administration Supportive Housing Program.
- Security Deposit Assistance. Develop a

DESCRIPTION *continued*

program to provide security deposit assistance to homeless individuals and families by either covering the amount of the security deposit or having the County guarantee the deposit. The latter could be modeled after Monterey County's Security Deposit Guarantee Program which allows low-income households to spread out the security deposit over a period of time. The County would sign an agreement with the landlord that guarantees them the full amount of the deposit while allowing the tenant to make monthly payments with no interest. If tenant defaults, the County would be responsible for paying the difference owed to the landlord.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations.

POTENTIAL PERFORMANCE METRICS

- Increased number of landlords willing to accept homeless households with housing subsidies

FUNDING

- $2 million in one-time HPI funds for the three recommended programs, with no more than $750,000 for the Security Deposit Assistance Program.

CONNECTION TO CITIES

✓ **SAME**

COMPLEMENTARY

NO CITY ROLE

Cities which have their own Public Housing Authorities could implement the same or similar programs to facilitate utilization of the housing subsidies which they issue. All cities could fund vacancy payments to facilitate rapid re-housing for their homeless residents.

Strategy B5 | SUBSIDIZE HOUSING

Related to Strategy Brief 9.6

Expand General Relief Housing Subsidies

POPULATION IMPACT

ALL FAMILIES ✓ TAY ✓ SINGLE ADULT ✓ VETERAN ✓ CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Department of Public Social Services to enhance and expand the General Relief Housing Subsidy and Case Management Program (GRHSCMP) by:

- Increasing the maximum rent subsidy from $400 to $475 per month;
- Incorporating a Rapid Re-housing model which includes housing location assistance and housing-related case management; and
- Increasing the number of available subsidies for disabled homeless GR participants pursuing Supplemental Security Insurance (SSI), through the utilization of the additional recommended funding described herein.

LEAD AGENCY

Public Social Services

COLLABORATING DEPARTMENTS/AGENCIES

Community and Senior Services
Health Services
Los Angeles Homeless Services Authority
Mental Health
Public Health

DESCRIPTION

The County could allocate additional funding to expand the General Relief Housing Subsidy and Case Management Project (GRHSCMP). Additionally, the GRHSCMP could be enhanced to align with a Rapid Re-housing model, which includes housing location assistance and housing-related case management, in addition to the housing subsidy. It is also recommended that the subsidy under the enhanced GRHSCMP be increased from the current $400/month to $475 per month.

The County will provide $475, which supplements $100 provided by the GR recipient for a total of $575/month available for housing. Modestly increasing the subsidy amount by $75/month will enhance both the homeless individual's ability to locate housing and the likelihood that the housing located will be permanent housing in which the individual can remain without a subsidy, upon SSI approval or employment.

Currently, approximately 75% of GRHSCMP subsidies are allocated to disabled GR participants pursuing SSI, while the remaining 25% are allocated to employable GR participants. It is recommended that 100% of any increased funding for this program be utilized for disabled GR participants pursuing SSI.

For GRHSCMP participants who secure SSI, the County recovers the full amount of the rental subsidy from the participant's retroactive SSI benefit, though the Interim Assistance Reimbursement process. Implementation of a Countywide SSI Advocacy Program, as recommended in Strategy C6, should increase the number of GRHSCMP participants who qualify for SSI and thereby increase the share of GRHSCMP expenditures which are recovered and available to provide a subsidy to an additional homeless, disabled GR participant pursuing SSI.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

The target population for the program is homeless GR participants, including older adults, who are living on the streets or in shelters, and are either employable or potentially eligible to SSI. The expansion population will be limited to homeless disabled GR participants who are potentially eligible to SSI; however, a small percentage of homeless employable GR participants will continue to be served by the base funding for this program.

POTENTIAL PERFORMANCE METRICS

- Percent of program participants who secure SSI
- Amount and percentage of housing subsidy payments recovered through Interim Assistance Reimbursement following SSI approval
- Percent of employable recipients who exit GR with employment (This metric only applies to employable recipients served through the base funding for this program; however, those employable recipients will be impacted by the recommended changes to the program, including the increase in the rental subsidy from $400 to $475/month.)
- Percent of program participants who retain employment 6,12, and 24 months after exiting this program

FUNDING

- Redirection of whatever portion of the $5.8 million in ongoing annual NCC currently allocated for the General Relief Mandatory Substance Use Disorder Recovery Program (MSUDRP becomes available, as MSUDRP services become billable to Medi-Cal through implementation of the Drug Medi-Cal-Organized Delivery System waiver.
- Interim Assistance Reimbursement of GR rental subsidy payments for individuals who are approved for SSI.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could implement this strategy in a complementary manner by providing funding to support subsidies for homeless, disabled GR participants in their jurisdiction. For individuals approved for SSI, cities could recover the cost of the rental subsidies through Interim Assistance Reimbursement.

Strategy B6 | SUBSIDIZE HOUSING

Related to Strategy Brief 9.7

Family Reunification Housing Subsidy

POPULATION IMPACT

ALL ✓ **FAMILIES** TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Department of Children and Family Services and Los Angeles Homeless Services Authority to provide rapid re-housing and case management services to families in the child welfare system where the parent(s)' homelessness is the sole barrier to the return of the child(ren), and the family meets the following criteria:

1. The child(ren) are currently placed in out-of-home care (including relative caregivers);
2. The parent(s) have complied with or are in substantial compliance with all court orders for the return of their children;
3. Homelessness is the sole barrier to the return of the child(ren) to their care; and
4. The family is a good candidate for rapid re-housing, rather than a longer-term housing subsidy.

LEAD AGENCIES

Children and Family Services (DCFS)
Los Angeles Homeless Services Authority (LAHSA)

COLLABORATING DEPARTMENTS/AGENCIES

Community Development Commission
Housing Authority of the City of Los Angeles
Housing Authority of the County of Los Angeles
Probation
Public Social Services

DESCRIPTION

DCFS has oversight of thousands of children in out-of-home care throughout Los Angeles County. Families on CalWORKs whose child(ren) are removed lose eligibility to their CalWORKs cash grant, if there is no minor child remaining the home; therefore, the removal of the child(ren) can itself result in the family becoming homeless. Moreover, since homeless parent(s) without physical custody of a child are not eligible to receive a CalWORKs grant which could be used to pay for housing, children can remain in foster care for extended periods of time. A significant number of children in out-of-home placement could be reunited with their parents, if their parents were able to obtain and sustain suitable housing.

Rapid re-housing is the most effective and efficient intervention for more than 50 percent of homeless individuals and families based on available data. The success rate for permanent placement is higher and recidivism rates are lower than for other forms of housing intervention. However, notwithstanding the value of rapid re-housing, some families who initially appear to be well-suited to rapid re-housing may ultimately need a permanent housing subsidy. Such families should be granted priority access to a permanent, federally-funded housing subsidy. This is consistent with the current approach in the Homeless Families Solutions System administered by the LAHSA.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Homeless families with DCFS involvement, where the family's homelessness is the sole barrier to the return of the child(ren) from out-of-home placement.

POTENTIAL PERFORMANCE METRICS

- Number of families placed in housing
- Number and percentage of families who have retained housing after 12 months by service planning area
- Number and percent with increased income from all potential sources at program exit
- Number of families with no DCFS jurisdiction at program exit
- Number and percent of families who successfully transition to unsubsidized housing

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities which operate public housing authorities could commit Housing Choice Vouchers for families who participate in this program, but ultimately need an ongoing housing subsidy.

FUNDING

- DCFS funding that would otherwise be used for out-of-home placement, absent reunification, will be used to fund participation in this program by families which include an adult who is eligible to participate in the CalWORKs welfare-to-work program, including subsidized employment. An initial commitment of $2 million from DCFS will enable the program to be implemented. Out-of-home placement cost savings will be tracked, based on an assumption that the child(ren) would have otherwise remained in placement for 12 additional months, and the savings will be reinvested to sustain the program on an ongoing basis. If savings exceed the cost of sustaining the program for families which include a CalWORKs parent who is welfare-to-work eligible, the "surplus savings" could be used for rapid re-housing for other families who meet the eligibility criteria for this program.
- $1 million in one-time HPI funding for families who meet the eligibility criteria for this program, but do not include a parent who is eligible to participate in the CalWORKs welfare-to-work program.
- CalWORKs Single Allocation funding, including family reunification services for families who were receiving CalWORKs at the time that the child(ren) were removed.
- Housing Choice Vouchers, particularly from the Housing Authority of the City of Los Angeles (HACLA) and the Housing Authority of the County of Los Angeles (HACoLA), for families who ultimately need an ongoing housing subsidy at the end of the rapid re-housing program.
- Family Unification Program (FUP) vouchers from HACLA and HACoLA.

Strategy B7 | SUBSIDIZE HOUSING **PHASE 1**

Related to Strategy Brief 8.2

Interim/Bridge Housing for those Exiting Institutions

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Los Angeles Homeless Services Authority, in collaboration with the Department of Health Services (DHS), Department of Mental Health (DMH), Probation Department, Department of Children and Family Services (DCFS), and Sheriff (LASD) to develop and implement a plan to increase the interim/bridge housing stock across the County, including identification of funding that can be used to support the increase.

LEAD AGENCY

Los Angeles Homeless Services Authority

COLLABORATING DEPARTMENTS/AGENCIES

Children and Family Services
Community and Senior Services
Health Services
Mental Health
Probation
Public Health
Sheriff
Cities
LA Care
Health Net
Hospital Association of Southern California

DESCRIPTION

The following housing types should be available for individuals exiting institutions:

- Shelter beds
- Stabilization beds
- Shared recovery housing (can be used for interim or permanent housing)
- Recuperative care beds
- Board and care (can be used for interim or permanent housing)

All of the above housing types are available in most jurisdictions throughout the United States. They are viewed as standards of care for most HUD Continua of Care. Many shelter models are funded by HUD under the McKinney Vento Homeless Assistance Act. Recuperative care is less prevalent; however, in some jurisdictions, health plans and/or hospitals pay for these services privately. Shared Recovery Housing is a SAMHSA evidence-based best practice. None of these programs are billable to regular Medi-Cal, though health plans/providers may be able to use the capitated Medi-Cal funding they receive to pay for bridge housing for their Medi-Cal patients.

There will be a historic opportunity to increase the supply of bridge housing in 2016, when LAHSA will stop funding approximately 2000 transitional housing beds, per direction from the U.S. Department of Housing and Urban Development to shift funding away from transitional housing. LAHSA is currently in discussions with all impacted transitional housing providers regarding potential ways in which their facilities could be re-purposed, which includes the potential utilization of those facilities for bridge housing.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations

POTENTIAL PERFORMANCE METRICS

- Number of individuals being discharged from institutions needing interim/bridge housing
- Number of individuals who are discharged from institutions to interim/bridge housing
- Number of individuals who are discharged from institutions to interim/bridge housing who are connected to physical health, mental health, substance use disorder treatment and sources of income
- Number of individuals who are discharged from institutions to interim/bridge housing who leave interim/bridge housing for permanent housing
- Number of individuals who are discharged from institutions to interim/bridge housing who leave prior to being able to transition to permanent housing

FUNDING

- $3,250,000 in one-time HPI funding
- $4,600,000 in one-time AB 109 funding
- $3,400,000 in one-time SB 678 funding
- Additional funding could potentially come from DHS, DMH, LASD, DCFS, LAHSA, cities, managed care organizations (such as LA Care), and private hospitals.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could contribute funding for bridge housing and/or facilitate the siting of bridge housing within their jurisdictions.

Strategy B8 | SUBSIDIZE HOUSING **PHASE 1**

Housing Choice Vouchers for Permanent Supportive Housing

POPULATION IMPACT

ALL FAMILIES TAY SINGLE ADULT VETERAN ✓ **CHRONICALLY HOMELESS ADULT**

RECOMMENDATION

Direct the Housing Authority of the County of Los Angeles (HACoLA) to dedicate Housing Choice Vouchers (HCV) which become available through routine turnover to permanent supportive housing for chronically homeless individuals through the following tiered approach:

- Tier 1: HCV waiting list preference for chronically homeless individuals referred by a Community Based Organization – HACoLA will commit 35% of turnover vouchers for FY 2016-17 to chronically homeless individuals. HACoLA will increase this commitment to 50% for FY 2017-18 and each subsequent fiscal year, subject to acceptable success rates in securing permanent housing for chronically homeless individuals issued a voucher under this preference.
- Tier 2: HCV waiting list preference for homeless already registered on HACoLA's waiting lists – There are currently 1,100 applicants identified as homeless on a waiting list, and the remainder of available turnover units will be dedicated to this population.
- Tier 3: Project-Based Vouchers – Turnover vouchers are dedicated to the annual Project-Based Vouchers Notice of Funding Availability, administered by the Community Development Commission, which offers bonus points for projects that assist the chronically homeless. Mandated coordination using the Coordinated Entry System ensures that chronically homeless individuals will be assisted.

DESCRIPTION

Chronically homeless adults are the homeless population most in need of permanent supportive housing, which combines a permanent housing subsidy with case management, health, mental health, substance use disorder treatment and other services. The primary source of permanent housing subsidies is HCV (commonly known as Section 8), which are provided by the U.S. Department of Housing and Urban Development (HUD).

Though the number of Housing Choice Vouchers (HCV) has not grown in recent years, some vouchers become available each month through routine turnover, as current Housing Choice Voucher holders relinquish their vouchers. For the Housing Authority of the County of Los Angeles (HACoLA), approximately 700-800 Housing Choice Vouchers turnover each year. As part of their efforts to combat homelessness, various other jurisdictions across the country have dedicated 100% of their turnover HCV vouchers to homeless people or to one or more homeless sub-populations.

LEAD AGENCY

Housing Authority of the County of Los Angeles

COLLABORATING DEPARTMENTS/AGENCIES

Community Development Commission
Housing Authority of the City of Los Angeles
Los Angeles Homeless Services Authority
Other Public Housing Authorities



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Chronically Homeless Adults

POTENTIAL PERFORMANCE METRICS

- Significant reduction in the number of chronically homeless individuals

FUNDING

No local funding would be required for housing subsidies from HUD. The cost of services would be funded through a combination of Medi-Cal dollars, County General Fund, funding from other departments, and philanthropy.

CONNECTION TO CITIES

✓ **SAME**

COMPLEMENTARY

NO CITY ROLE

Cities which have their own Public Housing Authorities could dedicate a substantial percentage of available Housing Choice Vouchers for permanent supportive housing for chronically homeless individuals.

INTENTIONALLY LEFT BLANK

Strategy C
Increase Income



Most currently homeless families and individuals have the ability to increase their income to the point where they will be able to pay for their own housing in the future, if they secure the assistance they need to increase their income. A high percentage of homeless adults can increase their income through employment; severely disabled homeless individuals can increase their income through federal disability benefits. Enabling a high percentage of homeless adults to pay for their own housing is key to combating homelessness.

Los Angeles County
Homeless Initiative

Strategy C1 | INCREASE INCOME

Related to Strategy Brief 1.1

Enhance the CalWORKs Subsidized Employment Program for Homeless Families

POPULATION IMPACT

ALL ✓ **FAMILIES** TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Department of Public Social Services (DPSS) to enhance the existing DPSS CalWORKs Subsidized Employment Program for homeless CalWORKs Families and those CalWORKs families housed through a Department of Children and Family Services Housing Subsidy.

LEAD AGENCY

Public Social Services

COLLABORATING DEPARTMENTS/AGENCIES

Children and Family Services
Community and Senior Services
Los Angeles Homeless Services Authority
Mental Health

DESCRIPTION

This would be an enhancement of the existing DPSS CalWORKs Subsidized Employment Program that would be targeted to CalWORKs families who are homeless/recently homeless/at risk of homelessness. It is recommended that the program be modeled after the Los Angeles Regional Initiative for Social Enterprise (LA: RISE) implemented by LA City in collaboration with the non-profit Roberts Enterprise Development Fund (REDF). The LA: RISE model takes an integrated wraparound approach to job creation and provides hard-to-serve individuals, specifically those with a history of homelessness and/or incarceration, and disconnected youth, with employment, counseling support and training.

This enhancement could be implemented by DPSS as an enhancement of the existing CalWORKs subsidized employment program with the South Bay Workforce Development Board or through an agreement with the Department of Community and Senior Services (CSS) in partnership with the LA City Workforce Development Board (WDB), which has an existing relationship with REDF. In either scenario, the LA: RISE program design and infrastructure could be leveraged and expanded to provide services countywide. The services will be specifically targeted to meet the needs of homeless families. Examples of services include:

- Subsidized employment/bridge jobs provided in a Social Enterprise supportive employment work environment that includes personal supports, case management and job readiness preparation.
- Recruiting and working with employers willing to hire hard-to-serve individuals with non-traditional backgrounds. This will include recruiting and working with small localized (mom and pop) employers.

DESCRIPTION *continued*

- Coordinated training provided through DPSS Greater Avenues to Independence (GAIN) Program and Workforce Investment Boards and Social Enterprise Employers on developing skills needed to obtain self-sufficiency.

Additional supports would be provided as needed to help homeless families maintain their subsidized employment, progress into unsubsidized employment, and retain their employment. This includes linkages to the existing Homeless Families Solution System (HFSS). Currently, CalWORKs homeless families are served through the mainstream CalWORKs Transitional Subsidized Employment Program; however, under this proposal, homeless families would instead be served through this specialized program design to meet their unique needs.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could implement this strategy in a complementary manner to the County. They could do this by participating as employers providing placement opportunities for program participants and by actively engaging their Chambers of Commerce to encourage local business participation as both placement sites and in hiring of program participants for unsubsidized employment.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Homeless CalWORKs families with an aided parent who is eligible to participate in the CalWORKs welfare-to-work program would be eligible to participate. The definition of "homeless" within the CalWORKs program includes families who lack a permanent fixed residence. This means that the definition includes families that range from literally homeless (e.g., sleeping in car) to those who are "couch surfing." Additionally, victims of domestic violence and CalWORKs families recently housed through a housing subsidy from the Department of Children and Family Services would be served through this specialized Subsidized Employment program.

POTENTIAL PERFORMANCE METRICS

For Homeless CalWORKs Population

- Percentage of participants who are placed into subsidized employment and obtain unsubsidized employment.
- Percentage of participants placed into unsubsidized employment who retain employment for a period of time

For DCFS Population

- Percentage of families who remain stable and without DCFS involvement
- Percentage of participants with increased income over a period of time

FUNDING

The estimated cost per person is approximately $10,500 - $ 11,500 for a six-month assignment. Ongoing CalWORKs Expanded Subsidized Employment funding will be utilized for all homeless/at-risk CalWORKs families who qualify for this specialized program.

Strategy C2 | INCREASE INCOME **PHASE 1**

Related to Strategy Briefs 1.3 and 1.4

Increase Employment for Homeless Adults by Supporting Social Enterprise

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Chief Executive Office to support Social Enterprises/Alternate Staffing Organizations to increase employment opportunities for Homeless Adults as described herein.

LEAD AGENCY

Chief Executive Office

COLLABORATING DEPARTMENTS/AGENCIES

All County Departments which contract for goods and/or services

Community and Senior Services

County Counsel

Internal Services Department

Human Resources

DESCRIPTION

Social Enterprises are mission-driven businesses focused on hiring and assisting people who face the greatest barriers to work. They earn and reinvest their revenue to provide more people with transitional jobs to become job ready with the basic skills necessary to compete and succeed in the mainstream workforce. They help people who are willing and able to work, but have the hardest time getting jobs, including individuals with a history of homelessness and/or incarceration, and youth who are out of school and out of work. Obtaining employment increases income and improves the individual's overall well-being.

Alternate Staffing Organizations (ASOs) operated by Social Enterprises provide temporary workers and act as intermediaries between employers and job seekers, helping employers attract and retain reliable, motivated workers and linking job seekers to competitive employment, opportunities for skills development and pathways to hire by employer customers. Unlike conventional temporary staffing companies, ASOs operated by Social Enterprises have a dual mission to satisfy their customers and promote workplace success for people with obstacles to employment, such as those with unstable housing history, criminal backgrounds, or those participating in recovery programs.

Many services procured by local government could be provided, in whole or in part, by Social Enterprises/ ASOs.

DESCRIPTION *continued*

The County could utilize Social Enterprises/ASOs to help homeless/formerly homeless adults to increase their income through increasing employment opportunities by taking the following actions:

1. Enhance the procurement process to provide preferential treatment of Social Enterprises by awarding extra points during the scoring process and by expanding the County's existing Transitional Job Opportunities Preference Program to provide preferential treatment to bidders that commit to subcontract with Social Enterprises;
2. Support the creation of Alternative Staffing Organizations (ASOs) operated by Social Enterprise entities and designate them as the preferred staffing agency for County Departments, contractors and sub-contractors to use for their temporary staffing needs;
3. Provide a Social Enterprise entity operating an ASO with a subsidy of $2 per hour worked to reduce the markup passed on to the customer, thus making the ASO a more attractive option. ASOs are able to be self-sustaining by marking up wage rates. For example, a worker that is paid $10 per hour may be billed to the customer at $17. This "mark-up" covers employment taxes, workers compensation, mandated benefits, and any other margin needed to maintain the business. At the same time, the subsidies could help ASOs fund the critical support services needed to ensure the employees' success;
4. Leverage the Department of Public Social Services (DPSS) transitional subsidized employment program for CalWORKs parents/ relative caregivers, by placing some program participants in an ASO for temporary employment as a step toward long-term employment;
5. Develop and distribute a comprehensive inventory of the services currently being provided in Los Angeles County by Social Enterprises and ASOs to County contractors/ sub-contractors and County Departments. The enhanced Transitional Job Opportunity Preference Program/ASO Ordinance would encourage every contractor providing services to the County to work with Social Enterprises/ ASOs to perform functions consistent with its business needs, as part of its County contract; and
6. Encourage cities to adopt a Social Enterprise Agency Utilization Ordinance and provide a sample ordinance for cities to use, modeled on the County's current Expanded Preference Program.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations, including homeless older adults.



Increase Employment for Homeless Adults by Supporting Social Enterprise *continued*

POTENTIAL PERFORMANCE METRICS

- Increase in the number of employment opportunities available for homeless people, recently homeless, or those at risk of homelessness resulting from increased utilization of social enterprises/ASOs
- Percentage of social enterprise employees who are able to move on to non-supported employment
- Number of workers engaged in ASO assignments
- Reduction in dependence on public benefits due to ASO assignment

FUNDING

- No associated funding is required for enhancing the procurement process.
- DPSS – CalWORKs Single Allocation and Enhanced Subsidized Employment funding already allocated for the CalWORKs Transitional Subsidized Employment Program could be used to support the use of ASOs for Paid Work Experience and On-the–Job training for CalWORKs parents/ relative caregivers.
- $2 million in one-time HPI funding to provide a subsidy of $2 per hour worked to ASOs to reduce the markup passed on by ASOs to employers.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could adopt a a Social Enterprise Agency Utilization Ordinance modeled on the County's current Expanded Preference Program.

Strategy C3 | INCREASE INCOME

Related to Strategy Brief 1.8

Expand Targeted Recruitment and Hiring Process to Homeless/ Recently Homeless People to Increase Access to County Jobs

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Department of Human Resources to expand outreach and targeted recruitment strategies to include those who are homeless or recently homeless.

LEAD AGENCY

Human Resources

COLLABORATING DEPARTMENTS/AGENCIES

All County Departments

DESCRIPTION

There are three fundamental design features of Civil Service Employment:

1. examination for civil service positions are public, competitive and open to all;
2. they rely upon a testing methodology to establish rank-ordered lists for hiring opportunities; and
3. there are often stringent background standards, including a job nexus assessment of an applicant's criminal record.

Given the requirements of the civil service process, a targeted recruitment and flexible job requirements would acknowledge both the institutional barriers and the individual barriers often experienced by those who are homeless or recently homeless. The targeted outreach, recruitment and flexible job requirements would expand hiring opportunities for entry level positions of those who are homeless or recently homeless. This is an expansion of what the County currently does for GAIN/GROW participants and veterans.



Expand Targeted Recruitment and Hiring Process to Homeless/ Recently Homeless People to Increase Access to County Jobs *continued*



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Individuals, including older adults, who are homeless or formerly homeless would be eligible to participate in the targeted recruitment and hiring process upon being stabilized and assessed by a County department or designated homeless service provider as employment-ready.

POTENTIAL PERFORMANCE METRICS

- Percent of homeless or recently homeless applicants in targeted recruitments
- Percent of homeless or recently homeless applicants participating in targeted recruitment who secure civil service employment
- Percent of homeless or recently homeless applicants hired through targeted recruitment who successfully pass their initial probationary period

FUNDING

Existing Departmental funding to hire allocated staff

CONNECTION TO CITIES

✓ **SAME**

COMPLEMENTARY

NO CITY ROLE

Cities could implement a similar recruitment and hiring practice for positions within their jurisdiction.

Strategy C4 | INCREASE INCOME

Related to Strategy Brief 3.1

Establish a Countywide SSI Advocacy Program for People Experiencing Homelessness or At Risk of Homelessness

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Department of Health Services to collaborate with the Department of Public Social Services and other relevant County Departments to establish a Countywide Supplemental Security Income Advocacy Program as described herein.

LEAD AGENCY

Health Services

COLLABORATING DEPARTMENTS/AGENCIES

Children and Family Services
Los Angeles Homeless Services Authority
Mental Health
Military and Veterans Affairs
Probation
Public Health
Public Library
Public Social Services
Sheriff

DESCRIPTION

The recommended countywide Supplemental Security Income (SSI) Advocacy Program would provide assistance to eligible homeless individuals and those at risk of homelessness (including all disabled GR participants) in applying for and obtaining SSI or other related benefits Social Security Disability Insurance (SSDI) and Cash Assistance Program for Immigrants. The Program, modeled after DHS' former Benefits Entitlement Services Team (B.E.S.T), should be overseen by the Los Angeles County Department of Health Services because of its successful management of B.E.S.T. and its achievement of high outcomes and experience with large-scale contracting with homeless services agencies across the county. A Request for Proposals is targeted for release by the end of June, 2016, to secure two or more contractors, who could use subcontractors, as needed, to meet the geographic needs of the County.

Referrals to the Countywide SSI Advocacy Program should be received via a warm hand-off from: (1) existing homeless entry points and systems of care, such as Housing for Health, the Coordinated Entry System (CES), Homeless Families Solutions System (HFSS), and the Single Adult Model (SAM); (2) the County Departments of Public Social Services, Mental Health, Public Health, Military and Veterans Affairs, and Children and Family Services, the Probation Department, and the Sheriff's Department; and (3) community-based organizations serving individuals who are homeless or at risk of homelessness.

Establish a Countywide SSI Advocacy Program for People Experiencing Homelessness or At Risk of Homelessness *continued*

DESCRIPTION *continued*

The necessary components of a successful SSI Advocacy Program include:

A. Benefits Specialist Resource Team(s) for each Service Planning Area (SPA) who will be responsible for:

- Receiving referrals from the various above-identified points of entry;
- Full-time co-location at DPSS' 14 General Relief offices;
- Conducting and/or leveraging outreach and engagement activities to identify eligible homeless individuals;
- Providing assessment and screening to ensure candidates meet both non-medical and medical requirements for SSI/SSDI or CAPI;
- Coordinating subsidized housing for those individuals enrolling in the program with existing homeless entry points, housing programs and housing subsidies;
- Coordinating record retrieval services with DMH/DHS/LASD based on client's medical/ treatment history;
- Coordinating and leveraging Department of Mental Health, Department of Health Services and managed care systems to secure health care, mental health care and documentation of disability for clients completing a SSI/SSDI claim;
- Developing and filing high quality benefit applications;
- Coordinating and advocating with the Social Security Administration (SSA) and California Department of Social Services Disability Determination Services (DDS) regarding the status of pending benefit applications;
- Coordinating legal consultation for clients who have complex SSI/SSDI applications;
- Providing assistance for those at risk of losing, or requiring re-certification of their SSI benefits;
- Coordinating Interim Assistance Reimbursement (IAR) with relevant County Departments; and
- Coordinating benefits advocacy with the Veteran's Benefits Advocacy Team for eligible veterans.

B. Ongoing training & technical assistance for Homeless Services Agencies, Federally Qualified Health Centers, and County and other public agencies - Training and technical assistance could be from the Benefits Specialist Team or through a subcontract to maximize the reach to community organizations and clinicians. Training and technical assistance builds the capacity of the system to access SSI/SSDI and CAPI benefits at a faster and greater rate countywide and facilitates the movement of Los Angeles County's homeless disabled population onto federal/state benefits and off County general funds. Training and technical assistance should incorporate the following:

- Leverage training resources provided by the National SOAR Team;
- Provide training regarding specific requirements for SSI/SSDI and CAPI applications in the State of California;
- Incorporate the lessons learned from the B.E.S.T. project and other best practices;
- Develop and train homeless service providers and public agencies on the process for assessment and screening to ensure candidates meet both non-medical and medical requirements for SSI/SSDI or CAPI;
- Provide ongoing training and support to physicians and clinicians on identifying potential applicants and completing SSI/SSDI or CAPI documentation;

DESCRIPTION *continued*

- Develop a plan for internal quality assurance reviews to ensure the submission of high quality SSI/SSDI applications;
- Provide coordination with the SOAR program;
- Work with community stakeholders to develop a system of data collection for SSI//SSDI applications in Los Angeles County;
- Aggregate and analyze data regarding benefit applications for Los Angeles County;
- Track and report Los Angeles County SSI/SSDI outcomes to the national SOAR program; and
- Pursue continuous improvement of training and coordination to assure high quality benefits support for homeless residents.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Disabled homeless individuals, including older adults, and those at risk of homelessness in need of applying for and obtaining SSI, SSDI, or CAPI benefits.

POTENTIAL PERFORMANCE METRICS

- The number/percentage of individuals who initiate SSI/SSDI/CAPI applications
- The number/percentage of applications that are completed and submitted to SSA or DPSS
- The number/percentage of applications approved at each level of the application process
- The time to benefits establishment

FUNDING

$6.8 million in ongoing annual DPSS funding from the General Relief SSI and Medi-Cal Advocacy Program which would be replaced by this recommended program

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could support the County's efforts by encouraging local community medical facilities to expedite requests for documentation from the Countywide Advocacy Program staff and/or provide funding for housing subsidies for their disabled, homeless city residents who are pursuing SSI. Cities could recover the subsidy amount through Interim Assistance Reimbursement and use the IAR to support a subsidy for another person.

Strategy C5 | INCREASE INCOME

Related to Strategy Brief 3.5

Establish a Countywide Veterans Benefits Advocacy Program for Veterans Experiencing Homelessness or At Risk of Homelessness

POPULATION IMPACT

ALL FAMILIES TAY SINGLE ADULT ✓ **VETERAN** CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Department of Military and Veterans Affairs to contract for one or more Homeless Veterans Benefits Specialist Resource Teams as described herein.

LEAD AGENCY

Military and Veterans Affairs

COLLABORATING DEPARTMENTS/AGENCIES

Community-Based Organizations
Community and Senior Services
Health Services
Los Angeles Homeless Services Authority
Mental Health
Probation
Public Library
Veteran Service Organizations

DESCRIPTION

The Department of Military and Veterans Affairs will contract for one or more Homeless Veterans Benefits Specialist Resource Teams to provide assistance to eligible homeless veterans in applying for and obtaining income and/or health benefits from the Department of Veterans Affairs. The program will be operated in partnership with community-based organizations to: (1) provide wraparound case management, health, and mental health supports to house enrolled veterans; and (2) acquire VA Service-Connected Compensation or VA Non-Service-Connected Pension benefits. The components of the proposed Veterans Advocacy Program include:

A. VA Benefits Specialist Resource Teams serving all Service Planning Area (SPA) of the County, including VA will be responsible for the providing services including, but not limited to the following:

- Conduct and/or leverage outreach and engagement activities to identify eligible homeless veterans;
- Receive referrals from DPSS, DHS, DMH and other County departments of veterans who need assistance with veteran's benefits;
- Provide assessment and screening to determine whether veterans meet requirements for VA Service-Connected and Non-Service-Connected benefits;
- Coordinate with existing homeless entry points and housing programs to arrange subsidized housing or VASH Vouchers for those individuals enrolling in the program;
- Access relevant medical records from medical providers based on the veteran's medical treatment, military service, and VA claims history;

DESCRIPTION *continued*

- Coordinate and leverage Veterans Health Administration, Los Angeles County Department of Military and Veterans Affairs "Navigator" program, Department of Mental Health, Department of Health Services, and managed care systems to assist the veteran to access health care, mental health care, and documentation of disability and, when applicable, its relationship to military service for veterans completing a VA Service-Connected and/or Non-Service-Connected claim(s);
- Develop and file high-quality benefits applications, including new and original, reopened, and increased rating claims;
- Coordinate and advocate with the Veterans Benefits Administration regarding status of pending benefits applications and appeals, as well as scheduling of compensation and pension examinations;
- Coordinate legal assistance to assist veterans who have complex Service-Connected/ Non-Service-Connected claims, including claims that require a character of discharge determination, claims that have been denied and are eligible to enter the appellate phase, and "clear and unmistakable error" claims; and
- Coordinate benefits advocacy with the proposed Countywide SSI Benefits Advocacy team, as needed.

B. Ongoing training and technical assistance for veterans and homeless service agencies, Federally Qualified Health Centers, and County and other public agencies – training and technical assistance will be conducted by a VA Accredited Agent and/or Attorney, and could be from the VA Benefits Specialist Team or through a subcontract to reach government and community organizations and clinicians that serve veterans. Training and technical assistance should incorporate the following:

- Leverage training resources provided by the Supportive Services for Veterans Families program;
- Train homeless service providers and public agencies on the identification of eligible homeless veterans and the various veteran military discharge statuses;
- Train homeless service providers and public agencies on the process for assessment and screening to ensure veterans meet the requirements for VA Service-Connected compensation and Non-Service-Connected pension; and
- Provide ongoing training and support to physicians and clinicians on identifying potential applicants and completing Service-Connected and Non-Service-Connected documentation.

C. Provide quality assurance to ensure the submission of high quality Service-Connected/Non-Service-Connected applications:

- Access and monitor submitted veterans claims in VA database systems;
- Track and report programmatic outcomes; and
- Pursue continuous improvement of training and coordination to assure high quality benefits support for homeless veterans.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Homeless veterans, including veterans who are older adults, and those veterans at risk of homelessness in need of applying for and obtaining VA benefits or related services.

Establish a Countywide Veterans Benefits Advocacy Program for Veterans Experiencing Homelessness or At Risk of Homelessness

continued

POTENTIAL PERFORMANCE METRICS

- The number of veterans who initiate applications for VA Benefits
- The number of veterans transitioned to the SSI Benefits Specialist Resource Team when expected VA Benefits receipt would be less than the SSI/SSP rate
- The number of VA/SSI/SSP claims that are approved

FUNDING

$1.2 million in Homeless Prevention Initiative funds out of the $5 million approved for implementation of the Homes for Heroes report. Utilization of this funding for this strategy was already identified in the November 19, 2015 memorandum which provided the Board of Supervisors with the Homes for Heroes implementation plan.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could support the County's efforts by encouraging local community medical facilities to expedite requests for medical records from the Countywide Veteran's Benefits Advocacy Program staff and/or provide funding to support advocacy efforts for their city's homeless veterans.



Strategy C6 | INCREASE INCOME

Related to Strategy Brief 8.3a

Targeted SSI Advocacy for Inmates

POPULATION IMPACT

ALL FAMILIES TAY ✓ **SINGLE ADULT** ✓ **VETERAN** ✓ **CHRONICALLY HOMELESS ADULT**

RECOMMENDATION

Direct the Sheriff's Department and the Department of Health Services, in collaboration with the Department of Mental Health, to develop an Supplemental Security Income (SSI) Advocacy Program for Inmates.

LEAD AGENCY

Health Services
Sheriff (Care Transition Director)

COLLABORATING DEPARTMENTS/AGENCIES

Mental Health
Social Security Administration

DESCRIPTION

The goal of the program would be to assist disabled, incarcerated individuals in completing and submitting their SSI application prior to discharge or in securing reinstatement of their SSI benefits, if the individual was receiving SSI prior to being incarcerated. This program should be a collaborative with the Countywide SSI Advocacy Program, as described in Recommended Strategy C4.

The following would be components of the program:

Pre-Release

A. Facility gathers list of release-eligible inmates at least three months prior to discharge, six months is preferable.

B. Benefits eligibility specialists are assigned to screen for SSI and SSDI eligibility. Screening encompasses:

- Checking each inmate's social security number, citizenship or eligible immigration status and current benefit status;
- Meeting with inmate to complete a questionnaire to determine whether individual has a severe mental or physical impairment or is aged (age 65) for potential eligibility for SSI. Also review work history and get earnings record to determine potential eligibility for SSDI.

C. Inmates who are potentially eligible for SSI or SSDI will be invited to participate in the advocacy program. Once the inmate decides to participate, he/she will be connected to the countywide SSI advocacy contractor (as described in Strategy C6) who will meet with the inmate in the jail to initiate a SSI/SSDI application and the inmate will sign

Targeted SSI Advocacy for Inmates *continued*

DESCRIPTION *continued*

release of information documents. Medical and mental health records are obtained from private providers, public providers, incarceration facility providers and other identified providers:

- An assessment is made by the contractor to determine if medical evidence is likely to be sufficient to prove disability according to SSA standards.
- If assessment determines that available records may not be sufficient to show disability, refer individual to in-house or County medical and mental health providers for assessments and reports.

D. Once sufficient medical evidence is gathered, forward eligible claims for disability to the Disability Determination Services (DDS) office. The contractor maintains contact with DDS and SSA to check on progress of the application.

E. DDS/SSA makes the initial determination regarding disability while individual is still incarcerated.

F. The contractor collaborates with Jail In Reach staff (as described in Recommended Strategy D2), who will work to locate interim or permanent housing to ensure an appropriate housing placement upon the inmate's discharge. The cost of housing from the release date to the SSI approval date can be recovered from the inmate's initial retroactive SSI benefit, through the Interim Assistance Reimbursement process.

Post-Release

G. If medical eligibility is approved, upon discharge the same contractor will work with the individual to complete the application process. If medical eligibility is denied, the contractor will pursue an appeal.

H. Once a formerly incarcerated individual begins receiving SSI or SSDI, an appropriate agency will assist the individual in transitioning to appropriate permanent housing, if the individual was placed in interim housing upon discharge.

Disabled inmates with a jail stay shorter than three months will be connected to the Countywide SSI Advocacy Program (Strategy C4) upon discharge.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Homeless individuals scheduled for release from an LA County jail within three to six months who have been assessed to have a severe mental or physical disability (Single adults, older adults, veterans, and chronically homeless).

POTENTIAL PERFORMANCE METRICS

- Number of incarcerated individuals assessed for potential SSI eligibility
- Number of individuals with sufficient medical evidence of disability to warrant an SSI application
- Number of SSI applications made prior to release
- Number of SSI applications medically approved prior to release
- Number of SSI applications medically approved post release
- Number of formerly incarcerated individuals who obtained SSI benefits
- Number of formerly incarcerated individuals who obtained housing paid for with SSI benefits.

FUNDING

$1 million one-time funds from AB 109



CONNECTION TO CITIES

SAME

COMPLEMENTARY

✓ **NO CITY ROLE**



Strategy D
Provide Case Management and Services



Most homeless families and individuals need some level of case management and supportive services to secure and maintain permanent housing, though the specific need varies greatly, depending on the individual circumstances. The availability of appropriate case management and supportive services is key to enabling homeless families and individuals to take advantage of an available rental subsidy, increase their income, and access/utilize available public services and benefits.

Los Angeles County Homeless Initiative

Strategy D1 | PROVIDE CASE MANAGEMENT AND SERVICES

Related to Strategy Brief 1.6

Model Employment Retention Support Program

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Department of Public Social Services and Community and Senior Services to identify the key components of a Model Employment Retention Support Program and work with relevant Departments to incorporate identified services into existing programs, as feasible.

LEAD AGENCIES

Community and Senior Services
Public Social Services

COLLABORATING DEPARTMENTS/AGENCIES

Military and Veterans Affairs
Mental Health
Probation
Workforce Development Boards

DESCRIPTION

A model employment retention support program for newly-employed homeless/formerly homeless individuals could be incorporated into existing employment programs and homeless case management programs. Program elements of a model Employment Retention Support Program should include:

- Ongoing communication with newly-employed individuals to provide support and identify potential problems.
- Soft skills- Enhancing the newly-employed individual's ability to successfully manage relationships with co-workers and supervisors. Retention services must include connection to soft-skill development such as trainings and community supports.
- Résumé building to encourage and support promotion, including the exploration of volunteer work to supplement employment.
- Effective communication and coordination with case managers and housing specialists, including constant assessment of new referrals and/or connections needed to support the newly-employed individual.
- Creating incentives to expand work-study opportunities to build skill sets.
- Communication and Life Skills – Modeling by case management staff of effective communication in a professional environment and appropriate dress code.
- A review of the Employer's company policies and Employee Handbook.
- Coordinated referrals to Self-Help Support groups – provide free community support and develop soft skills necessary to maintain employment.
- Online training in self-help and empowerment.

DESCRIPTION *continued*

- Possible adoption of the Offender Workforce Development Specialist model, including specialized training for case managers to assist individuals involved with the justice system.
- Mentorship opportunities within employment and housing programs that link and empower people seeking employment with those successfully maintaining employment.
- Financial literacy/budgeting – training and support to transition people to be self-sustaining through employment.

In addition to providing support to the newly-employed individual, to foster support at the employer level, coordination and communication with employers post-placement should include employer liaisons, available to the employer to identify issues/barriers as they arise in the course of employment, and identify service providers available to provide the needed support to the employee to address the issues identified by the employer.

As part of implementation of this strategy, County Departments will identify existing programs serving homeless families and individuals into which employment retention services could be incorporated.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities which operate Workforce Development Boards could focus on employment retention services for recently-employed, formerly-homeless individuals. In addition, cities could proactively recruit volunteers/mentors to be employer liaisons or coaches for recently-employed persons.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Individuals, including older adults, and families who have been recently housed and connected to employment will be eligible for ongoing employment retention support and referrals, as needed and available.

POTENTIAL PERFORMANCE METRICS

- Individuals who receive employment retention services
- Employment retention
- Percent of newly-employed individuals who experience income increase
- Percent of newly-employed individuals who secure promotions

FUNDING

To the extent that employment retention services can be incorporated into existing case management services, funding is not necessary to support this strategy. However, to the extent that recently-employed, formerly homeless individuals do not have access to case management services, there would be a cost associated with expanding one or more existing programs. As part of the implementation planning for this strategy, the capacity of current programs to incorporate employment retention services for the target population will be assessed.

Strategy D2 | PROVIDE CASE MANAGEMENT AND SERVICES **PHASE 1** *Related to Strategy Brief 8.3c*

Expansion of Jail In Reach

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Sheriff's Department and Health Services to work with their non-profit partner agencies and collaborating County departments to expand Jail in Reach to make it available to all homeless people incarcerated in a Los Angeles County jail, subject to available funding.

LEAD AGENCY

Health Services
Sheriff

COLLABORATING DEPARTMENTS/AGENCIES

Alternate Public Defender
Community and Senior Services
Housing Authority of the City of Los Angeles
Housing Authority of the County of Los Angeles
Mental Health
Probation
Public Defender
Public Health
Public Social Services
County SSI Advocacy Contractors
Community-based Providers

DESCRIPTION

This program expansion for homeless inmates should include the following elements:

- Offer all homeless inmates jail in reach services from the beginning of incarceration.
- Provide case management to homeless inmates tailored to their individual need(s) and connect inmates to services such as mental health and substance use disorder treatment on an as-needed basis.
- Coordination of all services provided to homeless inmates so that physical health, behavioral health, housing, education, employment, mentorship, and other needs are integrated into one case plan monitored by one assigned case manager, with the goal of ensuring strong service integration.
- Recruit and fund community-based service providers from across the County so that services continue seamlessly post-release with the same case management team, including connection to housing specialists and access to bridge housing until a permanent housing plan can be implemented, employment support, benefits support, transportation, and other ongoing supportive services such as mental health treatment to help homeless inmates reintegrate successfully back into the community with adequate supportive services.

In addition, consideration should be given to the inclusion in the program of self-help support groups in jail, e.g., Alcoholics and Narcotics Anonymous that are run by jail inmates. Such support groups are an integral element of the Community Model in Corrections, an evidence-based practice.

DESCRIPTION *continued*

The Department of Health Services' Housing for Health intensive case management program provides a model for the style of case management that will be required for many individuals.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless inmates in County jail including those being held prior to trial.

POTENTIAL PERFORMANCE METRICS

- Reduction in recidivism
- Reduction in homelessness
- Increased employment
- Improved healthcare outcomes
- Number of homeless inmates who receive Jail In Reach services

FUNDING

- $2,000,000 in one-time HPI funding
- $3,000,000 in one-time AB 109 funding

CONNECTION TO CITIES

SAME

COMPLEMENTARY

✓ **NO CITY ROLE**

Strategy D3 | PROVIDE CASE MANAGEMENT AND SERVICES

Related to Strategy Brief 9.3a

Supportive Services Standards for Subsidized Housing

POPULATION IMPACT

ALL FAMILIES ✓ TAY ✓ SINGLE ADULT ✓ VETERAN ✓ CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Instruct the Los Angeles Homeless Services Authority, in collaboration with the Departments of Mental Health, Public Health, Health Services, and Public Social Services, the Probation Department, and the Community Development Commission to draft and adopt a definition of supportive services and establish a set of standards for high-quality supportive services for persons in subsidized housing who have recently experienced homeless.

LEAD AGENCY

Los Angeles Homeless Services Authority

COLLABORATING DEPARTMENTS/AGENCIES

Community Development Commission
Health Services
Housing + Community Investement Department, City of Los Angeles
Housing Authority of the City of Los Angeles
Housing Authority of the County of Los Angeles
Mental Health
Probation
Public Health
Public Social Services

DESCRIPTION

Supportive services are critical to effectively transitioning formerly homeless persons from being on the streets to becoming a thriving tenant and member of the community. Supportive services in subsidized housing involve the development of a trusting, genuine partnership and relationship between the service provider and the formerly homeless tenant. This connection brings value and enhances participation in the supportive services, furthering the tenant's journey of recovery and housing stability. To most effectively achieve this goal, the County needs a consistent definition of supportive services that adhere to high quality standards, and are consistent with government funding requirements.

The definition of supportive services should consider existing established standards, such as those from Shelter Partnership's 2009 study commissioned by the Community Development Commission, Home for Good's Standards of Excellence, Veteran Affairs' Supportive Services for Veteran Families/Veteran Affairs Supportive Housing guidelines for homeless veterans, and Housing Opportunities for Persons with AIDS guidelines. The definition should include, but not be limited to the following activities:

- Connection to financial benefits (such as General Relief, Supplemental Security Income [SSI], CalFresh, etc.).
- Connection to health coverage, which is generally Medi-Cal.
- Linkages to and direct connection/ collaboration with treatment-related services (such as mental health, physical health, and substance use disorder treatment).
- Linkages to job development and training programs, school, peer advocacy opportunities, advocacy groups, self-help support groups, and volunteer opportunities, as needed and wanted by the tenant.

DESCRIPTION *continued*

- Money management and linkage to payee services.
- Transportation and linkage to transportation services.
- Peer support services. (Utilizing people with lived experience in outreach, engagement, and supportive services is an evidence-based best practice.)
- Community-building activities, i.e., pro-active efforts to assist tenants in engaging/participating in the community and neighborhood.
- Connection to specialized services provided to individuals who are: victims of Domestic Violence; Lesbian, Gay, Bi, or Transgender; transition age youth; or elderly.

Additionally, the standards for high-quality supportive services should specify that supportive services should be:

1. tenant-centered;
2. accessible;
3. coordinated; and
4. integrated.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities which operate a public housing authority could adopt the County's definition of supportive services for formerly homeless adults and the County's standards for high-quality supportive services.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Recently homeless adults in subsidized housing

POTENTIAL PERFORMANCE METRICS

- Number of agencies providing supportive services which adopt the County's definition and high-quality standards

FUNDING

No funding required



Strategy D4 | PROVIDE CASE MANAGEMENT AND SERVICES

Regional Integrated Re-entry Networks- Homeless Focus

POPULATION IMPACT

ALL FAMILIES ✓ TAY ✓ SINGLE ADULT ✓ VETERAN ✓ CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Office of Diversion and Reentry (OD&R), in collaboration with the Care Transitions Unit of the new Integrated Jail Health Services division, and the Sheriff to incorporate a focus on homeless individuals into the multi-disciplinary, clinically-focused Regional Integrated Re-entry Networks which are already being developed.

LEAD AGENCY

Department of Health Services
Sheriff

COLLABORATING DEPARTMENTS/AGENCIES

Mental Health
Community and Senior Services
Public Social Services
Public Health
LA Care (and other local health plans)
Los Angeles Homeless Services Authority
Probation

DESCRIPTION

The attributes of a Re-entry Network include:

- Consist of high quality mental health, physical health and substance use disorder providers with an interest and expertise in serving the re-entry population;
- Be geographically convenient, patient-friendly, and culturally competent;
- Include seamless sharing of patient records between jail medical and behavioral health services and network providers; and
- Provide either integrated services or robust links to mental health, substance use disorder, housing, case management and other social services in the community.

The early planning for a Re-entry Network system has involved treatment providers, County departments and health plans. Future efforts will include a broad array of other service providers and community groups with a keen interest in the stability of justice-involved populations.

It is recommended that this planning include a focus on homeless populations, so that the Re-entry Networks incorporate at least the following three elements:

a. High quality homeless service providers with expertise in engagement, housing placement and maintaining housing stability;
b. Integration of the role of probation officers and others who may be in charge of community supervision of individuals using reentry network services; and

DESCRIPTION *continued*

c. Development of the technical and cultural expertise to work with homeless justice-involved populations and support other providers in their regions who might benefit from assistance in managing homeless justice-involved individuals. This support may involve navigating services that support homeless justice-involved individuals, connections to job training or employment, connections to housing resources or move-in assistance, and/or the provision of homeless/housing case management.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Homeless, justice-involved adults.

POTENTIAL PERFORMANCE METRICS

- Number of homeless justice-involved individuals who secure permanent housing
- Number of homeless justice-involved individuals who are linked to clinical services/care
- Number of homeless justice-involved individuals who retain permanent housing

FUNDING

- $800,000 in one-time HPI funding
- $2,000,000 in one-time AB 109 funding
- Medi-Cal for those services which are covered

CONNECTION TO CITIES

SAME

COMPLEMENTARY

✓ **NO CITY ROLE**



Strategy D5 | PROVIDE CASE MANAGEMENT AND SERVICES

No Related Strategy Brief

Support for Homeless Case Managers

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Chief Executive Officer and the Los Angeles Homeless Services Authority to work with each department identified below as a collaborating department to develop and implement a plan for each department to support community-based homeless case managers, which reflects the extent and nature of each department's interaction with homeless families/individuals.

LEAD AGENCY

Chief Executive Office
Los Angeles Homeless Services Authority

COLLABORATING DEPARTMENTS/AGENCIES

Alternate Public Defender
Animal Care and Control
Beaches and Harbors
Child Support Services Department
Community and Senior Services
Community Development Commission
Children and Family Services
Consumer and Business Affairs
District Attorney
Fire Department
Health Services
Mental Health
Military and Veterans Affairs
Parks
Public Health
Public Social Services
Probation Department
Public Defender
Public Library
Public Works
Sheriff's Department

DESCRIPTION

Homeless case managers, who generally work for community-based organizations and often participate in the single adult Coordinated Entry System (CES) or Homeless Families Solutions System, play a key role in combating homelessness, by engaging homeless families and individuals, connecting them to housing, assisting them to navigate and access various public services, and providing ongoing support.

County departments can play a key role in supporting homeless case managers by:

1. helping homeless families/individuals connect to a homeless case manager;
2. responding effectively to homeless case managers assisting homeless families/individuals to access and navigate County services; and
3. participating, where appropriate, in CES regional case conferencing and coordinated outreach meetings.

The specific role of each County department will vary depending on the extent and nature of the Department's contact with homeless families/individuals.

To assist families/individuals connect to a homeless case manager, individual County departments could:

- Provide space for homeless case managers to collocate at their facilities and conduct in-reach with homeless families/individuals who go to the Department for services. (This would only be applicable to departments which serve a very high volume of homeless families/individuals.)
- Implement a standardized protocol to contact a homeless case manager (who could be a domestic violence service provider) to come to

DESCRIPTION *continued*

the department's facility to engage a homeless family/individual who wishes to see a homeless case manager.

- Transport a homeless family/individual to a location where they could meet with a homeless case manager. (Few departments will have this capacity.)
- Provide a referral to a local homeless case manager to the homeless family/individual.

To respond effectively to homeless case managers assisting homeless families/individuals to access and navigate County services, individual County departments could:

- Establish a protocol for interacting with homeless case managers.
- Designate one or more homeless case manager liaisons at each location that provides services to a significant number of homeless families/individuals, plus a departmental liaison. (For some departments, a departmental liaison may suffice, if the frequency of contact with homeless families/individuals is low.)
- Facilitate relationships between local homeless case managers and the staff at various facilities.
- Participate, where appropriate, in CES regional case conferencing and coordinated outreach meetings.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could direct their departments which interact with homeless families/individuals to develop a plan to support homeless case managers.

The implementation plans which departments will develop under this strategy will complement the contribution of certain departments to the Countywide Outreach System (Strategy E6), Coordinated Entry System (Strategy E7), and County Specialist Support Team (Strategy E11).

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations, including victims of domestic violence and the older adult population.

POTENTIAL PERFORMANCE METRICS

More effective services for homeless families and individuals

FUNDING

None



Strategy D6 | PROVIDE CASE MANAGEMENT AND SERVICES

Related to Strategy Brief 8.6

Criminal Record Clearing Project

POPULATION IMPACT

ALL FAMILIES TAY ✓ **SINGLE ADULT** ✓ **VETERAN** ✓ **CHRONICALLY HOMELESS ADULT**

RECOMMENDATION

Direct the Public Defender (PD), in collaboration with the Office of the Alternate Public Defender (APD), Probation Department (Probation), Department of Public Social Services (DPSS), and Sheriff's Department to develop a Criminal Record Clearing Project (CRCP), as described herein.

LEAD AGENCY

Public Defender

COLLABORATING DEPARTMENTS/AGENCIES

Alternate Public Defender
Community-Based Organizations which work with the criminal justice re-entry population
Community and Senior Services
District Attorney
Public Social Services
Probation
Non-profit legal service providers

DESCRIPTION

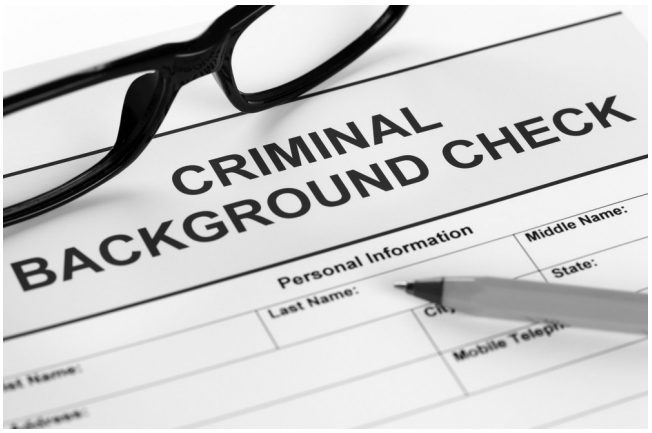
There are various barriers that homeless individuals face on a daily basis and one of hardest barriers to overcome is having a criminal record, which makes it especially difficult to obtain employment and housing, both of which are key to achieving self-sufficiency. In order to reduce this barrier, it is recommended that the PD, in collaboration with the APD, Probation, DPSS; and Sheriff:

- Develop and implement a CRCP, which could include utilization of a contract provider to coordinate the project;
- Ensure that CRCP is leveraged and coordinated with discharge planning protocols (Strategy A2), Jail in Reach (Strategy D2), regional integrated re-entry networks (Strategy D4), and bridge housing for those exiting institutions (Strategy B7) , as well as with DPSS employment programs;
- Develop a comprehensive training curriculum for participating agencies;
- Ensure clients are connected to County Alternative Courts, if eligible; and
- Create a CRCP team consisting of the aforementioned agencies and community-based partners that would be responsible for oversight and administration of the CRCP.

Through strategic partnerships and collaborative efforts, the project will aim to identify homeless and formerly homeless job-seekers who have criminal records and connect them to a legal advocate who will assist them with record clearing and other legal barriers to achieve stable housing and employment. This project

DESCRIPTION *continued*

could be implemented as a two-year pilot, after which it could be evaluated and a determination could be made as to whether to extend the project based on the results and availability of funding.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Homeless individuals who have recently completed their parole or probation supervision; homeless Individuals with criminal records who are currently enrolled in DPSS' GAIN or GROW program; homeless individuals with criminal records who are seeking employment or housing; and homeless individuals being discharged from jail, hospitals or the foster care system with criminal records.

POTENTIAL PERFORMANCE METRICS

- Number of staff from CRCP agencies who complete the criminal record clearing training
- Number of individuals served through this program who complete and file a Prop 47 application or petition for criminal record dismissal (expungement)
- Number of individuals served through this program who demonstrate an increase in income within 6-12 months after a dismissal
- Number of individuals served through this program who maintain or secure housing within 6-12 months after a dismissal

FUNDING

- $200,000 in one-time HPI funding

CONNECTION TO CITIES

SAME

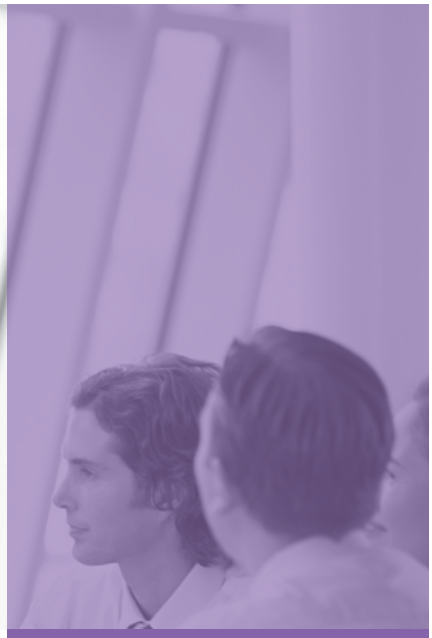
COMPLEMENTARY

✓ **NO CITY ROLE**



Strategy E
Create a Coordinated System





Given their complex needs, homeless individuals, families and youth often touch multiple County departments, city agencies and community-based providers. For the most part, services are not well coordinated; this fragmentation is often compounded by disparate eligibility requirements, funding streams, and bureaucratic processes. Maximizing the efficacy of current programs and expenditures necessitates a coordinated system which brings together homeless and mainstream services. The extension of Medi-Cal to single adults through the Affordable Care Act, the County's commitment to criminal justice diversion, and the focus on collaboration between the County, cities, and community partners combine to create an historic opportunity to forge a coordinated system.

Los Angeles County Homeless Initiative

Strategy E1 | CREATE A COORDINATED SYSTEM

Related to Strategy Brief 3.3

Advocate with Relevant Federal and State Agencies to Streamline Applicable Administrative Processes for SSI and Veterans Benefits

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Chief Executive Office to advocate with relevant Federal and State agencies to streamline applicable administrative processes, in order to enhance access to SSI and Veterans benefits for applicants who are homeless or at risk of homelessness.

LEAD AGENCY

Chief Executive Office

COLLABORATING DEPARTMENTS/AGENCIES

Los Angeles Homeless Services Authority
Health Services
Mental Health
Military and Veterans Affairs
Public Social Services
United Way/Home for Good
Community-Based Organizations

DESCRIPTION

There is a significant opportunity to enhance access to SSI and Veterans benefits for applicants who are homeless or at risk of homelessness, through advocacy with the Social Security Administration, California Department of Social Services, Veterans Administration, Veterans Healthcare Administration, California Department of Corrections and Rehabilitation and any other relevant agencies to streamline applicable administrative processes. Such streamlined processes have been implemented in the past and could now be reinstated and enhanced. Specific opportunities include, but are not limited to:

1. Designating specialized local offices to handle SSI applications from County SSI Advocates;
2. Exempting cases of homeless clients applying for SSI from being transferred throughout the country; and
3. Collaboration with community- based organizations providing services to Veterans/ SSI applicants.

Advocacy is needed with the following Agencies:

- Social Security Administration- Administers Supplemental Security Income;
- California Department of Social Services Disability Determination Services – Reviews medical records as part of the SSI application process;
- Veterans Administration- Oversees the provision of veterans benefits;

DESCRIPTION *continued*

- Veterans Healthcare Administration – Oversees the provision of Veterans Healthcare services; and
- California Department of Corrections and Rehabilitation - Oversees State prison operations.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations

POTENTIAL PERFORMANCE METRICS

- Processing time for SSI and Veterans Benefits
- Approval rate for SSI and Veterans Benefits

FUNDING

There is no cost to the County to implement this strategy.



CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could support the County's effort through the League of Cities and/or Independent Cities Association. Individual cities could also support this effort.

Strategy E2 | CREATE A COORDINATED SYSTEM

Related to Strategy Brief 5.3

Drug Medi-Cal Organized Delivery System for Substance Use Disorder Treatment Services

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

- Direct the Department of Public Health's (DPH's) Substance Abuse Prevention and Control (SAPC) network to provide the full continuum of Drug Medi-Cal Organized Delivery System (DMC-ODS) waiver services in a culturally competent manner to people experiencing homelessness.
- Direct DPH/SAPC to leverage new flexibility through the DMC-ODS waiver to increase access to substance use disorder (SUD) services by providing field-based services in the community for people experiencing homelessness.

LEAD AGENCY

Public Health

COLLABORATING DEPARTMENTS/AGENCIES

Community-based providers
Children and Family Services
Health Services
Housing Authority of the City of Los Angeles
Housing Authority of the County of Los Angeles
Mental Health
Public Social Services
Los Angeles Homeless Services Authority
Medi-Cal Managed Care Organizations
Probation
Sheriff

DESCRIPTION

The approval of the California Department of Health Care Services (DHCS) DMC-ODS Waiver by the Federal Centers for Medicaid and Medicare Services (CMS) allows counties to voluntarily opt in to expand reimbursable services under the DMC program. This opportunity includes a fuller continuum of care and appropriate support services, standardizes level of care placements based on the American Society of Addiction Medicine (ASAM) criteria and medical necessity, ensures effective and appropriate care through quality assurance and utilization management efforts, more fully integrates physical and mental health services with the SUD service system, and transforms the overall treatment of SUD from an acute care model to a chronic care model.

The DMC levels of care (LOC) will include withdrawal management (formerly detoxification services), short-term sobering centers, residential treatment, and medication-assisted treatment, in addition to already available outpatient, intensive outpatient, and narcotic treatment programs. Additional services will also include a 24-hour toll-free access line to place individuals in the appropriate LOC, case management, recovery support, and coordination with physical and mental health. Placement at a particular LOC and service duration will be based on medical necessity, except for residential services for which the maximum service duration for adults is 90 days with a one-time 30-day extension if medically necessary, and a limit of two non-continuous 90-day episodes annually (standards vary for perinatal beneficiaries and adolescents). Criminal justice populations may be eligible for an extension of up to three months past the 90-day episode, for a total treatment length of six months if medically necessary.

DESCRIPTION *continued*

SAPC is targeting a launch date toward the end of 2016 for the new waiver services, but this timeline is dependent on County, State and Federal approvals. With the aim of expanding network adequacy, SAPC is currently reaching out to providers to encourage them to become DMC-certified. SAPC intends to provide training and technical assistance to providers seeking State DMC certification, including current DMH providers who wish to also be certified for DMC. Network adequacy is also dependent on the ability of DHCS to certify new providers and LOC, particularly residential treatment facilities.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could facilitate the siting of residential SUD treatment facilities within their boundaries.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

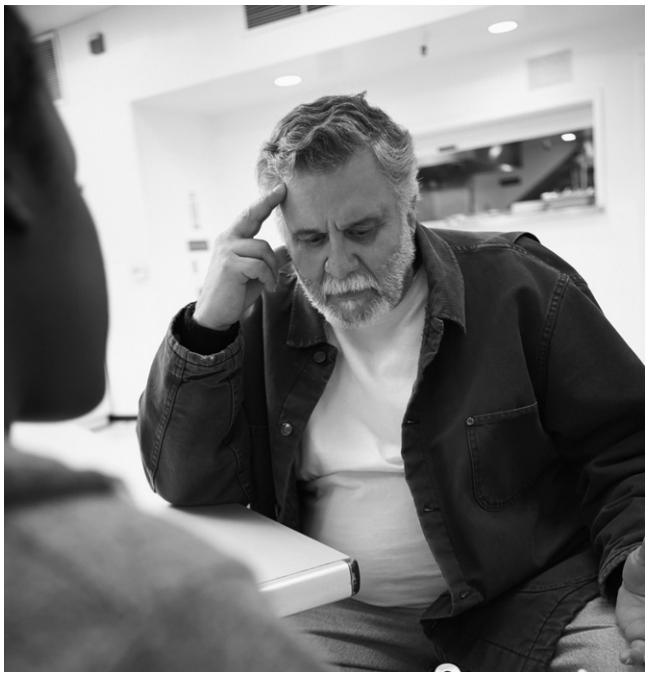
All Medi-Cal beneficiaries who qualify for SUD services.

POTENTIAL PERFORMANCE METRICS

- Number of homeless individuals who are screened and identified as needing SUD treatment services
- Number of homeless individuals admitted to SUD treatment
- Number/ percent of homeless individuals who remained in treatment for at least 30 days
- Number/percent of homeless individuals in treatment who transitioned down to the next appropriate level of care (e.g., withdrawal to residential, residential to outpatient, and outpatient to recovery services)

FUNDING

DMC-ODS will fund SUD services.



Strategy E3 | CREATE A COORDINATED SYSTEM

Related to Strategy Brief 5.4

Creating Partnerships for Effective Access and Utilization of ACA Services by Persons Experiencing Homelessness

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Health Agency to report back to the Board with recommendations to develop partnerships between health plans, health care providers, and homeless service providers to:

1. Identify and share information;
2. Emphasize case management for health care services;
3. Promote health literacy education; and
4. Connect the homeless to health care and services.

LEAD AGENCY

Health Services

COLLABORATING DEPARTMENTS/AGENCIES

Community-based providers
Children and Family Services
FEMA Emergency Food and Shelter Program
Public Health
Public Library
Mental Health
Public Social Services
Housing Authority of the City of Los Angeles
Housing Authority of the County of Los Angeles
Los Angeles Homeless Services Authority
Medi-Cal Managed Care Organizations
Probation
Sheriff
Skilled Nursing Facilities

DESCRIPTION

1. Identify and Share Information

Establish practices to enable homeless service providers to share information on homeless clients to determine enrollment status, assigned health plan and health care provider, to the extent permitted by law. Frequently, individuals experiencing homelessness who receive services from homeless service providers are asked questions about their insurance type and health plan provider. Many are uncertain of their enrollment status. Technology and consents allowing health plans to cross-reference enrollees with clients in the Homeless Management Information System (HMIS) and automatically update the client's health plan information in HMIS would be beneficial. On the health plan provider side, a report could then be generated for the health plans informing them of the homeless service program in which the client is enrolled and/or the most updated client contact information.

2. Case Management for Health Care Services

The needs of many persons experiencing homelessness are complex and, for those with the greatest vulnerabilities, pro-active health care treatment can either be difficult to access or be a lower priority for the person, thereby leading to high costs in public and private systems. In essence, ensuring that persons with complex health needs, who are experiencing homelessness, are linked to supportive field-based case management will increase the likelihood that they will proactively access needed health care services (i.e, health, mental health, and substance use disorder services). For example, housing and homeless service providers are well-positioned to deliver the types of services recommended for inclusion in the Health Homes model, including housing navigation; care coordination; transportation; health education; etc., though these services could be provided beyond health homes if Medi-Cal funding were available.

DESCRIPTION *continued*

3. Health Literacy Education
Create a health literacy education program for homeless clients by funding community-based organizations with experience in health consumer education to create and execute the education program. This program would focus on educating homeless clients and those working with homeless clients on both enrollment and renewing health coverage (Medi-Cal), and how to navigate the health care system and access care, in particular within managed care organizations.

4. Connect Homeless People to Health Care and Services
Utilize the adult Coordinated Entry System (CES) and the Homeless Families Solutions System (HFSS) to connect homeless people to the Medi-Cal application process, health care providers, health plans, and housing resources. CES and HFSS assessment tools gather self-reported information about persons experiencing homelessness, including: insurance and health plan enrollment; physical health; mental health; substance use; and resulting impacts on housing stability. There is potential to gather more targeted information via these assessments (or brief supplemental assessments) that could assist housing providers, in conjunction with the health plans, to confirm eligibility for health care services.

CONNECTION TO CITIES

SAME

COMPLEMENTARY

✓ **NO CITY ROLE**

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Homeless Medi-Cal beneficiaries

POTENTIAL PERFORMANCE METRICS

- Percentage of homeless clients attending education programs who are still enrolled in Medi-Cal the following year
- Percentage of people attending education programs connected to primary care physicians (PCPs)
- Health outcomes of homeless clients participating in education programs
- Percentage of eligible persons enrolled in HMIS with a health care provider identified

FUNDING

Current Medi-Cal revenue, for some of the activities listed above in the description section.



Strategy E4 | CREATE A COORDINATED SYSTEM **PHASE 1**

Related to Strategy Brief 6.2

First Responders Training

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Sheriff's Department to develop:

1. a training program and implementation plan for law enforcement, fire departments and paramedics throughout Los Angeles County, including but not limited to the LA County Sheriff's Department (LASD) and the Los Angeles Police Department (LAPD); and
2. a Countywide protocol to address encampments and unsheltered homelessness.

LEAD AGENCY

Sheriff

COLLABORATING DEPARTMENTS/AGENCIES

Fire
Community and Senior Services
Health Services
Los Angeles Homeless Services Authority
LAPD
Mental Health
Probation
Public Health
Any first responder agencies Countywide that choose to be a part of this strategy

DESCRIPTION

The proposed training program would educate law enforcement, fire departments, and paramedics, i.e., first responders, about the complex and diverse needs of the unsheltered homeless population and how to connect homeless individuals to appropriate services, so as to better prepare first responders when interacting with people experiencing unsheltered homelessness. The proposed training would emphasize awareness of, and strategies for dealing with, situations that arise among unsheltered homeless individuals due to an array of issues, such as, mental illness; alcohol and/or substance abuse/addiction (training in overdose Narcan protection/prevention is one component for addressing substance abuse); co-occurring substance abuse and mental illness; and/or physical health ailments. LASD and other police agencies interested in participating in the training will develop the training and protocol based on local and national best practices.

The proposed Countywide encampment/unsheltered homeless protocol would ensure that LA County, and police forces across the County, are responding to the crises of encampments and unsheltered homelessness in a manner that both improves efficiencies across jurisdictional boundaries and achieves more effective outcomes and collaboration among police agencies and homeless service providers.



DESCRIPTION *continued*

At a minimum, the protocol must:

- provide first responders with real time information on service providers in the immediate area where they are engaging people on the streets and encampments with the desirable end result being a warm transfer to a homeless service provider who can continue the engagement process, build rapport, and assist the homeless individual to move into housing.
- address the needs of victims of domestic violence (DV) so that first responders are prepared when they engage couples/DV victims on the street and in encampments.
- address the role of Adult Protective Services (APS) in addressing the needs of endangered seniors and dependent adults.
- address best practices for serving the LGBT population.
- incorporate the concepts of Trauma-Informed Care, as applicable to first responders.

CONNECTION TO CITIES

✓ **SAME**

COMPLEMENTARY

NO CITY ROLE

The strategy will be applicable to all first responder agencies countywide.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Law enforcement, fire departments, and paramedics, i.e., first responders. Street homeless and homeless persons in encampments will benefit from the training because they will be engaged with greater sensitivity and understanding of their needs; however, the focus for this strategy is first responders. (The implementation of this strategy will complement the County's Homeless Encampment Protocol.)

POTENTIAL PERFORMANCE METRICS

- Number of first responders trained
- Number of jurisdictions which adopt the countywide protocol

FUNDING

There would be three tiers of costs:

1. development of the training/protocol;
2. the cost for trainers to deliver the training; and
3. payment of wages for those who attend the training. The training could be added to current training curricula of first responder agencies, which might reduce the associated cost. For the Sheriff's Department, this might include incorporating this training into the Crisis Intervention Training (CIT) recommended by the Mental Health Diversion Task Force, particularly given the high incidence of mental illness among homeless individuals living on the street and in encampments.

Each agency will absorb the cost of sending its first responders to the training or seek any needed funding through the applicable annual budget process. The cost for each trainee will include the cost of curriculum development and the cost of the trainers.

Strategy E5 | CREATE A COORDINATED SYSTEM **PHASE 1**

Related to Strategy Brief 6.3

Decriminalization Policy

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the LA County Sheriff's Department (LASD), in collaboration with the District Attorney (DA), Public Defender (PD), Assistant Public Defender (APD), and Los Angeles Homeless Services Authority (LAHSA) to develop a decriminalization policy for use by the County and cities throughout the County.

LEAD AGENCY

Sheriff

COLLABORATING DEPARTMENTS/AGENCIES

Alternate Public Defender
District Attorney
Probation
Public Defender
Los Angeles Homeless Services Authority
Law enforcement agencies from cities that choose to adopt a similar policy
Mental Health

DESCRIPTION

The criminalization of homelessness has long been seen in some communities as a strategy to address some of the more visible aspects of homelessness; however, over the past few years, there has been an increased understanding that criminalization harms individuals and communities and in fact can make it more difficult to address homelessness. With new efforts by the Federal Government to encourage communities to roll back these measures, there is an increased need for the County to build on current Sheriff's Department policy and practice and take a leading role in promoting the decriminalization of homelessness throughout Los Angeles County. The decriminalization policy should:

1. Include a protocol that complements the County's Homeless Encampment Protocol (the Encampment Protocol also includes best practices that can be applied to street homelessness), to ensure that the County does not disproportionately enforce existing County ordinances against homeless families and individuals;
2. Include a process to ensure greater collaboration between judicial agencies and local alternative courts, e.g., County Homeless Court, DMH's Co-Occurring disorders Court, etc., to enable homeless individuals to address citation fines before they become a warrant and already-incurred warrants and fines, which are often a barrier to services and housing; and,
3. Support statewide efforts to stop criminalizing homelessness.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations, particularly homeless individuals living on the street and in encampments

POTENTIAL PERFORMANCE METRICS

This recommendation does not apply to a specific programs or services; therefore, the success will be measured by a reduction across the County in policies and practices which criminalize homelessness.

FUNDING

N/A. There is no direct cost associated with this strategy.

CONNECTION TO CITIES

✓ **SAME**

COMPLEMENTARY

NO CITY ROLE

The strategy could be implemented by each city in the County.

Strategy E6 | CREATE A COORDINATED SYSTEM **PHASE 1**

Related to Strategy Brief 6.4

Countywide Outreach System

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Los Angeles Homeless Services Authority, in conjunction with relevant County agencies and community based organizations, to develop and implement a plan to leverage current outreach efforts and create a countywide network of multidisciplinary, integrated street-based teams to identify, engage and connect, or re-connect, homeless individuals to interim and/or permanent housing and supportive services.

LEAD AGENCY

Los Angeles Homeless Services Authority (LAHSA)

COLLABORATING DEPARTMENTS/AGENCIES

Fire
Health Services
Mental Health
Probation
Public Health
Public Social Services
Sheriff
City of LA and any of the other 87 cities that would like to collaborate in this effort
United Way

DESCRIPTION

There would be at least one team in each Service Planning Area (SPA) of the County and each team should include the following staff: case manager(s), health outreach worker, mental health outreach worker, substance abuse provider, and LA Homeless Services Authority Emergency Response Team personnel. As needed, the teams would include outreach personnel from agencies that specialize in engaging TAY, Veterans, victims of domestic violence (DV) and Families.

The strategy requires a telephone hotline to connect to the street-based team(s) in each SPA with staff trained and well-versed in the services and housing opportunities in their respective SPA/region of the County.

For this strategy to be successful, it is imperative that all street teams operate with the same understanding of what it means to conduct outreach and what it means to engage homeless on the streets or in encampments. Department of Health Services' County+City+Community (C3) project, including a connection to Intensive Case Management Services (ICMS), is an appropriate model to emulate. Additionally, the outreach teams need to be aware of DV protocols and have a relationship with DV service providers. The definitions are as follows:

Outreach

Outreach is the critical first step toward locating and identifying a homeless person who is not otherwise contacting a government agency or service provider who can connect him/her to available services and housing resources. Outreach is a means of educating the community about available services, in this case for homeless individuals and families. Outreach is

DESCRIPTION *continued*

also a process for building a personal connection that may play a role in helping a person improve his or her housing, health status, or social support network.

Engagement

Engagement, when conducted properly, is a process that establishes a trusting relationship that can lead to a homeless person's participation in services and housing. The process begins after the initial street outreach contact or, for example, when a homeless person presents at an agency such as DPSS, a CES provider agency, or an HFSS Family Support Center. The engagement process can take weeks to months. There is no standard timeline for successful engagement and an outreach worker/team should never be discouraged by initial rejections of their offers to assist a homeless individual. If an agency's policies and resources do not allow for this time and consistent/persistent effort, the worker will more often than not fail at building the necessary relationship and the homeless person will likely not trust the next outreach worker/team who tries to engage them and offer housing and services.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could take an active role in the outreach/engagement effort and/or provide additional funding/resources to bolster the efforts in their community. Certain cities have provided funding, in the past, for homeless outreach and engagement. Sometimes this has been done through enhanced Business Improvement District (BID) teams that have been trained to engage and connect clients to homeless housing and services.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Any individual, older adult, victim of domestic violence, youth, or family experiencing homelessness that is encountered during outreach and engagement activities. Families identified will be directed to the HFSS.

POTENTIAL PERFORMANCE METRICS

- Number of contacts-duplicated and unduplicated
- Number of people connected to health, mental health, substance abuse treatment, sources of income
- Number of people connected to interim housing
- Number of people permanently housed
- Number/percentage of people permanently housed who retain housing for 6, 12, and 24 months
- Number/percentage of people permanently housed who return to homelessness after 6, 12, and 24 months

FUNDING

$3,000,000 in one-time HPI funding

Strategy E7 | CREATE A COORDINATED SYSTEM

Related to Strategy Briefs 6.1 and 7.1

Strengthen the Coordinated Entry System

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Los Angeles Homeless Services Authority (LAHSA), in collaboration with the departments/agencies listed below, to assess the adult Coordinated Entry System (CES), the Homeless Families Solutions System (HFSS), and the "under construction" coordinated system for transition age youth, develop a recommended plan to strengthen these three related systems, and submit the plan for consideration.

LEAD AGENCY

Los Angeles Homeless Services Authority (LAHSA)

COLLABORATING DEPARTMENTS/AGENCIES

Community-based homeless service and housing providers
Community Development Commission
Children and Family Services
Fire
Health Services
Mental Health
Probation
Public Health
Public Social Services
Sheriff
Housing Authority of the City of Los Angeles
Housing Authority of the County of Los Angeles
United Way – Home for Good

DESCRIPTION

The move toward CES culminated with the implementation of the Federal "Opening Doors" Strategic Plan to prevent and end homelessness, the HEARTH Act, and the requirement that Continuums of Care (CoC) create a coordinated or centralized assessment and housing placement system. This system must be used to prioritize access to housing and services based on service need in order for a CoC to be eligible for federal homeless assistance funding. Coordinated entry is the process through which people experiencing homelessness or at-risk of homelessness can easily access crisis services through multiple, coordinated entry points, have their needs assessed and prioritized consistently, and, based upon those needs, be connected with appropriate housing interventions and supportive services. For special sub-populations, such as victims fleeing domestic violence or human trafficking, or those who are HIV-positive, CES must ensure that data-tracking and matching protocols do not conflict with confidentiality provisions to maintain individual safety and overall well-being.

The County and City of Los Angeles have come a long way in coordinating the delivery of homeless services and housing. Over the last several years, there has been greater service integration and cooperation among County departments, city agencies and community organizations. For example, in early 2013 CES for single adults rolled out in Skid Row and is now operational in all SPAs and coordinates housing and supportive services not only with the County and City of Los Angeles, but with networks of over 100 local housing providers as well. CES could be strengthened through more standardization and an enhanced administrative/technology infrastructure for the coordinated entry systems for single adults and families, as well as the youth system which is currently in pilot. In fiscal year 2014-15, 9,720 individuals were assessed for homeless services and roughly 1,738 were housed.

DESCRIPTION *continued*

The plan to strengthen CES and HFSS should include, but should not be limited to, the following three elements:

1. Strengthen the network of housing locators in each service planning area (SPA) to enhance communication, capitalize on best practices and housing/real-estate expertise in securing units, increase efficiency, and minimize duplication of landlord contacts.
2. Develop and implement a common core curriculum training for outreach workers, case managers and other staff participating in CES, inclusive of the various applicable protocols and processes, as well as how others, such as local law enforcement, should be directed to access CES.
3. Implement the following database improvements to the CES module within the Homeless Management Information System (HMIS): A) Assess the CES/HMIS platform to enhance functionality for local users, including the development of a system design workflow; B) Review and evaluate new user training for CES/HMIS, including the time to receive HMIS log-ins and identify process improvements to remedy deficiencies; and C) Identify data software that can support a CES/HMIS report feature by service planning area (SPA) and site specific reports, as well as a proposed budget for implementing this reporting feature.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could contribute funding to CES to support the connection of homeless populations within city boundaries to stable housing and supportive services.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations and sub-populations

POTENTIAL PERFORMANCE METRICS

- Number of permanent housing placements
- Length of time from VI-SPDAT screening to housing
- Number of persons engaged and assessed (in relation to the Point-in-Time Homeless Count)
- Number of matches completed resulting in housing
- Number/percentage of people permanently housed who retain housing for 6, 12, and 24 months
- Number/percentage of people permanently housed who return to homelessness after 6, 12, and 24 months
- Percent of permanent housing resources matched to homeless clients through CES
- Number of persons successfully diverted from the homeless services system

FUNDING

- $2 million of one-time Homeless Prevention Initiative funding.
- Emergency Solutions Grant (ESG) funding is a potential funding source from the County and those cities which receive ESG funding.

Strategy E8 | CREATE A COORDINATED SYSTEM **PHASE 1**

Related to Strategy Brief 7.2

Enhance the Emergency Shelter System

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Los Angeles Homeless Services Authority (LAHSA) to enhance the emergency shelter system, as described herein.

LEAD AGENCY

Los Angeles Homeless Services Authority (LAHSA)

COLLABORATING DEPARTMENTS/AGENCIES

Animal Care and Control
Children and Family Services
Community Development Commission
Community and Senior Services
Health Services
Housing Authority of the City of Los Angeles
Housing Authority of the County of Los Angeles
Mental Health
Probation
Public Health
Public Social Services
Sheriff

DESCRIPTION

The emergency shelter system should be enhanced to be an effective point-of-access to and component of an integrated homeless services system. An adequate crisis housing system ensures that individuals, families, and youth have a safe place to stay in the short-term, with access to resources and services that will help them exit homelessness quickly – optimally within 30 days

The emergency shelter system should be enhanced as follows:

1. Keep shelters open 24-hours a day/7 days a week. This would enable the shelter system to serve as a staging ground to triage/assess clients for housing, health, mental health, substance use disorder, and social service needs, particularly for outreach and engagement teams.
2. Transform emergency shelters and transitional housing into interim/bridge housing from which homeless families/individuals/youth could transition to the best suited form of permanent housing, such as rapid re-housing or permanent supportive housing. Housing location search assistance should be provided at each shelter by community-based housing locators, since such assistance is key to ensuring that the shelter system operates as effectively as possible with enough "throughputs" to move people out of the shelter system, thereby creating shelter capacity for additional homeless families/individuals/youth, including individuals and families fleeing domestic violence.
3. Establish "low threshold" common criteria for shelter eligibility across the county so that homeless families/individuals/youth can easily enter and remain in shelter without restrictive

DESCRIPTION *continued*

requirements that either preempt entry into the shelter system or force people to leave before they can transition to permanent housing.

4. Fully utilize the shelter bed assignment system in LAHSA's Homeless Management Information System so that any provider seeking a shelter bed could readily identify any available beds.
5. When possible, ensure that there is storage for belongings.
6. There needs to be confidentiality for those fleeing domestic violence and others who require it.
7. If shelters cannot accommodate pets for homeless individuals and families seeking shelter, have Animal Care and Control make alternative arrangements for pets.

There should also be a "diversion" component that helps at-risk households avoid entering shelter if alternatives can be identified and implemented, e.g. remaining in their current housing and/or placement into stable housing elsewhere, which might include living with family/and or friends.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could contribute funding for bridge/interim housing to address homelessness within city boundaries. The other potential role for cities is to modify emergency shelter conditional use permits that do not currently permit 24-hour a day/7-day a week operations.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations

POTENTIAL PERFORMANCE METRICS

- Number and percentage of individuals, families, and youth who exit to permanent housing from emergency shelter (broken out by type of housing obtained, population, and Service Planning Area (SPA)
- Number of days from housing referral for a family/individual in a shelter to housing placement (broken out by type of housing obtained, population, and SPA)
- Number and percentage of individuals, families, and youth place into permanent housing from a shelter who have retained housing after 12 months (by SPA)
- Number and percentage of disengagements from the shelter system without permanent housing or an acceptable alternative
- Returns to shelter within 6 and 12 months

FUNDING

- $1.5million in one-time HPI funds.
- Los Angeles City will need to make a corresponding commitment to keep shelters open 24/7.

Strategy E9 | CREATE A COORDINATED SYSTEM

Related to Strategy Brief 8.4

Discharge Data Tracking System

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Los Angeles Homeless Services Authority (LAHSA), in collaboration with DHS, LASD, DPH, DMH, and DCFS, to develop a consistent, systemic approach to tracking and identifying people in an institution or residential setting who were homeless upon entry or who are at risk of being homeless upon discharge.

LEAD AGENCY

Los Angeles Homeless Services Authority (LAHSA)

COLLABORATING DEPARTMENTS/AGENCIES

Children and Family Services
Health Services
Mental Health
Probation
Public Health
Sheriff
Private Hospitals
Cities that operate jails

DESCRIPTION

As part of an overall effort to improve and enhance effective discharge planning processes to reduce and prevent homelessness within LA County, a consistent approach to tracking and identifying homeless persons and those at risk of being homeless upon discharge is critical. There is currently no consistent method of identifying and tracking current and potentially homeless persons in jails, hospitals, the foster care system, or other public systems which may discharge individuals into homelessness. To the extent permitted by law, such identification is key to the implementation of effective and appropriate discharge planning.

The main components of the system would include:

- Adopt common data elements with definitions to be incorporated into data and reporting structures within County departments involved in discharge planning.
- An update of LAHSA's Homeless Management Information System data collection fields to track and report on homeless clients who were discharged from institutions.
- Utilize the County Enterprise Linkages Project to capture data and produce reports that can be used to measure progress in reducing homelessness and regularly inform discharge planning processes.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Currently or potentially homeless persons, including the older adult population, who are in an institution or receive residential services from LASD, DMH, DHS, DPH, DCFS, private hospitals, and city jails.

POTENTIAL PERFORMANCE METRICS

- The rate of participation of agencies in utilizing the system and capturing data
- The quality of data produced
- Increase in homeless prevention activities before people are discharged

FUNDING

Each agency will absorb its own costs.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities that operate jails could utilize the same approach to data tracking

Strategy E10 | CREATE A COORDINATED SYSTEM

Related to Strategy Brief 9.4

Regional Coordination of Los Angeles County Housing Authorities

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Housing Authority of the County of Los Angeles, in collaboration with the Housing Authority of the City of Los Angeles, to convene an ongoing, quarterly Homeless Issues Roundtable of all public housing authorities in Los Angeles County, for the purpose of identifying common issues related to combating homelessness and developing more integrated housing policies to assist homeless families and individuals. As appropriate, invite the the Departments of Community and Senior Services, Health Services and Mental Health, and community providers with subject matter expertise in housing to participate in the Roundtable.

LEAD AGENCY

Housing Authority of the County of Los Angeles

COLLABORATING DEPARTMENTS/AGENCIES

Chief Executive Office
City Housing Authorities
Housing Authority of the City of Los Angeles
Los Angeles Homeless Services Authority

DESCRIPTION

The Housing Authorities of Los Angeles County (HACoLA) and City (HACLA) have responded to local, state, and federal efforts to end homelessness by engaging in various collaborative activities that have proven to be beneficial to families and individuals in need across the County, such as:

- Partnership with the Los Angeles Homeless Services Authority (LAHSA) and the United Way of Greater Los Angeles to develop and utilize coordinated access systems that match homeless clients with housing resources and supportive services that meet their specific needs.
- Interagency agreements for several housing programs that allow families to locate units in either jurisdiction by eliminating the cumbersome "portability" process.
- Creation of a universal housing assistance application that eliminates the duplicative effort of completing several different applications when applying for multiple housing programs across both Housing Authorities.
- Alignment of policy, where possible, to facilitate a uniform eligibility determination standard across both Housing Authorities.

This history of collaboration between HACoLA and HACLA provides a foundation to institutionalize ongoing collaboration across all public housing authorities in the County with the goal of maximizing the positive impact on homeless families and individuals.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Homeless populations with subsidized housing needs.

POTENTIAL PERFORMANCE METRICS

- Number of policies harmonized/integrated between agencies
- Number of forms standardized/harmonized between agencies

FUNDING

NA – This strategy does not require any funding to be implemented.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities which operate their own public housing authorities can ensure that their housing authorities participate in the Homeless Issues Roundtable.

Strategy E11 | CREATE A COORDINATED SYSTEM

County Specialist Support Team

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Chief Executive Officer, in collaboration with the departments listed below, to establish a countywide team of specialists to consult with community-based homeless case managers throughout the County.

LEAD AGENCY

Chief Executive Office

COLLABORATING DEPARTMENTS/AGENCIES

Children and Family Services
Health Services
Los Angeles Homeless Services Authority
Mental Health
Public Health
Public Social Services
Probation Department

DESCRIPTION

Homeless families and individuals often have difficulty navigating County service systems and accessing the services which they need, even when assisted by a community-based homeless case manager. To address this problem and support a countywide system of community-based homeless case managers, a countywide team of specialists is needed throughout the County. The team would consist of an appropriate representative from the Department of Children and Family Services, Department of Health Services, Department of Mental Health, Department of Public Health, Department of Public Social Services, and Probation). One of the participating departments would designate a manager to lead the team.

The team would consult with community-based homeless case managers throughout the County via phone, e-mail, and live chat, and perform the following functions, as needed:

1. intervene within their own departments on behalf of specific homeless families and individuals;
2. consult among themselves; and
3. identify systemic barriers that would then be addressed at a department-wide or countywide level.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Homeless families and individuals, including victims of domestic violence and the older adult population.

POTENTIAL PERFORMANCE METRICS

- Number of contacts with the team and team member
- Number and type of positive outcomes overall and by team member
- Number of systemic barriers identified
- Number of systemic barriers resolved

FUNDING

Each department would absorb the cost of its team member, with the possible exception of the department providing the manager to lead the team.

CONNECTION TO CITIES

SAME

COMPLEMENTARY

✓ **NO CITY ROLE**

Strategy E12 | CREATE A COORDINATED SYSTEM

Enhanced Data Sharing and Tracking

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Chief Executive Office and the Los Angeles Homeless Services Authority (LAHSA) to develop and implement a plan to enhance data sharing and tracking, as described herein.

LEAD AGENCY

Chief Executive Office
Housing Authority of the County of Los Angeles

COLLABORATING DEPARTMENTS/AGENCIES

Children and Family Services
Community Development Commission
Community and Senior Services
Health Services
Hospital Association of Southern California
Housing Authority of the City of Los Angeles
Housing Authority of the County of Los Angeles
Los Angeles County Office of Education
Mental Health
Probation
Public Health
Public Housing Authorities
Public Social Services
Sheriff
United Way

DESCRIPTION

Data sharing and the development of homeless performance targets are central to the development and effective functioning of a coordinated system to combat homelessness.

The following actions are recommended:

1. Implement common categories for tracking homelessness across key County departments that touch or serve a large proportion of homeless residents, that differentiates between:
   - Those who are literally homeless using the U.S. Department of Housing and Urban Development's (HUD's) definition;
   - Those who are at imminent risk of homelessness using HUD's definition; and
   - Those who are homeless under the individual department's definition, but do not fall within the HUD definition.
2. Identify the costs for implementing homeless data collection on a monthly basis in the Departments of Public Social Services, Children and Family Services, Health Services, Mental Health, Public Health, Probation, Sheriff and the Community Development Commission. If there are no data elements to "flag" homelessness in departmental data systems, develop and implement a plan to add and utilize such departmental data markers.

DESCRIPTION *continued*

3. Develop a plan to make LAHSA a full partner in the Enterprise Linkages Project (ELP) data warehouse, which will include the uploading of Homeless Management Information System records to the ELP data warehouse on the same basis as the County departments participating in ELP, and access for LAHSA to County department data in ELP, to the extent permitted by law.
4. Work with County Counsel to explore the use of passive consent, to the extent permitted by law (including Health Insurance Portability and Accountability Act (HIPAA)), for ELP participating departments working with vulnerable homeless populations. This consent only relates to use of ELP data at an individual level, not at an aggregate level, as no consent is required for the use of deidentified ELP data for program planning and evaluation.
5. Develop Countywide targets to reduce chronic, veteran, family, single adult and TAY homelessness.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities with Public Housing Authorities could adopt the common method of data tracking described in number 1 above.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations

POTENTIAL PERFORMANCE METRICS

To be determined

FUNDING

$1 million in one-time HPI funding



Strategy E13 | CREATE A COORDINATED SYSTEM

Related to Strategy Brief 9.2

Coordination of Funding for Supportive Housing

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Instruct the Director of the Community Development Commission/Housing Authority of the County of Los Angeles and the Los Angeles Homeless Services Authority, in consultation with the Department of Mental Health, the Housing Authority of the City of Los Angeles and the Los Angeles City Housing and Community Investment Department, to:

- Align priorities and processes in order to maximize capital, operating, and service funding for supportive housing.
- Develop a coordinated funding application and award process to dramatically reduce the time required to assemble project financing, with the goal of:
  - > Attracting cities to participate in a one-stop shop for all local capital and funding commitments.
  - > Allowing funders to be more strategic in the allocation of funds, while maximizing the leveraging of State and Federal funds available to the region.
  - > Creating a more streamlined and predictable system for developers, allowing them to maximize their production by creating more certainty about the availability of funds.
  - > Expanding to include other private and public funders through the Home for Good Funders Collaborative to maximize and leverage additional resources, including funds for services and other activities designed to operate and strengthen supportive housing.

DESCRIPTION

Supportive housing is an innovative and proven solution that combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity. Supportive housing has been shown to have positive effects on housing stability, employment, mental and physical health, and school attendance. In addition, supportive housing is cost-effective as cost studies across the country demonstrate that supportive housing results in tenants' decreased use of homeless shelters, hospitals, emergency rooms, jails and prisons and therefore is often less costly than continued homelessness. Furthermore, supportive housing benefits communities by improving the safety of neighborhoods, beautifying city blocks with new or rehabilitated properties, and increasing or stabilizing property values over time.

Given the importance of supportive housing, there are multiple public agencies in Los Angeles County that regularly provide funding for the capital costs associated with the development of supportive housing. Enhanced coordination among these public agencies would increase the efficiency of the current funding system and thereby streamline the development of supportive housing.

LEAD AGENCIES

Community Developmet Commission
Los Angeles Homeless Services Authority

COLLABORATING DEPARTMENTS/AGENCIES

Health Services
Housing Authority of the County of Los Angeles
Housing Authority of the City of Los Angeles
Los Angeles City Housing and Community Investment Department
Mental Health

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations, but primarily chronically homeless individuals

POTENTIAL PERFORMANCE METRICS

Increase in the number of supportive housing units

FUNDING

Not applicable



CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities which provide funding for the development of supportive housing could participate in the recommended ongoing working group.

Strategy E14 | CREATE A COORDINATED SYSTEM

Enhanced Services for Transition Age Youth

POPULATION IMPACT

ALL FAMILIES ✓ **TAY** SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Chief Executive Office (CEO) to work with the Los Angeles Homeless Services Authority to provide additional funding to support the expansion of the Youth Coordinated Entry System (CES) and programs providing housing navigation, access/drop-in centers, shelter, after care/case management and transitional housing for youth. Funding will be allocated based on geographic burden and need, as determined by the 2015 Homeless Count results for the Los Angeles, Glendale, Pasadena and Long Beach Continuums of Care.

Direct the Los Angeles Homeless Services Authority to work with the CEO, key county departments, the Los Angeles County Office of Education and a Community-Based Organization (CBO) serving mainstream youth to design a Youth Housing Stability Assessment pilot where one or more county departments, one or more school districts, and a CBO serving mainstream youth will administer a quick prescreening tool to determine if a youth should be referred to the Youth CES.

Direct the CEO and the Los Angeles Homeless Services Authority to work with the Los Angeles Coalition to End Youth Homelessness (LACEYH) to increase and maximize collaboration between County agencies and community-based organizations serving homeless youth.

DESCRIPTION

As directed by the Board on December 15, 2015, County Departments and Community-Based Organizations specializing in providing services to homeless youth (up to age 24) collaborated to: (1) discuss TAY homeless service needs; (2) identify gaps in available homeless services; and (3) discuss opportunities for enhanced coordination that would strengthen the homeless service delivery system for youth. Together, the group identified LAHSA's Housing Inventory for TAY (Homeless Initiative Board Letter Attachment 7) and the Directory of Services for Homeless Youth (https://www.ourchildrenla.org/community-center/directory/) developed by Our Children Los Angeles (including its online app), as the most extensive, current inventories of available TAY homeless services. With respect to the $5 million earmarked by the Board on December 15, 2015, strengthening the TAY homeless services system and enhancing the shelter system for youth, after care and transitional housing were identified as key service enhancements.

As homeless TAY are identified, a coordinated homeless service system is vital. Strengthening and providing additional access/drop-in centers where housing navigation options could be provided and expanding the current Youth CES by including TAY specific scoring and eligibility criteria is key to support the increased number of homeless youth in the County and ensuring access to homeless services.

One or more county departments, one or more school districts, and a CBO serving mainstream youth could pilot the practice of proactively assessing the housing status of TAY to identify those who are potentially homeless/at-risk of homelessness. The pilot will assess the impact of this routine assessment on the mainstream system's ability to link homeless TAY, or those at risk of homelessness to homeless/homeless prevention

DESCRIPTION *continued*

services and enhance opportunities for coordination. By assessing the housing status of TAY served within the mainstream system, homeless/at-risk TAY may be identified sooner and diverted from homelessness or the duration of the TAY's homelessness may be reduced.

Lastly, strengthening the ongoing collaboration between County departments and community-based organizations serving homeless youth is intended to result in:

1. the development of strategies to better coordinate services, resources and funding for TAY experiencing homelessness and housing instability;
2. identification of additional system gaps and solutions to fill those gaps; and
3. bringing to scale solutions and best practices that meet the housing and service needs of TAY experiencing homelessness and housing instability.

LEAD AGENCIES

Chief Executive Office
Los Angeles Homeless Services Authority

COLLABORATING DEPARTMENTS/AGENCIES

Children and Family Services
Community -Based Organizations
Community Development Commission
Health Services
Mental Health
Office of Education
Probation
Public Health
Public Social Services

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Transition Age Youth

POTENTIAL PERFORMANCE METRICS

- The number of TAY who are housed
- The number of TAY who maintain housing
- The number of TAY who become self-sufficient
- The number of TAY who are prevented from becoming homeless

FUNDING

- $2 million one-time Homeless Prevention Initiative Funding to support expanded shelter, transitional housing and after care/case management services
- $1 million one-time Homeless Prevention Initiative Funding to support housing navigation, access/drop-in centers and enhancement of the Youth CES
- $2 million one-time Homeless Prevention Initiative Funding earmarked under Strategy B3, Rapid Re-housing
- All of this funding will be administered by LAHSA.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE

Cities could contribute additional funding to support the key homeless services identified and proactively assess the housing status of TAY who receive services from city departments.

Strategy E15 | CREATE A COORDINATED SYSTEM

Homeless Voter Registration and Access to Vital Records

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Registrar-Recorder to collaborate with the Los Angeles Homeless Services Authority (LAHSA) and other County departments and homeless/housing service providers to enhance training and outreach efforts to homeless service providers and County agencies that serve homeless individuals, families and TAY by providing assistance in helping homeless citizens register to vote and access vital records, as described herein.

LEAD AGENCY

Registrar Recorder

COLLABORATING DEPARTMENTS/AGENCIES

Beaches and Harbors
Children and Family Services
Community and Senior Services
Health Services
Homeless Service Providers
Mental Health
Military and Veterans Affairs
Parks and Recreation
Public Health
Public Library
Public Social Services
Housing Authority of the City of Los Angeles
Housing Authority of the County of Los Angeles
Los Angeles Homeless Services Authority
Probation
Sheriff
United Way

DESCRIPTION

The Registrar Recorder has been enhancing voter registration opportunities for homeless populations and organizations that serve the homeless throughout Los Angeles County as a result of:

1. A desire to lay the foundation for reaching out to communities who may have a greater chance of not being registered through the new Motor Voter law, which automatically registers to vote all eligible voters when they obtain or renew their driver's license at the Department of Motor Vehicles (DMV).
2. Being contacted by homeless services agencies requesting voter registration information, and realizing this was an area where additional outreach was needed.

The Registrar Recorder offers a variety of outreach support which includes training, voter registration cards, tracking of voter registration, and educational materials in various languages (with an emphasis on best practices and rules specific for registering homeless populations), in addition to information on how to access vital records (birth, death and marriage certificates).

Next steps for enhancing educational information and conducting more targeted outreach and engagement on voter registration and access to vital records include:

1. Finalize a single-page document that educates individuals and organizations on voting rights.
2. Connect with LAHSA and other collaborating agencies to discuss enhancements to training on voter registration and how to access needed vital records.
3. Place voter poling facilities, when possible, within a reasonable proximity of homeless shelters and services.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations

POTENTIAL PERFORMANCE METRICS

- Number of trainings conducted per quarter
- Number of homeless individuals/families/TAY registered to vote per quarter
- Number of homeless individuals/families/TAY provided with vital records per quarter

FUNDING

Costs will be absorbed by the Registrar-Recorder

CONNECTION TO CITIES

SAME

COMPLEMENTARY

✓ **NO CITY ROLE**

Strategy E16 | CREATE A COORDINATED SYSTEM

Related to Strategy Briefs 5.1, 5.2, and 5.5

Affordable Care Act Opportunities

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Health Agency to maximize the contribution of the Affordable Care Act to combating homelessness, by aggressively pursuing the nine goals related to homelessness in the Health Agency's Strategic Priorities, with emphasis on: (1) maximizing revenue through the Whole Person Care (WPC) pilots and Health Homes; and (2) providing integrated physical health, mental health and substance use disorder services to address the unique needs of the homeless population within the larger health care system.

LEAD AGENCY

Health Agency

COLLABORATING DEPARTMENTS/AGENCIES

Children and Family Services
Community-Based Providers
Health Services
Hospital Association of Southern California
Housing Authority of the City of Los Angeles
Housing Authority of the County of Los Angeles
Los Angeles Homeless Services Authority
Medi-Cal Managed Care Organizations
Mental Health
Private Hospitals
Probation
Public Health
Public Social Services
Sheriff

DESCRIPTION

The extension of full-scope Medi-Cal eligibility to almost all homeless individuals under the Affordable Care Act (ACA) creates a range of critical new opportunities to combat homelessness, including:

- Federal and state revenue to pay for physical health, mental health, and substance use disorder services;
- Potential additional funding under WPC, which is included in the State's new 1115 Medicaid waiver, effective January 1, 2016;
- Potential additional funding under the Health Homes Benefit (Section 2703 of the ACA) which the State proposes to implement in Los Angeles County on January 1, 2018 for eligible beneficiaries with serious mental illness and for all others six months later.

On September 29, 2015, the newly-formed County Health Agency identified homelessness as one of its top priority areas and released nine goals related to homelessness. These goals focus on strengthening the partnerships between the Agency, health plans, County departments, and homeless service providers, in addition to addressing the unique needs of homeless clients within the broader health care delivery system. As such, pursuit of these goals, in conjunction with the other recommended Homeless Initiative strategies, is the best way to maximize the contribution of the Affordable Care Act to combating homelessness.

The Health Agency's goals regarding homelessness are:

Goal 1
Evaluate and reconfigure, as needed, housing and homeless services within the Agency and Departments to facilitate improved outcomes for homeless clients, including but not limited to the reduction/ elimination of eligibility barriers and greater sharing

DESCRIPTION *continued*

of Departmental resources, to ensure that resources are available to homeless clients regardless of where they present.

Goal 2
Develop an accurate way to identify homeless clients, and those at risk of homelessness, currently served across the three Departments (e.g., development of a real-time unduplicated database, flag within shared client record) for the purpose of identifying priority clients who are determined to be likely to benefit from services from multiple Departments to regain health and residential stability.

Goal 3
Develop and implement shared standards and practices for ensuring a full range of housing, health, and prevention services are able to be delivered to clients based on client-specific needs.

Goal 4
Improve and expand upon multidisciplinary street engagement teams capable of effectively engaging homeless people living outdoors throughout the County with the express goal of securing interim and permanent housing.

Goal 5

Develop and open a range of "bridge" residential services that provide low-barrier, welcoming programs (e.g., sobering centers; day centers with showers, meals, and health services; recuperative care; detox centers; stabilization housing; congregate supervised living; and other effective bridges to permanent housing) for homeless individuals with complex health conditions in high density neighborhoods (e.g., Skid Row, Hollywood, Venice) and in unincorporated areas of LA County.

Goal 6
Maintain a real-time inventory of available residential slots, funded and usable by all three Departments, that facilitate immediate placement of homeless clients into available interim and permanent residential options appropriately matched to various need indicators (e.g., Medi-cal necessity, accessibility, level of on-site services, neighborhood, age).

Goal 7
Obtain Medi-Cal coverage, when possible, and successfully link individuals, where clinically appropriate, to comprehensive, integrated health services that are delivered in a way that is tailored for the unique needs of homeless individuals.

Goal 8
Develop screening questions for those conditions that lead to homelessness that could be incorporated into the practices of all three Departments along with methods and plans to link individuals to needed supports and services as part of the delivery of health care, mental health and public health services.

Goal 9
Engage in policy development and technical assistance activities to enhance the availability of high-quality, affordable, stable housing stock within LA County.

The Health Agency goals strive to capitalize on the opportunities presented by the ACA by:

1. having no wrong entry points or 'doors' to care;
2. integrating an array of physical health, mental health, and substance use disorder (SUD) services;
3. remaining sensitive to the unique realities and lived experiences of homeless patients by maintaining a level of 'homeless cultural competence'; and
4. effectively challenging public entities and community-based organizations to work together in unprecedented ways to maximize services to those who lack stable housing/ shelter including new strategies, systems, and platforms to aggressively enroll and retain chronically homeless individuals on Medi-Cal.

Affordable Care Act Opportunities *continued*

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

Homeless families and individuals enrolled in Medi-Cal

POTENTIAL PERFORMANCE METRICS

To be determined

FUNDING

Medi-Cal

CONNECTION TO CITIES

SAME

COMPLEMENTARY

✓ **NO CITY ROLE**



Strategy E17 | CREATE A COORDINATED SYSTEM

Regional Homelessness Advisory Council and Implementation Coordination

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

- Direct LAHSA to convene a public-private *Regional Homelessness Advisory Council* to ensure broad-based collective strategic leadership.
- Direct LAHSA to establish an intergovernmental *Homeless Strategy Implementation Group* jointly with County public administrative leaders, Los Angeles City public administrative leaders and LAHSA to coordinate the ongoing implementation of the approved homeless strategies.

LEAD AGENCY

Los Angeles Homeless Services Authority

COLLABORATING DEPARTMENTS/AGENCIES

Chief Executive Office
Children and Family Services
Community Development Commission
Health Services
Mental Health
Probation
Public Health
Public Social Services
Sheriff
Housing Authority of the City of Los Angeles
Housing Authority of the County of Los Angeles
LA City Housing & Community Investment Dept.
Various LA City public administrative agencies
Office of Education
United Way of Greater Los Angeles
LA County Continuum of Care leadership
Philanthropy representatives
Business Leadership
Community-based organizations

DESCRIPTION

Regional Strategic Alignment

The purpose of a *Regional Homelessness Advisory Council* is to provide an enduring forum for broad-based, collaborative and strategic leadership on homelessness in Los Angeles County in alignment with Home For Good. The Advisory Council would facilitate wide understanding and acceptance of national and local best practices, and communicate goals, barriers and progress to community stakeholders.

Objectives for a Los Angeles Regional Homelessness Advisory Council include:

1. Provide strategic leadership to all homeless system stakeholders, including consumers, providers of housing and services, public funders, private philanthropy, and public officials.
2. Support implementation of best practices and evidence-based approaches to homeless programming and services.
3. Promote alignment of funding across all sectors (e.g. public mainstream, private non-governmental, and homeless-specific) and the leveraging of resources in the most effective way possible.
4. Coordinate programmatic approaches across all homeless system providers and mainstream systems.
5. Support a regional strategic response to identify and resolve the primary factors contributing to housing instability and homelessness.
6. Identify and articulate artificial barriers across geographic and political spheres, in order to eliminate them.

DESCRIPTION *continued*

7. Influence mainstream systems to ensure access and accountability to homeless consumers.
8. Track progress and evaluate results.

Intergovernmental Implementation Support
The purpose of a joint LA County-City *Homeless Strategy Implementation Group* is to provide ongoing leadership support and oversight of the implementation of aligned homeless system strategies. A formally convened body will ensure an ongoing forum for high-level coordination across jurisdictions between public administrative agencies charged with implementation of aligned homelessness strategies, including but not limited to, tracking metrics, removing barriers, resolving conflicts, promoting shared responsibility, and maximizing the effective utilization of resources by the respective agencies.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations, including the older adult population.

POTENTIAL PERFORMANCE METRICS

- Homeless population decrease/increase
- Length of time individuals/families remain homeless
- Housing placement and retention for all homeless sub-populations
- Recidivism (return to homelessness)
- New entrants to all system points – outreach, shelter, transitional housing, rapid re-housing, permanent subsidized housing and permanent supportive housing by referral source

FUNDING

No funding required. Existing administrative funding for departments and LAHSA will cover the cost of the needed staff time.

CONNECTION TO CITIES

SAME

✓ **COMPLEMENTARY**

NO CITY ROLE



Strategy F
Increase Affordable/ Homeless Housing

TRODUCTION



The lack of affordable housing overall and homeless housing in particular contributes substantially to the current crisis of homelessness. The County and cities throughout the region can increase the availability of both affordable and homeless housing though a combination of land use policy and subsidies for housing development.

Los Angeles County Homeless Initiative

Strategy F1 | INCREASE AFFORDABLE/HOMELESS HOUSING

Related to Strategy Brief 2.1

Promote Regional SB 2 Compliance and Implementation

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Department of Regional Planning to secure consultant assistance to develop a Countywide SB 2 strategy, which encompasses the following:

1. drafting an SB 2 model ordinance and set of best practices for distribution to jurisdictions throughout Los Angeles County; and
2. consulting with jurisdictions to promote compliance and/or implementation of SB 2.

These actions should occur in partnership with the State Department of Housing and Community Development and cities.

LEAD AGENCY

Regional Planning

COLLABORATING DEPARTMENTS/AGENCIES

None

DESCRIPTION

SB 2 (Cedillo) is enacted state legislation that requires each city and County (for the unincorporated areas) to:

1. identify at least one zone where emergency shelters are permitted as a matter of right; and
2. treat transitional and supportive housing as a residential use of property, subject only to restrictions that apply to other residential dwellings of the same type in the same zone.

SB 2 was crafted with the objective not only of ensuring that emergency shelters, transitional housing, and supportive housing are permitted in each jurisdiction, but also to ensure a realistic potential for development, when there is a willing, private developer with adequate funding.

While the County is in full compliance with SB 2 in the unincorporated areas, a number of cities in the County are not in compliance with SB 2.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations are impacted.

POTENTIAL PERFORMANCE METRICS

- Number of cities that adopt ordinances that comply with SB 2
- Number of emergency shelter, transitional housing, and supportive housing projects permited by right as a result of zoning code changes made by participating jurisdictions

FUNDING

$75,000 in one-time Homeless Prevention Initiative funds to secure consultant to assist with development and implementation plan to encourage countywide compliance with SB 2.

CONNECTION TO CITIES

✓ **SAME**

COMPLEMENTARY

NO CITY ROLE

County is in compliance with SB 2. All local jurisdictions are required to be in compliance with SB 2.

Strategy F2 | INCREASE AFFORDABLE/HOMELESS HOUSING

Related to Strategy Brief 2.2

Linkage Fee Nexus Study

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Department of Regional Planning to conduct a nexus study for the development of an Affordable Housing Benefit program ordinance, as referenced in the December 8, 2015 Board motion on equitable development tools.

LEAD AGENCY

Regional Planning

COLLABORATING DEPARTMENTS/AGENCIES

None

DESCRIPTION

An Affordable Housing Benefit Fee program (alternatively referred to as a housing impact fee or linkage fee program) in the unincorporated areas of the County would charge a fee on all new development to support the production of affordable/homeless housing and preservation of existing affordable/homeless housing. The fee would contribute to County affordable housing programs, including bridge housing, rapid re-re-housing, and permanent supportive housing.

A nexus study is necessary for the County to adopt a linkage fee for affordable housing. The purpose of the nexus study would be to accomplish the following:

a. Document the nexus between new development and the need for more affordable housing;
b. Quantify the maximum fees that can legally be charged for commercial and residential development; and
c. Make recommendations about the appropriate fee levels with a goal to not adversely impacting potential new development.

The study should be conducted consistent with the goal of flexibility and adaptability to local economic conditions through some of the following key considerations:

- Assess appropriate fee rates for specific industry types;
- Explore potential exemptions for industries that would otherwise bear an unfair burden from the fee program;
- Set thresholds so that fee amounts vary by project size; and
- Explore applying fees in high-growth zones, expanding residential areas or near transit.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations

POTENTIAL PERFORMANCE METRICS

- Amount of fees received
- Number of affordable housing units constructed

FUNDING

$450,000 in one-time Homeless Prevention Initiative funds to secure consultant to conduct a nexus study for a linkage fee for all new development.

CONNECTION TO CITIES

✓ **SAME**

COMPLEMENTARY

NO CITY ROLE

Each city which does not already have a Linkage Fee could conduct a nexus study and then implement a Linkage Fee, subject to the results of the nexus study.

Strategy F3 | INCREASE AFFORDABLE/HOMELESS HOUSING

Related to Strategy Brief 2.3

Support Inclusionary Zoning for Affordable Housing Rental Units

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Instruct the Chief Executive Officer and the Sacramento advocates to support amendment or clarification of the Costa-Hawkins Rental Housing Act to allow for an inclusionary housing requirement for new rental housing.

LEAD AGENCY

Chief Executive Office

COLLABORATING DEPARTMENTS/AGENCIES

None

DESCRIPTION

Inclusionary housing, also known as inclusionary zoning or mixed-income housing, is a policy tool that requires or encourages private housing developers to include a certain percentage of income-restricted units within new market rate residential developments. The Costa-Hawkins Act, enacted in 1995, provides owners in rent control communities the right to establish initial rental rates when there is a change in occupancy of a dwelling unit and exempts housing constructed after 1995 from local rent controls. California courts have interpreted the Costa-Hawkins Act to mean that inclusionary zoning is prohibited for all newly-constructed rental units. Specifically, in Palmer/Sixth Street Properties v. City of Los Angeles (175 Cal. App. 4th. 1396 (2009), the Court of Appeals (Second District)) held that the Costa-Hawkins Act preempted local inclusionary housing ordinances for new rental units.

Los Angeles County (LAC) could support amending or clarifying the interpretation of the Costa-Hawkins Rental Housing Act (Costa-Hawkins Act) to allow an inclusionary housing requirement for new rental housing. Such authority would apply to the County for the unincorporated areas and to each of the 88 cities in the County within its own boundaries. Support for such a proposal would be consistent with the County's State Legislative Agenda, section 5.1 Housing and Community Development, which reads: "Support proposals that provide incentives to local governments and/or developers to increase and protect affordable housing and flexibility for counties to promote a diversity of affordable housing types through local policies."



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations

POTENTIAL PERFORMANCE METRICS

- Number of cities adopting inclusionary zoning ordinances
- Number and type of affordable housing units created as a result of inclusionary zoning ordinances adopted by the County and cities

FUNDING

No funding required

CONNECTION TO CITIES

✓ **SAME**

COMPLEMENTARY

NO CITY ROLE

Cities could also advocate for an amendment or clarification of the Costa-Hawkins Rental Housing Act to allow for an inclusionary housing requirement for new rental housing.

Strategy F4 | INCREASE AFFORDABLE/HOMELESS HOUSING

Related to Strategy Brief 2.4

Development of Second Dwelling Units Pilot Program

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Direct the Department of Regional Planning to work with the the Community Development Commission, Chief Executive Office, and Department of Public Works to develop and recommend for Board approval a Second Dwelling Unit Pilot Program that:

1. expedites the review and approval processes to facilitate the development of second units on single-family lots in the unincorporated areas of the County;
2. provides technical assistance to homeowners, such as pre-approved architectual plans that would not require extensive engineering approvals; and
3. provides County incentives to assist homeowners in constructing new or preserving existing, unpermitted second units in exchange for providing long-term affordability covenants or requiring recipients to accept Section 8 vouchers, such as:
   a. waiving or reducing permit fees and/or utility/sewer hookup charges;
   b. working with Community Development Financial Institutions or banks to provide easy-to-access low-interest loans;) and/or
   c. providing grants that could use a mix of conventional home improvement loans, loan guarantees and CDBG or other funds.

DESCRIPTION

In 2003, the California Legislature passed AB 1866, which explicitly encouraged the development of second units on single-family lots. It precluded cities from requiring discretionary actions in approving such projects, and established relatively simple guidelines for approval. Some cities have adopted local ordinances and some have taken additional actions to help homeowners build second units. For example, the City of Santa Cruz made second units a centerpiece of its affordable housing strategy by providing pre-reviewed architectural plans, waiving fees for permitting and processing, and providing a free manual with instructions about the development and permitting process. The City also helped arrange financing with a local credit union to qualify homeowners for a period of time. This example shows how the locality removed barriers, and actively encouraged residents to pursue this type of development.

The County of Los Angeles has adopted an ordinance specifically regulating second units. The opportunity exists to develop processes to further facilitate the development of new second units and the preservation of existing,unpermitted second units. Similar opportunities exist in cities throughout the County. Construction cost of second dwelling units on single-family lots can be substantially less than creating a new unit of supportive housing because there would be no land costs involved. Per the Community Development Commission, the cost of building a new unit exceeds $300,000 compared to the cost of developing a second dwelling unit that can range from $25,000 to $150,000, depending on the size of the unit.

LEAD AGENCY

Regional Planning
Community Development Commission

COLLABORATING DEPARTMENTS/AGENCIES

Chief Executive Office
Public Works

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations

POTENTIAL PERFORMANCE METRICS

- Number of second dwelling units approved under new program
- Number of households with a housing subsidy housed in a second dwelling unit under new program

FUNDING

$550,000 in one-time HPI funds for pilot project ($500,000 pilot project to fund grants and/or loans and/or loan guarantees and $50,000 for administration)

CONNECTION TO CITIES

✓ **SAME**

COMPLEMENTARY

NO CITY ROLE

Each city could develop a program to promote the development of second dwelling units, which could be specifically tied to subsidized and/or homeless housing.

Strategy F5 | INCREASE AFFORDABLE/HOMELESS HOUSING

Related to Strategy Brief 2.5

Incentive Zoning/Value Capture Strategies

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Instruct the Department of Regional Planning (DRP) to secure a consultant to assess the feasibility of implementing various Incentive Zoning/Value Capture strategies, including those outlined in DRP's Equity Development Tools report provided to the Board on June 24, 2015, and in conjunction with the Board's December 15, 2015 motion on equitable development tools. The consultant, with the direction of DRP, would be tasked with:

- coordinating with jurisdictions and stakeholders in the County to develop an inventory of best practices on incentive zoning/value capture strategies;
- Assessing the market conditions of the various unincorporated areas to determine where and which Inventive Zoning/Value Capture strategies would be most practical and effective; and
- Identifying potential uses of the generated funds.

LEAD AGENCY

Regional Planning

COLLABORATING DEPARTMENTS/AGENCIES

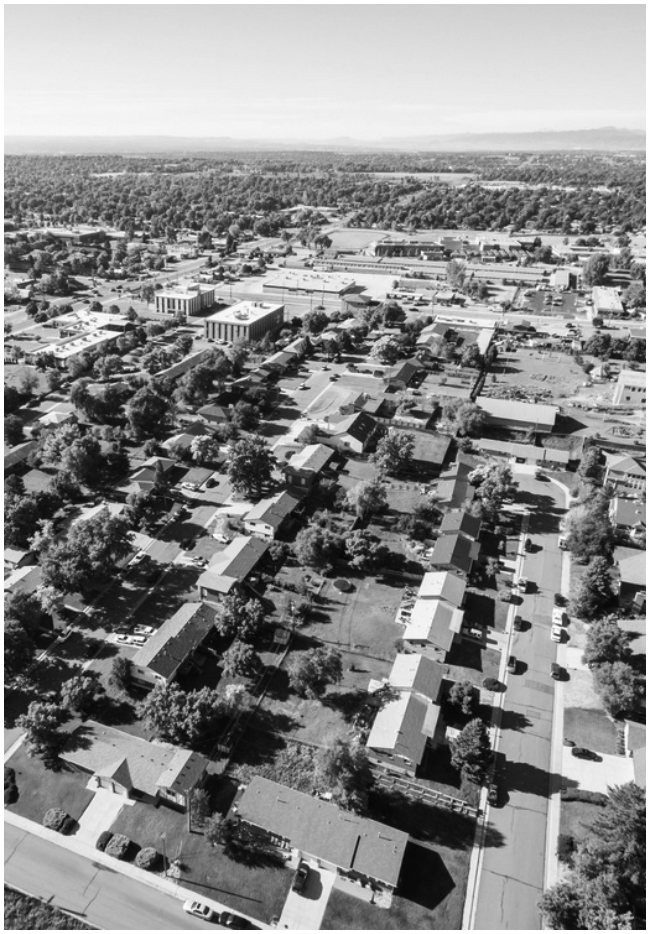
Community Development Commission

DESCRIPTION

Incentive Zoning (IZ)/Value Capture (VC) is the concept that investments such as new transportation infrastructure and planning actions such as a zone change or density bonus can increase land values, generating increased profit opportunities for private landowners. Value capture strategies seek to redirect some of the increases in land values for public good. Value capture strategies include:

1. Public Benefits Zoning;
2. Incentive Zoning/Density Bonus;
3. Housing Overlay Zoning;
4. Tax Increment Financing;
5. Community Benefits Agreements;
6. Special Assessment Districts;
7. Development Agreements;
8. Infrastructure Financing Districts; and
9. Business Improvement Districts.

Incentive Zoning/Value Capture strategies could generate funding to support the preservation of existing affordable/homeless housing and/or construction of new affordable/homeless housing units. Such funding could be used for a range of specific uses, from preserving existing Single Room Occupancy (residential) hotels to construction of permanent supportive housing and workforce housing.



POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations

POTENTIAL PERFORMANCE METRICS

Number of housing units preserved/developed with funding generated through implementation of Incentive Zoning/Value Capture Strategies

FUNDING

$50,000 from one-time HPI funds to secure a consultant to assess the feasibility of implementing Incentive Zoning/Value Capture strategies in the unincorporated areas.

CONNECTION TO CITIES

✓ **SAME**

COMPLEMENTARY

NO CITY ROLE

Each city could systematically review opportunities to utilize Incentive Zoning/Value Capture strategies to preserve and/or develop affordable/homeless housing.

Strategy F6 | INCREASE AFFORDABLE/HOMELESS HOUSING

Related to Strategy Brief 2.6

Using Public Land for Homeless Housing

POPULATION IMPACT

✓ **ALL** FAMILIES TAY SINGLE ADULT VETERAN CHRONICALLY HOMELESS ADULT

RECOMMENDATION

Instruct the Chief Executive Office's Real Estate Division and the Community Development Commission to work in collaboration with the departments of Internal Services, Fire, Health Services, Libraries, Parks and Recreation, Public Works, Regional Planning, and Sheriff, to assess the feasibility of making County-owned property available for the development of housing for homeless families/individuals, and develop a public land development strategy/program that shall include:

1. a comprehensive list of available County land suitable for housing, including identification of the top five most suitable properties ;
2. governing structure options, such as an agency authorized to own, hold, prepare, and dispose of public land for affordable housing;
3. identification of funds that can be used for pre-development of properties;
4. partnership opportunities with non-profit developers, if appropriate; and
5. policies to:
   a. identify and protect publicly owned sites that are good for affordable housing;
   b. define affordability levels on public land, e.g., homeless, very-low income, low-income, etc.;
   c. engage communities in the development process;
   d. link publicly owned land to other housing subsidies; and
   e. reduce the cost of development through public investment in public land set aside for housing.

DESCRIPTION

In Los Angeles County, there are opportunities for using public land for affordable housing on many different types of sites, including vacant publicly owned land, under-utilized sites, parcels where existing public facilities are no longer needed, and as part of the development of new public facilities such as community centers, libraries, fire stations, and police stations. Discounted public land can provide a valuable subsidy to the development of affordable housing, as well as facilitate the development of affordable housing in transit-accessible, amenity-rich locations. The joint development of public facilities and housing properties can lead to infrastructure cost savings, better design, and more accessible public services.

Opportunities that support using public land for homeless housing include:

- AB 2135, which provides affordable housing projects the right of first refusal to obtain surplus land held by local governments, gives project developers more time to negotiate the purchase of the surplus land, and allows the land to be sold for less than fair market value as a developer incentive; and
- Establishing a Joint Powers Authority to acquire, hold, and dispose of public land for housing.

Various examples of discounted public land are available throughout the country. Examples of Public Land being used for Affordable Housing in Los Angeles County include:

- Affordable Housing on Metro Joint Development Sites;
- Affordable Housing on Los Angeles Unified School District property;

DESCRIPTION *continued*

- Homeless Housing on surplus Department of Motor Vehicle site in Hollywood;
- Affordable Housing on land purchased by former redevelopment agencies; and
- Housing for Homeless Veterans on U.S. Department of Veteran Affairs Property in Westwood.

LEAD AGENCY

Chief Executive Office
Community Development Commission

COLLABORATING DEPARTMENTS/AGENCIES

Fire
Health Services
Library
Internal Services Department
Parks and Recreation
Regional Planning
Sheriff

CONNECTION TO CITIES

✓ **SAME**

COMPLEMENTARY

NO CITY ROLE

Each city could pursue development of homeless housing on city-owned property.

POPULATION(S) TARGETED & OTHER CATEGORIZATIONS

All homeless populations

POTENTIAL PERFORMANCE METRICS

Number of housing units developed for homeless people on County and other publicly-owned properties

FUNDING

No cost to conduct the feasibility assessment and develop the strategy/program.



INTENTIONALLY LEFT BLANK

Addenda



Los Angeles County
Homeless Initiative

Summary of Approved Funding

Focus Area/Approved Strategy		APPROVED FUNDING	
		HPI-NCC*	Department Funding
A. PREVENT HOMELESSNESS			
A1	Homeless Prevention Program for Families	0	$5 million one-time CalWORKs Fraud Incentives (DPSS)
A2	Discharge Planning Guidelines	0	0
A3	Housing Authority Family Reunification Program	0	0
A4	Discharges From Foster Care and Juvenile Probation	0	0
B. SUBSIDIZE HOUSING			
B1	Provide Subsidized Housing to Homeless Disabled Individuals Pursuing SSI	$3,725,000	$1 million one-time SB 678 funding (Probation) $4 million one-time AB 109 funding
B2	Expand Interim Assistance Reimbursement (IAR) to additional County Departments and Los Angeles Homeless Services Authority	0	0
B3	Partner with Cities to Expand Rapid Re-Housing	$8,000,000**	$11 million one-time SB 678 funding (Probation) $7 million one-time AB 109 funding
B4	Facilitate Utilization of Federal Housing Subsidies	$2,000,000	0
B5	Expand General Relief Housing Subsidies	0	Interim Assistance Reimbursement of Rental Subsidies and redirected NCC savings resulting from ACA impact on MSUDRP (DPSS)
B6	Family Reunification Housing Subsidy	$1,000,000	$2 million in one-time funding plus Reinvestment of Out-of-Home Placement savings (DCFS)
B7	Interim/Bridge Housing for those Exiting Institutions	$3,250,000	$3.4 million one-time SB 678 funding (Probation) $4.6 million one-time AB 109 funding
B8	Housing Choice Vouchers for Permanent Supportive Housing	0	0
C. INCREASE INCOME			
C1	Enhance the CalWORKs Subsidized Employment Program for Homeless Families	0	CalWORKs Subsidized Employment (DPSS)
C2	Increase Employment for Homeless Adults by Supporting Social Enterprises	$2,000,000	0
C3	Expand Targeted Recruitment and Hiring Process to Homeless/Recently Homeless People to Increase Access to County Jobs	0	0
C4	Establish a Countywide SSI Advocacy Program for People Experiencing Homelessness or At Risk of Homelessness	0	Current SSIMAP Funding (DPSS)***
C5	Establish a Countywide Veterans Benefits Advocacy Program for Veterans Experiencing Homelessness or At Risk of Homelessness.	$1,200,000 (from Homes for Heroes funding)	0
C6	Targeted SSI Advocacy for Inmates	0	$1 million one-time AB 109 funding
D. PROVIDE CASE MANAGEMENT AND SERVICES			
D1	Model Employment Retention Support Program.	0	0
D2	Expand Jail in Reach	$2,000,000	$3 million one-time AB 109 funding
D3	Supportive Services Standards for Subsidized Housing	0	0
D4	Regional Integrated Re-entry Networks – Homeless Focus	$800,000	$2 million one-time AB 109 funding
D5	Support for Homeless Case Managers	0	0
D6	Criminal Record Clearing Project	$200,000	0

Summary of Approved Funding

Focus Area/Approved Strategy		APPROVED FUNDING	
		HPI-NCC*	Department Funding
E. CREATE A COORDINATED SYSTEM			
E1	Advocate with Relevant Federal and State Agencies to Streamline Applicable Administrative Processes for SSI and Veterans Benefits	0	0
E2	Drug Medi-Cal Organized Delivery System (DMC-ODS) for Substance Use Disorder Treatment Services	0	Drug Medi-Cal-Outpatient Drug Services (DPH)
E3	Create Partnerships for Effective Access and Utilization of ACA Services by Persons Experiencing Homelessness	0	0
E4	First Responders Training	0	0
E5	Decriminalization Policy	0	0
E6	Countywide Outreach System	$3,000,000	TBD
E7	Strengthen the Coordinated Entry System (CES)	$2,000,000	0
E8	Enhance the Emergency Shelter System	$1,500,000	0
E9	Discharge Data Tracking System	0	TBD
E10	Regional Coordination of Los Angeles County Housing Authorities	0	0
E11	County Specialist Support Team	0	0
E12	Enhanced Data Sharing and Tracking	$1,000,000	0
E13	Coordination of Funding for Supportive Housing	0	0
E14	Enhanced Services for Transition Age Youth (TAY)	$3,000.000	TBD
E15	Homeless Voter Registration and Access to Vital Records	0	0
E16	Affordable Care Act Opportunities	0	Medi-Cal (DHS/DMH/DPH)
E17	Regional Homelessness Advisory Council and Implementation Coordination	0	0
F. INCREASE AFFORDABLE / HOMELESS HOUSING			
F1	Promote Regional SB 2 Compliance	$75,000	0
F2	Linkage Fee Nexus Study	$450,000	0
F3	Support Inclusionary Zoning for Affordable Rental Units	0	0
F4	Development of Second Dwelling Units Pilot Program	$550,000	0
F5	Incentive Zoning/Value Capture Strategies	$50,000	0
F6	Use of Public Land for Homeless Housing	0	0
NEW FY 2015-16 FUNDING ALREADY ALLOCATED BY BOARD OF SUPERVISORS			
Rapid Re-housing for Single Adults		$10,000,000	0
Rapid Re-housing for Families		$3,000,000	0
Homeless Prevention for Families		$2,000,000	0
Homes for Heroes- Combating Veteran Homelessness		$3,800,000	0
Veterans' Housing Subsidies – Move-In Assistance		$1,100,000	0

TOTAL NEW FUNDING	*$55,700,000 one-time funding	****$44,000,000 one-time funding plus additional Departmental funding
FY 2015-16 Homeless Prevention Initiative Base Funding	$50,000,000	0
GRAND TOTAL	**$149,700,000**	

Strategies with red shading are identified as Phase 1 strategies, targeted for implementation by June 30, 2016.

* $55.7 million is comprised of: (1) $51.1 million approved by the Board on September 29, 2015; and (2) $4.6 million of FY 2016-17 Affordable Housing dollars that are not dedicated for capital expenditures.
** For Strategy B3 – Rapid Re-housing, $2 million is earmarked to serve Transition Age Youth and $5 million is earmarked for families.
*** $6.8 million in ongoing annual DPSS SSIMAP funding has been identified for this strategy.
**** $44 million is comprised of: (1) $5 million of one-time CalWORKs Fraud Incentives from DPSS; (2) $21.6 million of one-time AB 109 funding; (3) $15.4 million of one-time SB 678 funding from Probation; and (4) $2 million of one-time funding from DCFS.

Phase 1 Strategies

A. PREVENT HOMELESSNESS

A1 Homeless Prevention Program for Families

B. SUBSIDIZE HOUSING

B1 Provide Subsidized Housing to Homeless Disabled Individuals Pursing SSI

B3 Partner with Cities to Expand Rapid Re-Housing

B4 Facilitate Utilization of Federal Housing Subsidies

B7 Interim/Bridge Housing for those Exiting Institutions

B8 Housing Choice Vouchers for Permanent Supportive Housing

C. INCREASE INCOME

C2 Increase Employment for Homeless Adults by Supporting Social Enterprise

D. PROVIDE CASE MANAGEMENT AND SERVICES

D2 Expand Jail In Reach

E. CREATE A COORDINATED SYSTEM

E4 First Responders Training

E5 Decriminalization Policy

E6 Countywide Outreach System

E8 Enhance the Emergency Shelter System

Opportunities for Cities to Combat Homelessness

Focus Area/Approved Strategy		Key City Opportunities
A. PREVENT HOMELESSNESS		
A1	Homeless Prevention Program for Families	X
A2	Discharge Planning Guidelines	
A3	Housing Authority Family Reunification Program	
A4	Discharges From Foster Care and Juvenile Probation	
B. SUBSIDIZE HOUSING		
B1	Provide Subsidized Housing to Homeless Disabled Individuals Pursuing SSI	X
B2	Expand Interim Assistance Reimbursement (IAR) to additional County Departments and Los Angeles Homeless Services Authority	
B3	Partner with Cities to Expand Rapid Re-Housing	X
B4	Facilitate Utilization of Federal Housing Subsidies	
B5	Expand General Relief Housing Subsidies	
B6	Family Reunification Housing Subsidy	
B7	Interim/Bridge Housing for those Exiting Institutions	
B8	Housing Choice Vouchers for Permanent Supportive Housing	X
C. INCREASE INCOME		
C1	Enhance the CalWORKs Subsidized Employment Program for Homeless Families	
C2	Increase Employment for Homeless Adults by Supporting Social Enterprises	X
C3	Expand Targeted Recruitment and Hiring Process to Homeless/Recently Homeless People to Increase Access to County Jobs	
C4	Establish a Countywide SSI Advocacy Program for People Experiencing Homelessness or At Risk of Homelessness	
C5	Establish a Countywide Veterans Benefits Advocacy Program for Veterans Experiencing Homelessness or At Risk of Homelessness.	
D. PROVIDE CASE MANAGEMENT AND SERVICES		
D1	Model Employment Retention Support Program.	
D3	Supportive Services Standards for Subsidized Housing	
D5	Support for Homeless Case Managers	
E. CREATE A COORDINATED SYSTEM		
E1	Advocate with Relevant Federal and State Agencies to Streamline Applicable Administrative Processes for SSI and Veterans Benefits	
E2	Drug Medi-Cal Organized Delivery System (DMC-ODS) for Substance Use Disorder Treatment Services	
E4	First Responders Training	X
E5	Decriminalization Policy	X
E6	Countywide Outreach System	
E7	Strengthen the Coordinated Entry System (CES)	
E8	Enhance the Emergency Shelter System	X
E9	Discharge Data Tracking System	
E10	Regional Coordination of Los Angeles County Housing Authorities	X
E12	Enhanced Data Sharing and Tracking	
E13	Coordination of Funding for Supportive Housing	
E14	Enhanced Services for Transition Age Youth (TAY)	
E17	Regional Homelessness Advisory Council and Implementation Coordination	
F.	**INCREASE AFFORDABLE / HOMELESS HOUSING**	
F1	Promote Regional SB 2 Compliance	X
F2	Linkage Fee Nexus Study	X
F3	Support Inclusionary Zoning for Affordable Rental Units	
F4	Development of Second Dwelling Units Pilot Program	X
F5	Incentive Zoning/Value Capture Strategies	X
F6	Use of Public Land for Homeless Housing	

Strategies with red shading are identified as Phase 1 strategies, targeted for implementation by June 30, 2016.

Homeless Initiative Policy Summits – Participating Organizations

COUNTY OF LOS ANGELES

Arts Commission
Chief Executive Office
Community Development Commission
County Counsel
Department of Child Support Services
Department of Human Resources
Department of Animal Care and Control
Department of Beaches and Harbors
Department of Children and Family Services
Department of Community and Senior Services
Department of Consumer and Business Affairs
Department of Health Services
Department of Mental Health
Department of Military and Veterans Affairs
Department of Parks and Recreation
Department of Public Health
Department of Public Social Services
Department of Regional Planning
District Attorney
Fire Department
Housing Authority of the County of Los Angeles
Office of the Alternate Public Defender
Office of the Public Defender
Probation Department
Public Library
Sheriff's Department

CITIES

City of Alhambra
City of Arcadia
City of Baldwin Park
City of Bell Gardens
City of Bellflower
City of Beverly Hills
City of Carson
City of Cerritos
City of Covina
City of Diamond Bar
City of El Segundo
City of Glendale
City of Glendora
City of Hawaiian Gardens
City of Hawthorne
City of Hermosa Beach
City of Inglewood
City of Lawndale
City of Long Beach
City of Los Angeles
City of Lynwood
City of Norwalk
City of Palmdale
City of Pasadena
City of Pomona
City of San Gabriel
City of Santa Clarita
City of Santa Fe Springs
City of Santa Monica
City of West Hollywood
City of Whittier

OTHER GOVERNMENT AGENCIES

U.S Department of Veterans Affairs
U.S. Department of Health and Human Services
First 5 Los Angeles
L.A. Care Health Plan
Los Angeles Homeless Services Authority
Los Angeles Unified School District
San Gabriel Valley Council of Governments
South Bay Council of Governments

NON-GOVERNMENTAL AGENCIES

211 Los Angeles County
A Community of Friends
A New Way of Life
Alliance for Children's Rights
Alliance for Housing and Healing
Amity Foundation
APT Associates
Ascencia
Brilliant Corners
California Apartment Association
California Community Foundation
Californians for Safety and Justice
Catholic Charities of Los Angeles
Center for Living and Learning
Center for the Pacific Asian Family
Central City Association
Century
Children Now
Chrysalis
City View
City Watch LA
Coalition for Responsible Community Development
Conrad N. Hilton foundation
Corporation for Supportive Housing
Door of Hope
Downtown Women's Center

Homeless Initiative Policy Summits – Participating Organizations

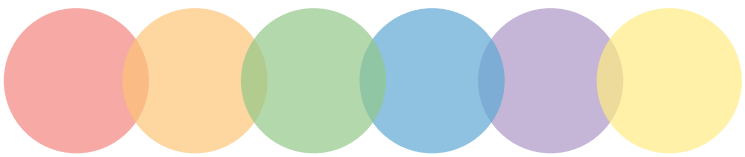
NON-GOVERNMENTAL AGENCIES cont.

East San Gabriel Valley Coalition for the Homeless
Enterprise Community Partners
First Place for Youth
First Presbyterian Hollywood Church
Goldfarb Lipman, LLP
Good Seed
Habitat for Humanity
Health Net
Help Me Help You
Hilton Foundation
Hollywood Media District, Business Improvement District
Hollywood Presbyterian Church
Hollywood Property Owners Alliance
Homeless Health Care Los Angeles
Homeless Outreach Program Integrated Care System
Hospital Association of Southern California
Housing Works
Imagine LA
Inner City Industry
Inner City Law Center
Integrated Recovery Network
John Wesley Community Health Institute
LA Family Housing
LA Youth Network
Lamp Community
Legal Aid Foundation of Los Angeles
Little Tokyo Service Center
Los Angeles Centers for Alcohol and Drug Abuse
Los Angeles Family Housing
Los Angeles Regional Reentry Partnership
Los Angeles Youth Network
Mental Health Advocacy Services
Mental Health America of Los Angeles
My Friend's Place
National Health Foundation
Neighborhood Legal Services of Los Angeles County
New Economics for Women
Northeast Valley Health Corporation
Ocean Park Community Center
People Assisting the Homeless
Poverty Matters
Prototypes
Proyecto Pastoral
Public Counsel
Rainbow Services
Rapid Results Institute
REDF
Safe Place for Youth
Saint Joseph Center
Salvation Army
San Fernando Valley Community Mental Health Center, Inc.
San Fernando Valley Rescue Mission
Sanctuary of Hope
SCANP
SCHARP
SEIU
SHARE!
Shelter Partnership
Skid Row Housing Trust
South Park Business Improvement District
Southeast Asian Community Alliance
Southern California Grantmakers
Southwestern Law School
SRO Housing Corporation
St. Anne's
St. Joseph Center
State Parole Division
Step Up
The Midnight Mission
The Salvation Army
Tong Consulting
Union Rescue Mission
Union Station Homeless Services
Unite Way of Greater Los Angeles
United Friends of the Children
United Homeless Healthcare Partners
United Way of Greater Los Angeles/Home for Good
University of Calgary
University of California, Irvine
University of California, Los Angeles
University of Southern California
Upward Bound House
Urban Partners
Valley Oasis
Volunteers of America Los Angeles
Watts Healthcare Corporation
Watts Labor Community Action Committee
WCAY, Inc.
Weingart Foundation
Westside Coalition
Women Organizing Resources, Knowledge and Services
YWCA Santa Monica-Westside

Los Angeles County
Chief Executive Office

Los Angeles County Homeless Initiative

priorities.lacounty.gov/homeless



STAFF REPORT

TO: MAYOR AND COUNCIL MEMBERS **DATE:** MARCH 9, 2021

FROM: ADMINISTRATIVE SERVICES **DISTRICT(S):** CITYWIDE

SUBJECT: AMENDMENT OF AUTHORIZED POSITION CONTROL LISTING AND THE CLASSIFICATION AND COMPENSATION PLAN, AFSCME MOU AND GMA MOU (STRATEGIC PLAN #19-EEDR)

RECOMMENDATION

That the City Council:

1) Adopt a City Council Resolution entitled, "A RESOLUTION APPROVING AMENDMENTS TO THE AUTHORIZED POSITION CONTROL LISTING AND THE CLASSIFICATION AND COMPENSATION PLAN FOR THE CITY OF GLENDORA, THE 2019-2023 MEMORANDUM OF UNDERSTANDING WITH THE AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES LOCAL 3915 (AFSCME) AND THE 2019-2023 MEMORANDUM OF UNDERSTANDING WITH THE GLENDORA MANAGEMENT ASSOCIATION (GMA)."

EXECUTIVE SUMMARY

As part of the Tentative Agreements approved with both AFSCME and GMA, in 2019, the City initiated a Classification and Compensation study of specific position within the Public Works Department Water Division. In addition, completion of this study was included in the Council adopted Strategic Plan, item #18-EEDR (Enhance Employee Development and Retention). The changes resulting from this study are as follows:

- List of new classifications and associated salary ranges
- List of classifications to be deleted
- List of incumbent reclassifications
- Amendments to the MOU for AFSCME and GMA

These changes included an analysis of the structure of the Water Division within the Public Works Department as well as considerations outlined in Section 3.1 of the City's Personnel Rules. Pursuant to Section 3.1, "the Classification Plan shall be so prepared that all positions substantially similar with respect to duties, responsibilities, and other like characteristics of work are included within the same class and at the same salary range".

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Per the City of Glendora's Personnel Rules, changes to the City's Classification and Compensation Plan are approved by City Council. The study was approved as a part of the approval of the Tentative Agreements with AFSCME and GMA (June 2019). It was also included in the approval of the Strategic Plan (October 2020).

DISCUSSION

In 2019, the City arrived at a Tentative Agreement (TA) with AFSCME and GMA to conduct a classification and compensation study of the operations of the Water Division requiring certifications (production, distribution, customer service and certain management roles). The City utilized a consultant, Koff & Associates, to conduct this study. The consultant made preliminary recommendations for salary and incumbent allocations based on the data and information collection during the study, which included meeting with all affected employees, obtaining questionnaires, and various follow up meetings The recommendations were evaluated by the City and the proposed changes are the result of the City's review of those recommendations as well as further analysis to ensure the outcome is a progressive organizational structure and a modern compensation structure that would position the City to be competitive and provide for the most efficient and effective operations.

Following development of new class concepts, assigning new pay ranges commensurate with the responsibilities and certifications required for the new roles, and determining appropriate allocations of current staff to the new roles, the employee groups were notified, and the City engaged in impact bargaining with each employee group. During bargaining, the parties agreed upon provisions which modernized current language and practices and created consistencies between the employee groups to address pay compaction concerns and to recognize the distinct differences in the water industry related to requirements for after hours work.

The following are the results of the study and bargaining with the employee groups:

1. Establish the following new classifications with the following salary range assignments for inclusion in the Position Compensation Plan and the Authorized Position Listing within the City's Fiscal Year 20-21 budget plan and approve the respective new job descriptions:

New Classification Title	# of New Positions	Salary Range Assignment
Water Utility Worker Trainee	*	AFSCME 46
Water Utility Worker I	*	New
Water Utility Worker II	11	New
Water Utility Leadworker	2	New
Water Production Operator I	**	New
Water Production Operator II	4	New
Water Utility Supervisor	2	New
Water Production Supervisor	1	New
Water Division Manager***	1	GMA 08

*Positions will be budgeted at the Water Utility Worker II level
** Positions budgeted at Water Production Operation II level
*** This is not a new classification, the City is adding one (1) position to the Authorized Position Listing

Class specifications are included in Exhibit A to the Resolution. The updated Salary Schedule effective March 22, 2021 is included in Exhibit B to the Resolution.

2. Authorize reclassification of incumbents per the City of Glendora Personnel Rules, Section 4.10; incumbents will be placed into the newly created positions:

Incumbent Name	Current Classification Title	New Classifiation Title
Apodaca, Conrad	Equipment Operator	Water Utility Leadworker
Bonomo, Brian	Equipment Operator	Water Utility Leadworker
Cathel, JB	Water System Operator I	Water Production Operator II
Hadloc, Nikolas	Water Service Representative	Water Utility Worker I
Leumann, Douglas	Water System Operator II	Water Production Operator II
Newton, Steve	Water Maintenance Leadworker	Water Utility Supervisor
Nichka, Ron	Sr. Water System Operator	Water Production Supervisor
Pina, Manuel	Water System Operator I	Water Production Operator II
Simpson, Eric	Sr. Maintenance Worker/Welder	Water Utility Worker II
Simpson, Robert	Sr. Maintenance Worker	Water Utility Worker II
Waford, Roger	Water System Operator II	Water Production Operator II
Weaver, Bill	Water Maintenance Leadworker	Water Utility Supervisor
Wert, Dale	Water Supervisor	Water Division Manager

3. When vacant, delete the following classifications and associated positions from the Position Compensation Plan and the Authorized Position Listing:

Classification Title to be Deleted	Class Code
Water System Operator I	3521
Water System Operator II	3518
Water Maintenance Leadworker	3522
Senior Water Systems Operator	3517
Water Service Representative	3514
Senior Maintenance Worker/Welder	3519
Water Supervisor	4502

4. Amendments to the AFSCME MOU are contained in the Sideletter Agreement with AFSCME in Exhibit C to the Resolution:

    a. Amend Article 43 – Water Certification Pay to provide certification pay to eligible employees in the amount of $50 monthly, up to a maximum of two (2) certifications above what is minimally required for the employee's classification.

    The prior amount was negotiated at $50 per year per certificate, up to a maximum of two (2), for certifications above what is minimally required. The change in certification pay is intended to incentivize employees to obtain and maintain certifications beyond those required for their position. Each certification requires additional courses and learning, increasing the employees base of knowledge about the water system benefitting the City and the community.

    b. Establish Welding Certification Pay for eligible employees at the discretion of the City in the amount of $200 per month; eligible employees shall be designated by the City to

perform welding duties and shall be required to possess and maintain all required certifications as per the official City of Glendora class specification.

Prior to the study, the classification of Senior Maintenance Worker/Welder, which received higher pay than the Senior Maintenance Worker, though the two had otherwise comparable duties, performed welding tasks as assigned, however, a certification was not explicitly required. Establishment of Welding Certification Pay provides the City with the flexibility to assign more than one employee with welding tasks and in various classifications.

c. Establish a provision for Trainee Appointments to facilitate the career progression from Water Utility Worker Trainee to Water Utility Worker I; a trainee appointment may be made to fill a higher level classification for which the trainee appointee must qualify for the higher level classification within a prescribed training period, or be terminated. Promotional requirements are outlined in the official City class specification.

   The City currently has a similar practice for Police Officer Trainee which is also a classification represented by AFSCME, and the new language seeks to incorporate this established practice into the MOU. As previously stated, the City has established the classification of Water Utility Worker Trainee and a career progression to Water Utility Worker I, without competition is an integral element of this process. It was necessary to distinguish between a "trainee" and a probationary employee.

d. Combine and update the following MOU provisions into one comprehensive Article: Article 9 – Call Out/Standby/Beeper Schedule Compensation, Article 45 – On Call Compensation, and MOU Exhibit C – Call Outs/Standby/Beeper Schedule; the old articles will be deleted. The new MOU provision contains the following changes:

   i. On Call Duty Pay amount increased to $30 per day for non-work hours on scheduled workdays and to $60 per day for full non-workdays; eligible employees are pre-scheduled/assigned to be available during non-working hours to respond to unscheduled calls.

   ii. Call Out Pay definitions changed to non-workdays from weekends and holidays.

   iii. Clarified for current practice that the minimum period for unscheduled Call Out pay beings when the employee receives the call out.

   The prior amount was negotiated at $25 for weekdays and $30 for weekends and holidays. The new language increases the daily amount based on the number of hours required to be On Call; on a regular workday, the employee may be On Call for 12 hours, while on a non-work day, they will be On Call for 24 hours. Current practice for Call Out Pay minimums is that the minimum hours begin when the employee is called, and the updated language provides that clarification in the new provision.

5. Amendments to the GMA MOU are contained is the Sideletter Agreement with GMA in Exhibit D to the Resolution:

   a. Establish On call and Call Out Compensation for some eligible employees at the discretion of the City:
      i. On Call Compensation in the amount of $30 per day for non-work hours on

scheduled workdays and to $60 per day for full non-workdays; eligible employees are pre-scheduled/assigned to be available during non-working hours to respond to unscheduled calls.

ii. Call Out Compensation at a two (2) hour minimum at straight time at the base rate of pay if the employee is called out and must physically return to a designated job site. If the employee is not required to physically return to a work site, the employee receives straight time pay at the base rate for time worked. Time worked and/or Call Out time worked in excess of the minimum is paid is thirty (30) minute intervals at straight time at the base rate of pay.

The City's water system is vital to the health, safety, and welfare of the community. On Call and Call Out Compensation are established to recognize that some overtime exempt employees may be required to return to duty to perform work during not working hours to ensure the water system functions properly and safely on a 24-hour basis

b. Establish Water Certification Pay to provide certification pay to eligible employees in the amount of $50 monthly, up to a maximum of two (2) certifications above what is minimally required for the employee's classification.

The GMA MOU did not have a provision for certification pay, which is intended to incentivize employees to obtain and maintain certifications beyond those required for their position. Each certification requires additional courses and learning, increasing the employees base of knowledge about the water system benefitting the City and the community.

Notice of these changes was posted pursuant to the City Council minute action of August 26, 2014 Joint Meeting requiring a public posting a week before the item is scheduled to be considered by City Council.

FISCAL IMPACT

Implementation will be effective the next full pay period after approval. Funds had already been included within the Water Fund for the current fiscal year and will be factored into future budgets. Sufficient funding is available within the Water Fund for implementation of this study. Estimated costs for the remaining months of this fiscal year is $99,111. The estimated annual costs are provided below.

Water Class & Comp Study		
Item	**FY21**	**Notes**
Salary	$ 285,581	Roll-Up Costs include FH,PERS,Taxes & OT.
Certificate Pay	$ 19,656	Roll-Up Costs include PERS& Taxes.
Supervisor Call-Out	$ 21,806	Roll-Up Costs include Taxes.
On-Call	$ 12,765	Roll-Up Costs include Taxes.
Total Increase	**$ 339,808**	Full-Year

ENVIRONMENTAL DETERMINATION

Not applicable.

Respectfully submitted,
Karen Resendez
Human Resources
Department

Concurs with,
Not Applicable
Not Applicable

Director	Certified as to Available Funds	CEQA
June Overholt	*June Overholt*	*Not Applicable*

Legal Review	City Manager
William W. Wynder	*Adam Raymond*

ATTACHMENTS:

A. Resolution
B. Exhibit A to Resolution – Classification specifications
C. Exhibit B to Resolution – Salary Schedule Effective 3-22-21
D. Exhibit C to Resolution – AFSCME Side Letter Agreement
E. Exhibit D to Resolution – GMA Side Letter Agreement
F. Public Notice

RESOLUTION CC 2021-____

A RESOLUTION APPROVING AMENDMENTS TO THE AUTHORIZED POSITION CONTROL LISTING AND THE CLASSIFICATION AND COMPENSATION PLAN FOR THE CITY OF GLENDORA, THE 2019-2023 MEMORANDUM OF UNDERSTANDING WITH THE AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES LOCAL 3915 (AFSCME) AND THE 2019-2023 MEMORANDUM OF UNDERSTANTING WITH THE GLENDORA MANAGEMENT ASSOCIATION (GMA)

THE CITY COUNCIL
City of Glendora, California

WHEREAS, section 2.09.030 of the Glendora Municipal Code provides that a position Classification Plan, and revisions thereof, shall be prepared by the Personnel Officer covering all positions in the competitive service, which shall become effective upon approval of the City Council.

WHEREAS, Sections 3.4 and 3.5 of the Glendora Personnel Rules provides for a process in which an evaluation of a position can be conducted to determine if the duties and responsibilities have changed.

WHEREAS, as part of the ongoing strategic goals for modernizing the organization, the Water Division of the Public Works Department was evaluated, and compensation and classifications assignments updated.

WHEREAS, the study was conducted as part of the terms of the adopted Tentative Agreements with AFSCME and GMA.

WHEREAS, periodically the Compensation Plan and authorized positions lists are amended to reflect changes in the organizational structure.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council:

A. approve the following recommended new classifications and salary ranges for inclusion in the Position Compensation Plan and the Authorized Position Listing within the City's Fiscal Year 20-21 budget plan and approve job descriptions:

New Classification Title	# of New Positions	Salary Range Assignment
Water Utility Worker Trainee	*	AFSCME 46
Water Utility Worker I	*	New
Water Utility Worker II	11	New
Water Utility Leadworker	2	New
Water Production Operator I	**	New

Water Production Operator II	4	New
Water Utility Supervisor	2	New
Water Production Supervisor	1	New
Water Division Manager	1	GMA 08

*Budgeted at Water Utility Worker II
** Budgeted at Water Production Operator II

Class specifications are included as Exhibit A. The Updated Salary Schedule effective March 22, 2021 is included as Exhibit B.

B. Authorize the reclassifications as follows per City of Glendora Personnel Rules, Section 4.10; incumbents will be placed into the newly created positions and prior positions will be inactivated:

Incumbent Name	Current Classification Title	New Classification Title
Apodaca, Conrad	Equipment Operator	Water Utility Leadworker
Bonomo, Brian	Equipment Operator	Water Utility Leadworker
Cathel, JB	Water System Operator I	Water Production Operator II
Hadloc, Nikolas	Water Service Representative	Water Utility Worker II
Leumann, Douglas	Water System Operator II	Water Production Operator II
Newton, Steve	Water Maintenance Leadworker	Water Utility Supervisor
Nichka, Ron	Sr. Water System Operator	Water Production Supervisor
Pina, Manuel	Water System Operator I	Water Production Operator II
Simpson, Eric	Sr. Maintenance Worker/Welder	Water Utility Worker II
Simpson, Robert	Sr. Maintenance Worker	Water Utility Worker II
Watford, Roger	Water System Operator II	Water Production Operator II
Weaver, Bill	Water Maintenance Leadworker	Water Utility Supervisor
Wert, Dale	Water Supervisor	Water Division Manager

C. When vacant, delete the following classifications and associated position numbers from the Position Compensation Plan and the Authorized Position Listing:

Classification Title to be Deleted	Class Code
Water System Operator I	3521
Water System Operator II	3518
Water Maintenance Leadworker	3522
Senior Water Systems Operator	3517
Water Service Representative	3514
Senior Maintenance Worker/Welder	3519
Water Supervisor	4502

D. Approve amendments to the MOU and as contained in the attached Sideletter Agreement with AFSCME, Exhibit C:

   a. Amend Article 43 – Water Certification Pay to provide certification pay to eligible employees in the amount of $50 monthly, up to a maximum of two (2) certifications above what is minimally required for the employee's classification.

   b. Establish Welding Certification Pay for eligible employees at the discretion of the City in the amount of $200 per month; eligible employees shall be designated by the City to perform welding duties and shall be required to possess and maintain all required certifications as per the official City of Glendora class specification.

   c. Establish a provision for Trainee Appointments to facilitate the career progression from Water Utility Worker Trainee to Water Utility Worker I; a trainee appointment may be made to fill a higher level classification for which the trainee appointee must qualify for the higher level classification within a prescribed training period, or be terminated. Promotional requirements are outlined in the official City class specification.

   d. Combine and update the following MOU provisions into one comprehensive Article: Article 9 – Call Out/Standby/Beeper Schedule Compensation, Article 45 – On Call Compensation, and MOU Exhibit C – Call Outs/Standby/Beeper Schedule; the old articles will be deleted. The new MOU provision contains the following changes:

      i. On Call Duty Pay amount increased to $30 per day for non-work hours on scheduled workdays and to $60 per day for full non-workdays; eligible employees are pre-scheduled/assigned to be available during non-working hours to respond to unscheduled calls.

      ii. Call Out Pay definitions changed to non-workdays from weekends and holidays.

      iii. Clarified for current practice that the minimum period for unscheduled Call Out pay beings when the employee receives the call out.

E. Approve amendments to the MOU and as contained in the attached Sideletter Agreement with GMA, Exhibit D:

   a. Establish On call and Call Out Compensation for some eligible employees at the discretion of the City:
      i. On Call Compensation in the amount of $30 per day for non-work hours on scheduled workdays and to $60 per day for full non-workdays; eligible employees are pre-scheduled/assigned to be available during non-working hours to respond to unscheduled calls.

      ii. Call Out Compensation at a two (2) hour minimum at straight time at the base rate of pay if the employee is called out and must physically

return to a designated job site. If the employee is not required to physically return to a work site, the employee receives straight time pay at the base rate for time worked. Time worked and/or Call Out time worked in excess of the minimum is paid is thirty (30) minute intervals at straight time at the base rate of pay.

b. Establish Water Certification Pay to provide certification pay to eligible employees in the amount of $50 monthly, up to a maximum of two (2) certifications above what is minimally required for the employee's classification.

SECTION 2. The Mayor shall sign and the City clerk shall certify to the passage and adoption of this Resolution, shall enter the same into the Book of Original Resolutions and that this Resolution shall take effect and be in force on this date.

SECTION 3. The City Clerk is hereby directed to forward a copy of this Resolution to the Administrative Services Director.

PASSED, APPROVED and **ADOPTED** this __ day of _____, 2021.

City Council of Glendora, CA

BY: _____
MICHAEL ALLAWOS, Mayor

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
WILLIAM W. WYNDER, City Attorney

CERTIFICATION

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the ___ day of _____, 2021, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Dated:

_____
KATHLEEN R. SESSMAN, City Clerk

Date Adopted: xx/xx/xxxx
Employee Association : GMA
FLSA: Exempt

CITY OF GLENDORA
WATER DIVISION MANAGER

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

DEFINITION

Under general direction from an Assistant Public Works Director, plans, organizes, oversees, coordinates and supervises the day to day operations of one or more sections within the Water Division including water distribution, water production, customer service, and water conservation sections; supervises the installation, construction, and maintenance of water system facilities; consumption metering systems, assists in the design and review of water-related Capital Improvement Projects (CIP); provides technical assistance and direction to the Assistant Public Works Director assigned to the Water Division, other management staff, and other City departments; prepares regulatory reports to ensure compliance with Federal, State, and local drinking water regulations; and performs related work as required.

CLASS CHARACTERISTICS

This is a superintendent level classification that exercises independent judgment on diverse and specialized water distribution, water production, customer service, and water conservation sections with accountability and ongoing decision-making responsibilities associated with the work. Incumbents are responsible for planning, organizing, supervising, reviewing, and evaluating the work of staff, overseeing the daily operations of the one or more sections of the Water Division, and for providing technical support to management in a variety of areas. Performance of the work requires the use of independence, initiative, and discretion within established guidelines. Exercises direct supervision over supervisory, technical, maintenance and administrative staff, often through subordinate levels of supervision.

Serves as the Chief Treatment Operator and Chief Distribution Operator for the City's Water Division; may act in absence of Assistant Director.

ESSENTIAL JOB FUNCTIONS

Management reserves the right to add, modify, change, or rescind the work assignments of different positions, and to make reasonable accommodations where appropriate so qualified employees can perform the essential functions of the job. These functions may not be present in all positions in this class. When a position is to be filled, the essential functions will be noted in the announcement of position availability.

1. Participates in the development, implementation and oversight of the trainee and journey program.
2. Plans, manages and oversees the daily functions, operations and activities of assigned water operations.
3. Plans, organizes, prioritizes, assigns, supervises, and reviews the work of the staff; trains staff in work procedures; evaluates employee performance, counsels employees, and effectively recommends initial disciplinary action; assists in selection and promotion.

DRAFT

4. Participates in the development and implementation of goals, objectives, policies, and procedures for assigned services, operations and programs; recommends and implements policies and procedures including standard operating procedures for assigned operations.
5. Monitors Water Division inspection, operations, construction, maintenance, and repair activities; identifies opportunities for improving service delivery and procedures; provides recommendations concerning process changes; reviews with appropriate management staff; implements improvements.
6. Coordinates assigned services and operations with other City departments and outside agencies.
7. Participates in the development and administration of the Water Division's annual operations and maintenance and water-related Capital Improvement Project (CIP) budget; identifies resource needs; prepares detailed cost estimates with appropriate justifications for staffing, equipment, materials, and supplies; monitors and approves expenditures; ensures project funds are expended in a timely manner as authorized.
8. Assists in the design and review of plans for water-related CIP and private development projects to ensure compliance with City rules, policies, and regulations; discusses development plans with engineering staff and inspectors.
9. Provides staff assistance to management; prepares and presents staff reports and other written materials; supervises the establishment and maintenance of reports, records, and files; ensures the proper documentation of operations and activities.
10.
11. Investigates liability claims made against the City involving damage to property from water system issues; works with staff to gather cost information and submits findings to Risk Management; researches and submits claims for damage to the City's water property, such as damaged hydrants and meters, to Risk Management.
12. Receives, investigates and responds to questions and provides information to the public; investigates and responds to complaints and inquiries from citizens, other departments, and outside agencies; recommends corrective actions to resolve issues; addresses the most significant customer service issues; makes adjustments to customer billing issues if needed; writes letters to property owners regarding billing matters.
13. Arranges for, or purchases, appropriate equipment and materials necessary for maintenance and construction projects including tools, vehicles, materials, contractor, and vendor work; submits quotes for equipment, materials, and contracted services; prepares requisitions and approves purchase orders as outlined in the City's purchasing procedures.
14. Supervises, advises, and may assist in the operation of the City's Supervisory Control and Data Acquisition (SCADA) system for monitoring of all pumping, treatment, storage, and related systems; advises and assists in determining settings and intervals within the SCADA system.
15. Ensures compliance with Federal, State, and local water quality codes and regulations; reviews water production reports; interacts with the State of California on regulatory reporting issues; prepares, oversees preparation of, and/or reviews compliance reports to regulatory agencies to ensure completeness, accuracy, and timely submittal; ensures compliance with various permits.
16. Coordinates and administers employee safety training programs for Water Division staff; proposes safety procedures to be followed.

DRAFT

17. Maintains files, databases, and records related to water production and distribution operations, construction, maintenance, and repairs; prepares a variety of written reports, memoranda, and correspondence.
18. Represents the City in meetings with members of other public and private organizations, regulatory agencies, community groups, contractors, inspectors, developers, business owners, and the public.
19. Ensures staff observe and comply with all City and mandated safety rules, regulations, and protocols.
20. Performs other duties as assigned.

REQUISITE ABILITIES:

a. Plan, organize, oversee, and manage the operations of a complex water system.
b. Assist in developing and implementing goals, objectives, practices, policies, procedures, and work standards.
c. Select and supervise staff, provide training and development opportunities, ensure work is performed effectively, and evaluate performance in an objective and positive manner.
d. Prepare and administer a division budget; allocate limited resources in a cost-effective manner within budgeted amounts; prepare cost estimates for time, materials, and equipment.
e. Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.
f. Identify problems, research and analyze relevant information, and develop and present recommendations and justification for solutions.
g. Research, analyze, and evaluate new service delivery methods, procedures, and techniques.
h. Remain current on all necessary water quality requirements and required reporting.
i. Make technical, complex decisions in a high-pressure environment with little or no direct supervision.
j. Understand State of California Water Resources Control Board and Environmental Protection Agency regulations and prepare technical water-related reports to comply with these regulations.
k. Inspect work in progress and upon completion; identify areas needing improvement.
l. Determine labor, equipment, materials, and supplies needs and purchase and maintain an inventory of equipment, materials, and supplies.
m. Develop specifications for capital improvement projects; apply basic design principles to review and revise project plans; coordinate projects with Engineering staff.
n. Respond to complaints or inquiries from customers, staff, and outside organizations.
o. Read, understand, and interpret water maps, construction blueprints, plans, and specifications.
p. Prepare clear, effective, and accurate reports, correspondence, and other written materials.
q. Observe safety principles and work in a safe manner.
r. Maintain accurate logs, records, and written records of work performed.
s. Organize work, set priorities, meet critical deadlines, and follow-up on assignments.

DRAFT

t. Use tact, initiative, prudence, and independent judgment within general policy and procedural guidelines.

u. Effectively use computer systems, software applications relevant to work performed, and modern business equipment to perform a variety of work tasks.

v. Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.

w. Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

QUALIFICATION GUIDELINES

Education and/or Experience: *Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

Experience:
Six (6) years of increasingly responsible experience in water utilities maintenance, operations, construction, maintenance, and repair, including three (3) years of supervisory responsibility.

Education:
Equivalent to an Bachelor's degree in Water Science or a related field supplemented by specialized training in water treatment, distribution, customer service, and supervision. Degree requirements can be offset by additional full-time water utilities managerial experience, and specialized training in public works construction, engineering or a closely related field and five years of increasingly responsible experience in water production and distribution and water facility maintenance, construction and installation, including or supplemented by three years of increasingly responsible supervisory experience.

Licenses and Certifications:

- Possession of a valid Class "C" California Driver's License, to be maintained throughout employment.
- Possession of a valid Grade D4 Water Distribution Operator Certificate, to be maintained throughout employment.
- Possession of a Grade T2 Water Treatment Operator Certificate, to be maintained throughout employment.

Knowledge and Skills:

- Principles and practices of employee supervision, including work planning, assignment, review and evaluation, discipline, and the training of staff in work procedures.
- Principles and practices of leadership.
- Principles and techniques for working with groups and fostering effective team interaction to ensure teamwork is conducted smoothly.
- Principles and practices of budget development, administration and monitoring.
- Advanced principles, practices, methods, operating procedures, and techniques related to the operations, construction, maintenance, and repair of water distribution systems.

DRAFT

- Advanced principles, practices, methods, and techniques used in the installation, construction, maintenance, repair, and operation of water production facilities including pumps, motors, compressors, wells, reservoirs, electrical panels, automated control valves, and related facilities and equipment.
- Methods of estimating time, cost, and equipment to perform assigned work.
- Mathematical principles as applied to water systems.
- Operation of a variety of maintenance and construction vehicles and equipment.
- Supervisory Control and Data Acquisition (SCADA) telemetry systems.
- Proper methods of collecting and preserving domestic water samples.
- Applicable Federal, State, and local laws, rules, regulations, and procedures relevant to assigned areas of responsibility including the Los Angeles County Cross Connection and Water Pollution Control Program rules, regulations, and practices.
- Principles and procedures of record keeping and report preparation.
- City and mandated safety rules, regulations, and protocols.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

ENVIRONMENTAL CONDITIONS

Employees work in an office environment with moderate noise levels, controlled temperature conditions, and no direct exposure to hazardous physical substances. Employees also work in the field and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, vibration, confining workspace, chemicals, mechanical and/or electrical hazards, and hazardous physical substances and fumes. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.

PHYSICAL DEMANDS

When assigned to an office environment, must possess mobility to work in a standard office setting and use standard office equipment, including a computer; vision to read printed materials and a computer screen; and hearing and speech to communicate in person and over the telephone; ability to stand and walk between work areas may be required. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push, and pull drawers open and closed to retrieve and file information.

DRAFT

When assigned to field inspection, must possess mobility to work in changing site conditions; possess the strength, stamina, and mobility to perform light to medium physical work; to sit, stand, and walk on level, uneven, or slippery surfaces; to reach, twist, turn, kneel, and bend, to climb and descend ladders; and to operate a motor vehicle and visit various City sites; vision in the normal visual range with or without correction to inspect site conditions and work in progress; and hearing in the normal audio range with or without correction. The job involves fieldwork requiring frequent walking in operational areas to identify problems or hazards, with exposure to hazardous materials in some site locations. Employees must possess the ability to lift, carry, push, and pull materials and objects averaging a weight of 40 pounds, or heavier weights, in all cases with the use of proper equipment and/or assistance from other staff.

WORKING CONDITIONS

May be required to be on-call and to work various shifts or emergencies on evenings, weekends, and holidays.

DRAFT

Date Adopted: xx/xx/xxxx
Employee Association : AFSCME Local 3915
FLSA: Non-Exempt

CITY OF GLENDORA
WATER PRODUCTION OPERATOR I/II

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

DEFINITION

Under immediate (Water Production Operator I) to general (Water Production Operator II) supervision, performs a variety of semi-skilled and skilled duties in the inspection, operation, maintenance, and repair of water pumping, water treatment, chemical control, and monitoring equipment; operates the Division's supervisory control and data acquisition (SCADA) system; ensures an adequate pressure and supply of safe, clean, potable drinking water to City of Glendora customers; performs or facilitates repairs on booster pumps, wells, reservoirs, automated valves, and related equipment; coordinates and conducts the water quality sampling program and ensures compliance with appropriate regulatory agencies; responds to emergency situations; uses and operates a variety of manual and power tools and light to heavy power-driven equipment; and performs related work as required.

CLASS CHARACTERISTICS

Receives immediate (Water Production Operator I) to general (Water Production Operator II) supervision from the Water Production Supervisor. Exercises no direct supervision over staff.

Water Production Operator I: This is the entry-level classification in the Water Production Operator series. Initially under close supervision, incumbents learn to and perform operation, maintenance, and repair of pumping, water treatment, chemical control, and monitoring equipment. As experience is gained, assignments become more varied, complex, and difficult; close supervision and frequent review of work lessen as an incumbent demonstrates skill to perform the work independently. Positions at this level usually perform most of the duties required of the positions at the Water Production Operator II level but are not expected to function at the same skill level, and usually exercise less independent discretion and judgment in matters related to work procedures and methods. Work is usually supervised while in progress and fits an established structure or pattern. Exceptions or changes in procedures are explained in detail as they arise.

Water Production Operator II: This is a fully qualified journey-level classification in the Water Production Operator series. Positions at this level are distinguished from the Water Production Operator I level by the performance of the full range of duties as assigned, working independently, and exercising judgment and initiative. Positions at this level receive only occasional instruction or assistance as new or unusual situations arise and are fully aware of the operating procedures and policies of the work unit. This class is distinguished from the Water Production Supervisor in that the latter is the full supervisory-level class in the series responsible for organizing, assigning, supervising, and reviewing the work of assigned staff involved in water production activities.

Positions in the Water Production Operator class series are flexibly staffed; positions at the Water Production Operator II level are normally filled by advancement from the Water Production Operator I level; progression to the Water Production Operator II level is dependent on (i) management affirmation that the position is performing the full range of duties assigned to the

DRAFT

classification; (ii) satisfactory work performance; (iii) the incumbent meeting the minimum qualifications for the classification including any licenses and certifications; and (iv) management approval for progression to the Water Production Operator II level.

EXAMPLES OF TYPICAL JOB FUNCTIONS

Management reserves the right to add, modify, change, or rescind the work assignments of different positions, and to make reasonable accommodations where appropriate so qualified employees can perform the essential functions of the job. These functions may not be present in all positions in this class. When a position is to be filled, the essential functions will be noted in the announcement of position availability.

Positions at the Water Production Operator I level may perform some of these duties and responsibilities in a learning capacity.

1. Performs a variety of semi-skilled and skilled duties in the inspection, operation, maintenance, and repair of water pumping, water treatment, chemical control, and monitoring equipment including booster pumps, wells, reservoirs, pressure regulators, automated valves, production systems, and related facilities and equipment.
2. Coordinates and conducts the water quality sampling program; collects water samples at reservoirs, well sites, tank sites, designated sample stations, and throughout the water system; checks water samples for pH levels, chlorine residuals, and solids; prepares water quality documentation for submittal to regulatory agencies.
3. Administers proper chlorine dosages; inspects, maintains, and repairs chlorine pumps and chlorine generating systems; checks for and repairs chlorine leaks; transports chlorine to various well sites and stations.
4. Tests and monitors water pressure and related valves; inspects, repairs, and maintains control valves within the distribution system; records water well levels.
5. Monitors the SCADA system and makes necessary adjustments to maintain an adequate supply of water and water pressure for customers; moves water remotely between different zones; troubleshoots SCADA system problems; reads and responds to alarms, e-mails, and other system notifications.
6. Reads and records water production and electrical usage meters at pump stations and well locations and other related facilities; monitors and adjusts pressure regulators within the water system; collects and records operational data from wells, pump stations, reservoirs, and other related facilities.
7. Performs system-wide reservoir inspections; checks and logs reservoir chlorine residuals; performs well maintenance and disinfection work.
8. Troubleshoots, maintains, and repairs electrical facilities, electrical motors, portable generators, electrical panels, and communication systems.
9. Works with Southern California Edison to perform well and booster pump efficiency testing; maintains records of pump efficiency.
10. Troubleshoots, performs routine maintenance, and makes repairs on system components including changing fluids, lubricating and adjusting electrical and hydraulic pumping equipment, and maintaining all production related equipment and supply inventory.
11. Maintains detailed records of lubrication, calibration, and maintenance performed on equipment, tools, and machinery.

DRAFT

12. Responds to requests, complaints, and inquiries received from customers.
13. Responds to after-hours emergencies and assists other staff in emergency situations; performs on-call and stand by duty as needed; works with other crews on emergency leaks and system infrastructure repairs; makes decisions on proper actions to take during emergency situations including repairs of booster stations and well sites.
14. Performs other duties as assigned.

REQUISITE ABILITIES:

a. Inspect, maintain, operate, and repair water production, water pumping, water distribution, and chlorine injection systems.
b. Maintain, inspect, calibrate, and effectively operate tools, test equipment, and instrumentation.
c. Maintain, repair, and adjust mechanical equipment including electrical motors, pumps, compressors, and generators to detect or prevent malfunctions.
d. Read and interpret water maps, plans, blueprints, schematics, charts, and graphs.
e. Read, interpret, collect, and record data accurately.
f. Safely and effectively use and operate a variety of diagnostic equipment, power and hand tools, mechanical equipment, and light to heavy equipment used in maintenance of water production and distribution systems.
g. Collect water samples for testing.
h. Calculate chlorine dosages, reservoir volumes, and water production levels.
i. Operate SCADA telemetry systems.
j. Apply safe work practices; safely operate vehicles.
k. Perform basic mathematical computations.
l. Read and record water production meters.
m. Troubleshoot maintenance problems and determine materials and supplies required for repair.
n. Maintain accurate logs, records, and basic written records of work performed.
o. Make sound decisions within established guidelines in emergency situations.
p. Understand and follow oral and written instructions.
q. Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.
r. Independently organize work, set priorities, meet critical deadlines, and follow-up on assignments.
s. Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
t. Effectively use computer systems, software applications relevant to work performed, and modern business equipment to perform a variety of work tasks.
u. Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.
v. Establish, maintain, and foster positive and effective working relationships with those

DRAFT

contacted in the course of work.

QUALIFICATION GUIDELINES

Education and/or Experience: *Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

Experience:

Water Production Operator I – Two (2) years of experience performing maintenance, construction, and/or repair work in water distribution or a related field. Experience at the Water Utility Worker II is considered qualifying.

Water Production Operator II –Two (2) years of experience equivalent to a Water Production Operator I with the City of Glendora or similar utility agency in the operation, maintenance, and repair of motors, pumps, wells, and related equipment utilized in water production systems.

Education:
Equivalent to completion of the twelfth (12th) grade.

Licenses and Certifications:

- Water Production Operator I/II – Possession of a valid Class "C" California Driver License and a valid Class "B" California Driver License with "N" (Tanker) endorsement, to be maintained throughout employment.
- Water Production Operator I – Possession of a valid Grade D1 Water Distribution Operator Certificate, to be maintained throughout employment.
- Water Production Operator I - Possession of, or successful acquisition within 12 months of appointment, a valid Grade T1 Water Treatment Operator Certificate, to be maintained throughout employment.
- Water Production Operator II – Possession of a valid Grade D2 Water Distribution Operator Certificate, to be maintained throughout employment.
- Water Production Operator II – Possession of a valid Grade T2 Water Treatment Operator Certificate, to be maintained throughout employment.

Knowledge and Skills:

- Methods, practices, procedures, and equipment used in the installation, construction, operation, maintenance, and repair of water production, water treatment, water distribution systems, and related equipment and facilities.
- Procedures, equipment, materials, and tools used in the operation, maintenance, and repair of motors, pumps, wells, compressors, electrical panels, automated control valves, and other related equipment.
- Principles of automation, hydraulics, mechanics, and electricity as applied to water pressure and water pumping operations.
- Methods, techniques, and quality control practices of conducting water sampling and testing.
- Supervisory control and data acquisition systems (SCADA).
- Basic traffic control procedures and traffic sign regulations.

DRAFT

- Methods and techniques for record keeping and report preparation.
- Water disinfection systems, water treatment chemistry, chemical dosage calculations, and the use of basic laboratory instruments.
- Basic mathematical principles related to the computation of flows and water storage volumes in the distribution system.
- Applicable Federal, State, and local laws, rules, regulations, and procedures relevant to assigned areas of responsibility including water quality regulations.
- City and mandated safety rules, regulations, protocols, and occupational hazards.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed.

PHYSICAL DEMANDS

Must possess mobility to work in the field; strength, stamina, and mobility to perform medium to heavy physical work; to sit, stand, and walk on level, uneven, or slippery surfaces; frequently reach, twist, turn, kneel, bend, stoop, squat, crouch, grasp, and make repetitive hand movement in the performance of daily duties; entry into confined spaces and the use of confined entry equipment; to climb and descend ladders; to operate varied hand and power tools and construction equipment, and to operate a motor vehicle and visit various City sites; vision to inspect and operate equipment; and color vision to discern clarity and color issues when water sampling. The job involves fieldwork requiring frequent walking in operational areas to identify problems or hazards. Finger dexterity is needed to operate and repair tools and equipment. Employees must possess the ability to lift, carry, push, and pull materials and objects averaging a weight of 40 pounds or heavier weights, in all cases with the use of proper equipment and/or assistance from other staff. Employees must wear and use the proper Personal Protective Equipment (PPE).

ENVIRONMENTAL CONDITIONS

Employees work in the field and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, vibration, confined workspaces, working below ground, chemicals, mechanical and/or electrical hazards, hazardous physical substances and fumes, exposure to waste, mold, and funguses; exposure to foul odors; exposure to vermin, insects, and parasites; and dust and air contaminants. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.

WORKING CONDITIONS

Required to be on-call and to work various shifts or emergencies on evenings, weekends, and holidays. On-call work is generally performed on a rotational basis.

DRAFT

Date Adopted: xx/xx/xxxx
Employee Association : GMA
FLSA: Exempt

CITY OF GLENDORA
WATER PRODUCTION SUPERVISOR

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

DEFINITION

Under general direction from a Water Superintendent, plans, schedules, assigns, reviews, and supervises the work of staff performing a variety of tasks related to maintenance and repair work of booster pumps, wells, reservoirs, automated valves, and related equipment; oversees the computerized supervisory control and data acquisition (SCADA) system; ensures an adequate supply of water and pressure to customers; supervises, coordinates, and conducts the water quality sampling program; ensures water quality meets all regulatory health standards; provides responsible technical assistance to the Water Superintendent in areas of expertise; performs a variety of technical tasks relative to the assigned functional area; and performs related work as required.

CLASS CHARACTERISTICS

This is the full supervisory-level classification in the Water Production series that exercises independent judgment on diverse and specialized water systems operations and maintenance activities for all water production related functions, including the construction, maintenance, and operation of booster pumps, wells, reservoirs, automated valves, and related equipment with accountability and ongoing decision-making responsibilities associated with the work. Incumbents are responsible for planning, organizing, supervising, reviewing, and evaluating the work of staff and for providing technical support to management in a variety of areas. Performance of the work requires the use of independence, initiative, and discretion within established guidelines. Exercises direct supervision over technical and maintenance staff.

Serves as a Shift Operator for the City's Water Division; may act in absence of Water Superintendent.

ESSENTIAL JOB FUNCTIONS

Management reserves the right to add, modify, change, or rescind the work assignments of different positions, and to make reasonable accommodations where appropriate so qualified employees can perform the essential functions of the job. These functions may not be present in all positions in this class. When a position is to be filled, the essential functions will be noted in the announcement of position availability.

1. Plans, schedules, assigns, reviews, and supervises the work of staff performing a variety of tasks related to maintenance and repair work of booster pumps, wells, reservoirs, automated valves, and related equipment; trains staff in work procedures; evaluates employee performance, counsels employees, and effectively recommends initial disciplinary action; assists in selection and promotion.
2. Participates in the development of goals, objectives, policies, and procedures for assigned services and programs; recommends and implements policies and procedures including standard operating procedures for assigned operations.

DRAFT

3. Monitors activities of the water production work unit; identifies opportunities for improving service delivery and procedures; provides recommendations concerning process changes; reviews with appropriate management staff; implements improvements.
4. Coordinates assigned services and operations with other departments and outside agencies.
5. Participates in annual budget preparation; identifies resource needs; prepares detailed cost estimates with appropriate justifications; monitors expenditures.
6. Supervises, coordinates, and conducts the water quality sampling program; sets water sampling plans per State requirements; takes samples and tests water quality; works with certified labs for water testing services; reviews lab reports; adjusts systems as necessary to ensure the quality of water production; collects and organizes sampling forms and documents.
7. Prepares reports in compliance with the State Water Resources Control Board (SWRCB);
8. Answers questions and provides information to the public; investigates and responds to complaints and inquiries from staff, customers, other departments, and outside agencies; recommends corrective actions to resolve issues; to resolve issues; coordinates activities with other City staff in resolving customer complaints.
9. Monitors, adjusts, supervises, and makes decisions affecting the health and safety of the general public regarding their drinking water.
10. Compiles bid packages for contractual services including SCADA upgrades, cathodic inspections and repairs, reservoir dive inspections, engineering inspections, motor and pump efficiency tests, fire flow testing, and related materials and services; follows City purchasing procedures for selecting contractors; schedules, coordinates, and observes work performed by contractors.
11. Schedules maintenance and repair of potable water production and distribution systems and equipment; checks and changes fluid levels on electric motors at preset intervals; inspects and evaluates reservoir operations; maintains detailed records of lubrication, calibration, and maintenance performed on equipment, tools, and machinery.
12. Oversees the monitoring and adjustment of the Supervisory Control and Data Acquisition System (SCADA) to maintain an adequate supply of water and pressure; reads and records water production and electrical usage meters at pump stations and well locations and other related facilities; monitors and adjusts pressure regulators within the water system.
13. Provides input on the development and installation of new equipment, systems, and capital project construction including wells, pumping plants, boosters, treatment facilities, reservoirs, and chlorine stations.
14. Administers proper chlorine dosages; inspects, maintains, and repairs chlorine pumps and chlorine generating systems; checks for and repairs chlorine leaks; transports chlorine to various well sites and stations.
15. Inspects and performs skilled and preventive maintenance and repair work on booster pumps, wells, reservoirs, pressure controls, automated valves, and related equipment; collects and records operational data from wells, pump stations, reservoirs, and other related facilities.
16. Gathers and analyzes data and prepares a variety of water production, water quality, and other regulatory reports, memoranda, and correspondence; maintains files, databases, and records related to water levels, water production, water treatment, and well operations.
17. Prioritizes and makes necessary purchases of materials, equipment, and supplies; maintains and reviews inventories; reviews timecards, work orders, and related records.

DRAFT

18. Ensures staff observe and comply with all City and mandated safety rules, regulations, and protocols.
19. Performs other duties as assigned.

REQUISITE ABILITIES:

a. Assist in developing and implementing goals, objectives, practices, policies, procedures, and work standards.
b. Select and supervise staff, provide training and development opportunities, ensure work is performed effectively, and evaluate performance in an objective and positive manner.
c. Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.
d. Identify problems, research and analyze relevant information, and develop and present recommendations and justification for solutions.
e. Research, analyze, and evaluate new service delivery methods, procedures, and techniques.
f. Prepare and administer an operating budget for the water production services; operate within allocated amounts.
g. Respond to complaints or inquiries from customers, staff, and outside organizations.
h. Work effectively with contractors coordinating and completing projects.
i. Evaluate and inspect work performed by outside contractors.
j. Determine labor, equipment, materials, and supplies needs; purchase and maintain an inventory of necessary equipment, materials, and supplies.
k. Maintain accurate logs, records, and written record of work performed.
l. Organize and prioritize a variety of projects and tasks in an effective and timely manner, set priorities, and meet critical time deadlines.
m. Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
n. Effectively use computer systems, software applications relevant to work performed, and modern business equipment to perform a variety of work tasks.
o. Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.
p. Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.
q. Make sound decisions within established guidelines.
r. Understand and follow oral and written instructions.
s. Observe safety principles and work in a safe manner.
t. Read, understand, and interpret water maps, construction blueprints, plans, and specifications.
u. Prepare clear, effective, and accurate reports, correspondence, and other written materials.
v. Perform complex and regularly scheduled maintenance and operations duties; perform proper maintenance on valves, motors, and other water related equipment.

DRAFT

w. Remain current on all necessary water quality requirements and required reporting.

x. Safely and effectively operate a variety of diagnostic equipment and power and hand tools used in water production and telemetry systems.

y. Maintain, inspect, calibrate, repair, and adjust all forms of tools, test equipment, and instrumentation needed to pump and supply potable water.

z. Calculate chlorine dosages, reservoir volumes, and water production needs.

aa. Collect samples from the water distribution system.

bb. Understand and follow oral and written instructions.

cc. Read and understand laboratory water quality testing results.

dd. Develop and write project requirements related to water system needs for bid processes.

ee. Develop specifications for related capital improvement projects.

ff. Prepare technical water-related reports to comply with Federal, State, and local water regulations.

QUALIFICATION GUIDELINES

Education and/or Experience: *Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

Experience:
Five (5) years of increasingly responsible experience in maintenance, operations, and repair of water production, water quality, and/or water treatment systems equivalent to a Water Production Operator II at the City of Glendora. *Experience is a lead or supervisory capacity is highly desirable*.

Education:
Equivalent to completion of the twelfth (12th) grade, supplemented by specialized coursework in water production, water distribution, or a related field.

Licenses and Certifications:
- Possession of a valid Class “C” California Driver License and a valid Class “B” California Driver License with “N” (Tanker) endorsement, to be maintained throughout employment.
- Possession of a valid Grade D3 Water Distribution Operator Certificate, to be maintained throughout employment.
- Possession of a Grade T2 Water Treatment Operator Certificate, to be maintained throughout employment.
- Possession of, or successful acquisition within 12 months of appointment, a valid First Aid/CPR certificate, to be maintained throughout employment.
- Possession of, or successful acquisition within 12 months of appointment, a valid Forklift Operator certificate, to be maintained throughout employment.

DRAFT

Knowledge and Skills:

- Principles, practices, methods, and techniques used in the installation, construction, maintenance, repair, and operation of water production facilities including pumps, motors, compressors, wells, reservoirs, electrical panels, automated control valves, and related facilities and equipment.
- Low and high voltage electrical circuitry, motor controls, and related operations.
- Water disinfection systems and water sampling techniques.
- Basic mathematical principles related to the computation of flows and water storage volumes in the distribution system.
- Water treatment chemistry, chemical dosage calculations, and use of basic laboratory instruments.
- SCADA telemetry systems.
- Principles and practices of preventive maintenance.
- Basic traffic control procedures, traffic laws and sign regulations
- Principles and practices of employee supervision, including work planning, assignment, review and evaluation, discipline, and the training of staff in work procedures.
- Principles and practices of leadership.
- Principles and techniques for working with groups and fostering effective team interaction to ensure teamwork is conducted smoothly.
- Basic principles and practices of budget administration and monitoring.
- Applicable Federal, State, and local laws, rules, regulations, and procedures relevant to assigned areas of responsibility including Federal Environmental Protection Agency (EPA) and California State Water Resources Control Board laws governing a water system.
- Principles and procedures of record keeping and report preparation.
- City purchasing policies and procedures.
- City and mandated safety rules, regulations, protocols, and occupational hazards; confined space regulations and procedures.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.

DRAFT

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

ENVIRONMENTAL CONDITIONS

Employees work in an office environment with moderate noise levels, controlled temperature conditions, and no direct exposure to hazardous physical substances. Employees also work in the field and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, vibration, confining workspaces, working below ground, chemicals, mechanical, and/or electrical hazards, hazardous physical substances and fumes, exposure to waste, mold, and funguses; exposure to foul odors; exposure to vermin, insects, and parasites; and dust and air contaminants. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.

PHYSICAL DEMANDS

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer; vision to read printed materials and a computer screen; hearing and speech to communicate in person and over the telephone. Ability to stand and walk between work areas may be required. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push, and pull drawers open and closed to retrieve and file information.

Must also possess mobility to work in changing field conditions; possess the strength, stamina, and mobility to perform light to medium physical work; to sit, stand, and walk on level, uneven, or slippery surfaces; to reach, twist, turn, kneel, and bend, to climb and descend ladders; and to operate a motor vehicle and visit various DWP sites; vision to inspect site conditions and remedial work in progress; color vision to detect and distinguish USA underground utility lines and markings; and smell to detect chlorine, sulfur, electrical burns, or to diagnose other issues. The job involves fieldwork requiring frequent walking in operational areas to identify problems or hazards, with exposure to hazardous materials in some site locations. Employees must possess the ability to lift, carry, push, and pull materials and objects averaging a weight of 40 pounds, or heavier weights, in all cases with the use of proper equipment and/or assistance from other staff.

WORKING CONDITIONS

Required to be on-call and to work various shifts or emergencies on evenings, weekends, and holidays. On-call work is generally performed on a rotational basis.

DRAFT

Date Adopted: xx/xx/xxxx
Employee Association : AFSCME Local 3915
FLSA: Non-exempt

CITY OF GLENDORA
WATER UTILITY LEADWORKER

DEFINITION

Under direction, leads, oversees, and participates in the work of a crew performing semi-skilled and skilled duties related to the inspection, construction, installation, service, maintenance, removal, and repair of existing and new water mains, large and small services, pipelines, valves, hydrants, water meters, water leaks, flow testing, and related facilities and equipment involved in water hook-ups; may perform welding duties; uses and operates a variety of light, medium, and heavy duty construction equipment including backhoes, loaders, and dump trucks; trains less experienced staff in operations, work methods, and safety practices in the field; ensures work of crew is performed in a safe and efficient manner; and performs related work as required.

CLASS CHARACTERISTICS

This is the advanced-level classification in the Water Utility Worker series responsible for performing the most complex work assigned to the series and serving as a crew leader in the field. Incumbents regularly work on tasks which are varied and complex, requiring considerable discretion and independent judgment. Positions in the classification rely on experience and judgment to perform assigned duties. Assignments are given with general guidelines and incumbents are responsible for establishing objectives, timelines, and methods to complete assignments. Work is typically reviewed upon completion for soundness, appropriateness, and conformity to policy and requirements. This class is distinguished from the Water Distribution Supervisor in that the latter is the full supervisory-level class in the series responsible for organizing, assigning, supervising, and reviewing the work of assigned staff involved in water system maintenance and operations. Receives direction from the Water Distribution Supervisor. Exercises technical and functional direction over and provides training to less experienced staff.

EXAMPLES OF TYPICAL JOB FUNCTIONS

Management reserves the right to add, modify, change, or rescind the work assignments of different positions, and to make reasonable accommodations where appropriate so qualified employees can perform the essential functions of the job. These functions may not be present in all positions in this class. When a position is to be filled, the essential functions will be noted in the announcement of position availability.

1. Leads, oversees, and participates in the work of a crew performing semi-skilled and skilled duties related to the inspection, construction, installation, service, maintenance, removal, and repair of existing and new water mains, large and small services, pipelines, valves, hydrants, trench shoring, water meters, water leaks, flow testing, and related facilities and equipment involved in water hook-ups.
2. Serves as crew leader; exercises technical and functional direction over and provides training to less experienced staff in semi-skilled and skilled operations, work methods, and safety practices and procedures; checks and approves work performed by Water Utility Workers in the field; ensures work of crew is performed in a safe and efficient manner.
3. Cuts, fits, lays, and repairs water distribution pipes; inspects, tests, exercises, and operates valves, fittings, and related water distribution equipment; inspects water projects for leaks, decayed pipes, and spills.

DRAFT

4. Performs a full range of water meter maintenance duties; removes broken or older water meters; installs new water meters, meter boxes, and meter covers.
5. Sets up and tears down work zones by gathering and transporting appropriate materials, tools, equipment, flags, and cones; sets up traffic control including signs and barricades and directs traffic around worksites.
6. Assists in performing Underground Service Alert (USA Dig-Alert) underground utility line locating; verifies all utilities are properly marked prior to excavation; assists in locating service lines, main water lines, and approximate site of leaks; excavates concrete, pavement, and soil materials; assesses leaks and determines appropriate course of action; repairs water lines and related facilities.
7. Operates a variety of light, medium, and heavy-duty equipment, such as vactor trucks, crane trucks, skip loaders, dump trucks, backhoes, other power-driven equipment; may operate welding equipment; cleans and performs routine maintenance on equipment; uses jack hammers, concrete saws, shovels, pneumatic tools, and a variety of hand and power tools and equipment related to work assignment as instructed.
8. Oversees and participates in the water system flushing program for water quality assurance; oversees and participates in the disinfection of water services and mains; tests water systems for chlorine residuals.
9. Identifies equipment and materials needed for assigned projects; performs minor repairs on equipment and reports major repair needs.
10. Responds to after-hours emergencies and assists other City departments, staff, or the public as needed in emergency or relief situations; performs on-call, stand by duty as needed.
11. Draws, reads, and interprets construction maps; takes measurements; maintains records of work completed, and materials and equipment used on projects.
12. Performs other duties as assigned.

REQUISITE ABILITIES:

a. Plan, organize, and coordinate the work of assigned staff.
b. Effectively provide staff leadership, training, and work direction.
c. Perform semi-skilled and skilled duties related to the inspection, construction, installation, service, maintenance, removal, and repair of existing and new water mains, large and small services, pipelines, valves, hydrants, water meters, water leaks, flow testing, and related facilities and equipment involved in water hook-ups.
d. Inspect, operate, diagnose problems, and perform preventive maintenance and repair work on electric motors, pump panels, engines, pumps, compressors, valves, fittings, and related equipment.
e. Read and interpret plans, blueprints, maps, manuals, drawings, layouts, and specifications.
f. Locate underground utilities in accordance with Underground Service Alert (USA Dig Alert) regulations.
g. Excavate concrete, pavement, and soil materials; backfill trenches with appropriate materials.
h. Observe safety principles and work in a safe manner.
i. Safely and effectively use and operate a variety of diagnostic equipment, power and hand

DRAFT

tools, welding equipment, mechanical equipment, and light to heavy equipment used in water distribution system maintenance.

j. Safely and effectively use and operate a variety of heavy construction equipment such as backhoes, dump trucks, cranes, concrete saws, and jackhammers.

k. Apply safe work practices including traffic control procedures, trench shoring, and confined space entry procedures.

l. Accurately read gauges and testing equipment.

m. Estimate job costs, accurately order supplies, and maintain inventory.

n. Assist other Public Works Department crews in related maintenance activities.

o. Collect water samples.

p. Perform basic mathematical computations.

q. Troubleshoot and effectively respond to emergency maintenance problems.

r. Maintain accurate logs, records, and basic written records of work performed.

s. Read, interpret, and record data accurately.

t. Understand and follow oral and written instructions.

u. Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.

v. Independently organize work, set priorities, meet critical deadlines, and follow-up on assignments.

w. Use tact, initiative, prudence, and independent judgment within general policy and procedural guidelines.

x. Effectively use computer systems, software applications relevant to work performed, and modern business equipment to perform a variety of work tasks.

y. Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.

z. Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

QUALIFICATION GUIDELINES

Education and/or Experience: *Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

Experience:
Three (3) years of experience equivalent to a Water Utility Worker II with the City of Glendora or similar utility agency. *Experience in a lead capacity is highly desirable*.

Education:
Equivalent to completion of the twelfth (12th) grade.

DRAFT

Licenses and Certifications:

- Possession of a valid Class "C" California Driver License and a valid Class "B" California Driver License with "N" (Tanker) endorsement, to be maintained throughout employment.
- Possession of a valid Grade D3 Water Distribution Operator Certificate, to be maintained throughout employment.
- Possession of a valid Grade T1 Water Treatment Operator Certificate, to be maintained throughout employment.
- When assigned to welding duties: Possession of a Shielded Metal Arc Welding (SMAW) Certification, to be maintained when assigned welding duties.
- Possession of, or successful acquisition within 12 months of appointment, a valid First Aid and CPR certificate, to be maintained throughout employment.
- Possession of, or successful acquisition within 12 months of appointment, a valid Forklift Operator certificate, to be maintained throughout employment.

Knowledge and Skills Levels

- Principles of providing functional direction and training.
- Principles, practices, equipment, tools, and materials used in the construction, installation, maintenance, and repair of water transmission and distribution systems including water mains, service lines, water meters, fire hydrants, and related equipment and facilities.
- Operation, techniques, and maintenance of a variety of vehicles, hand and power tools such as concrete saws, grinders, and jackhammers, and light, medium, and heavy-duty construction equipment such as forklifts, backhoes, dump trucks, loaders, and cranes.
- Procedures, equipment, materials, and tools used in the operation of motors, pumps, compressors, electrical panels, automatic controls, valves, and other equipment.
- A variety of fittings, pipe sizes, and pipe types used in water distribution systems.
- Mathematical principles related to the computation of flows and volumes in water storage and distribution systems.
- Basic traffic control procedures and traffic sign regulations.
- Underground Service Alert (USA Dig-Alert) laws and procedures.
- Safe trench and shoring laws and practices.
- Methods and techniques for record keeping and report preparation.
- Applicable Federal, State, and local laws, rules, regulations, and procedures relevant to assigned areas of responsibility.
- City and mandated safety rules, regulations, protocols, and occupational hazards.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed.

DRAFT

PHYSICAL DEMANDS

Must possess mobility to work in the field; strength, stamina, and mobility to perform medium to heavy physical work; to sit, stand, and walk on level, uneven, or slippery surfaces; frequently reach, twist, turn, kneel, bend, stoop, squat, crouch, grasp, and make repetitive hand movement in the performance of daily duties; entry into confined spaces and the use of confined entry equipment; to climb and descend ladders; to operate varied hand and power tools and construction equipment, and to operate a motor vehicle and visit various City sites; vision to inspect and operate equipment; and color vision to detect and distinguish USA Dig Alert underground utility lines and markings. The job involves fieldwork requiring frequent walking in operational areas to identify problems or hazards. Finger dexterity is needed to operate and repair tools and equipment. Employees must possess the ability to lift, carry, push, and pull materials and objects averaging a weight of 40 pounds or heavier weights, in all cases with the use of proper equipment and/or assistance from other staff. Employees must wear and use the proper Personal Protective Equipment (PPE).

ENVIRONMENTAL CONDITIONS

Employees work in the field and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, vibration, confined workspaces, working below ground, working at heights, chemicals, mechanical and/or electrical hazards, hazardous physical substances and fumes, exposure to foul odors; exposure to vermin, insects, and parasites; and dust and air contaminants. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.

WORKING CONDITIONS

Required to be on-call and to work various shifts or emergencies on evenings, weekends, and holidays. On-call work is generally performed on a rotational basis.

DRAFT

Date Adopted: xx/xx/xxxx
Employee Association : GMA
FLSA: Exempt

CITY OF GLENDORA
WATER UTILITY SUPERVISOR

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

DEFINITION

When assigned to Distribution: Under general direction from a Water Superintendent, plans, schedules, assigns, reviews, and supervises the work of staff performing a variety of maintenance and repair tasks related to the installation, construction, and maintenance of water system facilities including water meters, water mains, fire hydrants, domestic water services, booster pumping stations, backflow devices, and other related appurtenances and equipment; assists in the design of and oversees water-related capital improvement projects and systems; provides reasonable technical assistance to the Water Superintendent in areas of expertise; performs a variety of technical tasks relative to water distribution functions; and performs related work as required.

***When assigned to Customer Service**:* Under general direction from a Water Superintendent, plans, schedules, assigns, reviews, and supervises the work of staff engaged in reading and replacing radio read water meters, meter transmitter units, and related equipment, and performing field customer service functions for the Water Division; supervises the backflow testing and cross connection control programs for the City; supervises the City's water system flushing and valve exercising programs; provides responsible technical assistance to the Water Superintendent in areas of expertise; performs a variety of technical tasks relative to the assigned functional area; and performs related work as required.

CLASS CHARACTERISTICS

This is the full supervisory-level classification in the Water Distribution or Water Customer Service programs of the Water Division. This classification exercises independent judgment on diverse and specialized maintenance and repair activities with accountability and ongoing decision-making responsibilities associated with the area of responsibility and exercises direct supervision over technical and maintenance staff. Incumbents are responsible for planning, organizing, supervising, reviewing, and evaluating the work of staff and for providing technical support to management in a variety of areas. Performance of the work requires the use of independence, initiative, and discretion within established guidelines. Exercises direct supervision over technical and maintenance staff.

Serves as a Shift Operator for the City's Water Division; may act in absence of Water Superintendent.

ESSENTIAL JOB FUNCTIONS

Management reserves the right to add, modify, change, or rescind the work assignments of different positions, and to make reasonable accommodations where appropriate so qualified employees can perform the essential functions of the job. These functions may not be present in all positions in this class. When a position is to be filled, the essential functions will be noted in the announcement of position availability.

DRAFT

1. Plans, schedules, organizes, prioritizes, assigns, supervises, and reviews the work of staff performing a variety of tasks related to maintenance and repair work of hydrants, water lines, automated valves, and related equipment; trains staff in work procedures; evaluates employee performance, counsels employees, and effectively recommends initial disciplinary action; assists in selection and promotion.
2. Participates in the development of goals, objectives, policies, and procedures for assigned services and programs; recommends and implements policies and procedures including standard operating procedures for assigned operations.
3. Monitors activities of work unit; identifies opportunities for improving service delivery and procedures; provides recommendations concerning process changes; reviews with appropriate management staff; implements improvements.
4. Coordinates assigned services and operations with other departments and outside agencies.
5. Participates in annual budget preparation; identifies resource needs; prepares detailed cost estimates with appropriate justifications; monitors expenditures.
6. Supervises and participates in the maintenance, repair, and construction of water meters, water mains, fire hydrants, domestic water services, booster pumping stations, backflow devices, and other related appurtenances and equipment. **(Distribution)**
7. Supervises, coordinates and participates in the performance of semi-skilled and skilled duties related to the construction, installation, service, maintenance, and repair of existing and new water mains, services, pipelines, valves, hydrants, trench shoring and related services. **(Distribution)**
8. Supervises the City's backflow testing and cross connection control program to ensure safe water and comply with California Health Department regulations; inspects properties with backflow devices; contacts property owners regarding their backflow testing compliance efforts; reviews backflow test results from third party vendors; determines whether to turn water supply off for customers who fail to comply. **(Customer Service)**
9. Supervises the City's water system flushing program for water quality assurance; directs the flushing of dead-end water mains. **(Customer Service)**
10. Supervises the City's valve exercise program; determines which valves need to be replaced and directs their replacement as needed. **(Customer Service)**
11. Assists in the review of plans for water projects and proposed development to ensure compliance with City and State rules, policies, and regulations; assists with and discusses development plans with engineering staff and inspectors; assists with water-related capital improvement projects.
12. Prepares and presents productivity and other written reports, reviews timecards and related records.
13. Prepares purchase orders for contractors needed; serves as liaison to City contractors; inspects work completed by contractors.
14. Answers emergency calls from City personnel, the public, and other agencies; checks for water leaks and makes emergency repairs.
15. Prepares, maintains, and inputs detailed logs, records, files, databases, and reports of water distribution system installation, maintenance, construction, and repair activities into automated software systems.

DRAFT

16. Answers questions and provides information to the public; investigates and responds to the most significant complaints and inquiries from staff, customers, other departments, and outside agencies regarding water quality, water pressure, and low and high billings; recommends corrective actions to resolve issues; coordinates activities with other City staff in resolving customer complaints.
17. Prioritizes and makes necessary purchases of materials, equipment, and supplies; maintains and reviews inventories; reviews timecards, work orders, and related records.
18. Ensures staff observe and comply with all City and mandated safety rules, regulations, and protocols.
19. Performs other duties as assigned.

REQUISITE ABILITIES:

a. Assist in developing and implementing goals, objectives, practices, policies, procedures, and work standards.
b. Select and supervise staff, provide training and development opportunities, ensure work is performed effectively, and evaluate performance in an objective and positive manner.
c. Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.
d. Identify problems, research and analyze relevant information, and develop and present recommendations and justification for solutions.
e. Research, analyze, and evaluate new service delivery methods, procedures, and techniques.
f. Prepare and administer an operating budget for water distribution services; operate within allocated amounts.
g. Respond to complaints or inquiries from customers, staff, and outside organizations.
h. Work effectively with contractors coordinating and completing projects.
i. Evaluate and inspect work performed by outside contractors.
j. Determine labor, equipment, materials, and supplies needs; purchase and maintain an inventory of necessary equipment, materials and supplies.
k. Perform complex and regularly scheduled maintenance and operations duties.
l. Troubleshoot issues in water distribution.
m. Work with equipment, make repairs, use hand tools, and perform traffic control functions.
n. Maintain accurate logs, records, and written records of work performed.
o. Organize and prioritize a variety of projects and tasks in an effective and timely manner, set priorities, and meet critical time deadlines.
p. Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
q. Effectively use computer systems, software applications relevant to work performed, and modern business equipment to perform a variety of work tasks.
r. Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.
s. Establish, maintain, and foster positive and effective working relationships with those

DRAFT

contacted in the course of work.

t. Make sound decisions within established guidelines.

u. Understand and follow oral and written instructions.

v. Observe safety principles and work in a safe manner.

w. Read, understand, and interpret blueprints, plans, work sketches, specialized maps, and specifications.

x. Read, interpret, and record data accurately.

y. Locate underground utilities in accordance with Underground Service Alert (USA Dig Alert) regulations.

z. Respond to emergency and problem situations in an effective manner.

aa. Safely and effectively operate a variety of heavy construction equipment, diagnostic equipment, and power and hand tools used in water distribution systems.

bb. Prepare clear, effective, and accurate reports, correspondence, and other written materials.

QUALIFICATION GUIDELINES

Education and/or Experience: *Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

Experience:
Five (5) years of increasingly responsible experience in construction, installation, maintenance, and repair of water utility distribution systems OR water meter or field customer service equivalent to a Water Utility Worker II at the City of Glendora. *Experience is a lead or supervisory capacity is highly desirable*.

Education:
Equivalent to completion of the twelfth (12th) grade, supplemented by specialized coursework in water technology, water production, water distribution or a related field.

Licenses and Certifications:

- Possession of a valid Class “C” California Driver License and a valid Class “B” California Driver License with “N” (Tanker) endorsement, to be maintained throughout employment.
- Possession of a valid Grade D3 Water Distribution Operator Certificate, to be maintained throughout employment.
- Possession of a valid Grade T1 Water Treatment Operator Certificate, to be maintained throughout employment.
- Possession of, or successful acquisition within 12 months of appointment, a valid First Aid certificate, to be maintained throughout employment.

- Possession of, or successful acquisition within 12 months of appointment, a valid Forklift Operator certificate, to be maintained throughout employment.

Knowledge and Skills:

DRAFT

- Principles, practices, methods, techniques, and equipment used in the installation, maintenance, repair, and operation of water transmission and distribution systems.
- Underground Service Alert (Dig-Alert) procedures.
- Proper methods of collecting and preserving domestic water samples.
- Mathematical principles as applied to water systems.
- City standards related to installation and repair of water lines.
- Principles and practices of preventive maintenance.
- Basic traffic control procedures, traffic laws and traffic sign regulations.
- Principles and practices of employee supervision, including work planning, assignment, review and evaluation, discipline, and the training of staff in work procedures.
- Principles and practices of leadership.
- Principles and techniques for working with groups and fostering effective team interaction to ensure teamwork is conducted smoothly.
- Basic principles and practices of budget administration and monitoring.
- Applicable Federal, State, and local laws, rules, regulations, and procedures relevant to assigned areas of responsibility including California State Water Resources Control Board laws governing a water distribution system.
- Principles and procedures of record keeping and report preparation.
- City purchasing policies and procedures
- City and mandated safety rules, regulations, protocols, and occupational hazards.
- Techniques for providing a high level of customer service by effectively dealing with the public, other agencies, vendors, contractors, and City staff.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

ENVIRONMENTAL CONDITIONS

Employees work in an office environment with moderate noise levels, controlled temperature conditions, and no direct exposure to hazardous physical substances. Employees also work in the field and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, vibration, confining workspaces, working below ground, chemicals, mechanical, and/or electrical hazards, hazardous physical substances and fumes, exposure to

DRAFT

waste, mold, and funguses; exposure to foul odors; exposure to vermin, insects, and parasites; and dust and air contaminants. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.

PHYSICAL DEMANDS

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer; vision to read printed materials and a computer screen; and hearing and speech to communicate in person and over the telephone. Ability to stand and walk between work areas will be required. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push, and pull drawers open and closed to retrieve and file information.

Must also possess mobility to work in changing field conditions; possess the strength, stamina, and mobility to perform light to medium physical work; to sit, stand, and walk on level, uneven, or slippery surfaces; to reach, twist, turn, kneel, and bend, to climb and descend ladders; and to operate a motor vehicle and visit various City sites; vision to inspect site conditions and remedial work in progress; color vision to detect and distinguish USA underground utility lines and markings; and smell to detect chlorine, sulfur, electrical burns, or to diagnose other issues. The job involves fieldwork requiring frequent walking in operational areas to identify problems or hazards, with exposure to hazardous materials in some site locations. Employees must possess the ability to lift, carry, push, and pull materials and objects averaging a weight of 40 pounds, or heavier weights, in all cases with the use of proper equipment and/or assistance from other staff.

WORKING CONDITIONS

Required to be on-call and to work various shifts or emergencies on evenings, weekends, and holidays. On-call work is generally performed on a rotational basis.

DRAFT

Date Adopted: xx/xx/xxxx
Employee Association : AFSCME Local 3915
FLSA: Non-exempt

CITY OF GLENDORA
WATER UTILITY WORKER SERIES (TRAINEE, I, II)

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

DEFINITION

Incumbents in the series may be assigned to perform duties in Water Distribution or Water Customer Service.

***When assigned to Distribution*:** Under close (Water Utility Worker Trainee), immediate (Water Utility Worker I) to general (Water Utility Worker II) supervision, performs a variety of semi-skilled and skilled duties in the construction, installation, maintenance, operation, and repair of the City's water transmission and distribution systems including water mains, service lines, water meters, hydrants, and related equipment and facilities; may perform welding duties; uses and operates a variety of manual and power tools and light to heavy power-driven equipment; and performs related work as required.

***When assigned to Customer Service*:** Under close (Water Utility Worker Trainee), immediate (Water Utility Worker I) to general (Water Utility Worker II) supervision, performs a variety of semi-skilled and skilled duties in the inspection, troubleshooting, installation, maintenance, operation, removal, and repair of the City's water radio read meters, meter transmitter units, meter boxes, and related equipment; performs fieldwork in reading water meters and recording amounts consumed for billing purposes; investigates requests for customer service and water billing complaints; turns on new services and shuts off delinquent and closed accounts; responds to water quality and water pressure complaints from customers; operates a variety of equipment, such as handheld devices, work truck, forklift, and a variety of hand and power tools and equipment; and performs related work as required.

CLASS CHARACTERISTICS

Water Utility Worker Trainee: This is the trainee level of the Water Utility Worker series. Incumbents in the Water Utility Worker classification serve under training conditions with close supervision while gaining the necessary knowledge, skills, abilities, and certifications to progress to Water Utility Worker I.

Water Utility Worker I: This is the entry-level classification in the Water Utility Worker series. Initially under close supervision, incumbents learn to and perform routine construction, maintenance, operation, and repair duties related to the City's water transmission and distribution systems and related equipment and facilities. As experience is gained, assignments become more varied, complex, and difficult; close supervision and frequent review of work lessen as an incumbent demonstrates skill to perform the work independently. Positions at this level usually perform most of the duties required of the positions at the Water Utility Worker II level but are not expected to function at the same skill level, and usually exercise less independent discretion and judgment in matters related to work procedures and methods. Work is usually supervised while in

DRAFT

progress and fits an established structure or pattern. Exceptions or changes in procedures are explained in detail as they arise.

Water Utility Worker II: This is a fully qualified journey-level classification in the Water Utility Worker series. Positions at this level are distinguished from the Water Utility Worker I level by the performance of the full range of duties as assigned, working independently, and exercising judgment and initiative. Positions at this level receive only occasional instruction or assistance as new or unusual situations arise and are fully aware of the operating procedures and policies of the work unit. This class is distinguished from the Water Utility Worker III in that the latter operates specialized equipment and vehicles and performs the most complex duties assigned.

Positions in the Water Utility Worker class series are flexibly staffed:

- Incumbents in the class of Water Utility Worker Trainee are eligible for promotion to Water Utility Worker I as follows: (i) incumbent meeting the minimum qualifications for Water Utility Worker I; (ii) satisfactory work performance; and (iii) management approval for progression to the Water Utility Worker I level. Incumbents must qualify within 12 months of hire or be terminated.
- Incumbents in the class of Water Utility Worker I are eligible for promotion to Water Utility Worker II as follows: (i) satisfactory work performance; (ii) the incumbent meeting the minimum qualifications for the classification including any licenses and certifications; and (iii) management approval for progression to the Water Utility Worker II level.

ESSENTIAL JOB FUNCTIONS

Management reserves the right to add, modify, change, or rescind the work assignments of different positions, and to make reasonable accommodations where appropriate so qualified employees can perform the essential functions of the job. These functions may not be present in all positions in this class. When a position is to be filled, the essential functions will be noted in the announcement of position availability.

Positions at the Water Utility Worker Trainee and Water Utility Worker I level may perform some or all these duties and responsibilities in a training and/or learning capacity.

1. *When assigned to Distribution:* Performs semi-skilled and skilled duties related to the construction, installation, service, maintenance, and repair of existing and new water mains, services, pipelines, valves, hydrants, trench shoring and related services.
2. Cuts, fits, and lays water distribution pipes; inspects, tests, and operates valves, fittings, and related water distribution equipment; inspects water projects for leaks, decayed pipes, and spills.
3. Performs a full range of water meter maintenance duties; removes broken or older water meters; installs new water meters, meter boxes, and meter covers.
4. Keeps trucks stocked with equipment, supplies, and materials; sets up and tears down work zones; sets up traffic control including safety devices, signs, and barricades, and directs traffic around worksites; ensures safety of public and work crews.
5. Assists in performing Underground Service Alert (USA Dig-Alert) underground utility line locating; verifies all utilities are properly marked prior to excavation; assists in locating service lines, main water lines, and approximate site of leaks; assesses leaks and determines appropriate course of action; excavates concrete, pavement, and soil materials; makes

DRAFT

necessary repairs to water lines and services; digs and backfills open trenches with appropriate material.

6. Operates a variety of light, medium, and heavy-duty equipment, such as skip loaders, dump trucks, backhoes, welding equipment, and other power-driven equipment; cleans and performs routine maintenance and repairs on equipment; uses jackhammers, shovels, compressors, and a variety of hand and power tools.
7. Performs a full range of maintenance and repair duties on water facilities including cleaning and flushing of water pipelines to ensure water quality as necessary.
8. Responds to after-hours emergencies and assists other staff or the public as needed in emergency or relief situations; performs on-call, stand by duty as needed.
9. Ensures valves and hydrants are in proper working condition; repairs fire hydrants and flow testing related equipment; performs tests as needed; assists in scheduling daily service and repair work.
10. Performs turn-ons and shutoffs; responds to water quality complaints, as necessary.
11. Maintains records of basic operation, maintenance, and work performed.
12. Assists in coordinating system shutdowns; assists with coordinating construction and repairs with customers, utility agencies, City departments, and underground service alert personnel; inspects installations of water facilities in new construction projects.
13. Assists water production and field customer service staff in related activities.
14. Performs other duties as assigned.

When assigned to Customer Service:

1. Performs a variety of semi-skilled work to inspect, troubleshoot, maintain, repair, remove, and replace radio read water meters, meter transmitter units, meter boxes, and related equipment; observes condition of meter or other unusual conditions relative to need for repair; maintains meters, boxes, lids, and landscape around meter boxes; installs water meters; replaces, activates, and deactivates meters and registers; ensures meters are transmitting accurate readings; reprograms meter registers.
2. Reviews meter readings to ensure readings are accurate and current; runs calculations to verify water usage and averages; observes, investigates, and reports high water consumption issues and water use violations to supervisory staff and customers; evaluates meter reading discrepancies and recommends resolution; records readings and maintains meter history logs and related records; submits water utilization information to water billing staff; inspects and tests meters, and performs meter repair and replacement work in the field.
3. Investigates and responds to customer complaints; checks for water leaks and broken meters; advises customers of water leaks on their properties; advises customers when an obstruction prevents reading of meter, and/or when service shut-offs may be required for maintenance purposes; turns on and turns off water supplies to properties; assists customers in resolving water volume and pressure problems; responds to inquiries related to water quality such as odor or color; performs emergency turn-ons; responds to "no water" complaints; notifies customers when service is to be shut off due to delinquent accounts; refers customers to the proper City personnel if additional information is requested.

DRAFT

4. Assists in the monitoring, compliance, and inspection of the City's backflow testing and cross connection control programs to ensure safe water and comply with California Health Department regulations; maintains records of backflow devices and testing performed; prepares and mails backflow testing forms to property owners; prepares follow-up correspondence and contacts property owners regarding their backflow testing compliance efforts; inputs backflow test results information into a database; reviews backflow test results from third party vendors; may turn water supply off for customers who fail to comply.
5. Performs flushing throughout the distribution system to ensure water quality per SWRCB guidelines.
6. Per the City valve exercise program performs valve turning to meet SWRCB guidelines.
7. Performing Underground Service Alert (USA Dig-Alert) underground utility line locating; verifies all utilities are properly marked prior to excavation; assists in locating service lines, main water lines
8. Performs turn-ons and shutoffs; responds to water quality complaints as necessary.
9. Assists water production and distribution staff in related activities.
10. Operates a variety of equipment, such as handheld devices, work truck, forklift, welding equipment, and a variety of hand and power tools and equipment related to the work assignment.
11. Responds to after-hours emergencies and assists other City departments, staff, or the public as needed in emergency or relief situations; performs on-call, stand by duty as needed.
12. Reads and interprets maps and diagrams in the performance of the work.
13. Observes and complies with City and mandated safety rules, regulations, and protocols.
14. Performs other duties as assigned.

REQUISITE ABILITIES:

Required in both Distribution and Customer Service:

a. Perform semi-skilled and skilled work in the construction, installation, maintenance, testing, and repair of water transmission and distribution systems including water mains and services, water meters, fire hydrants, and related equipment and facilities involved in water hook-ups.
b. Read and interpret plans, blueprints, and maps.
c. Locate underground utilities in accordance with Underground Service Alert (USA Dig Alert) regulations.
d. Assist water production and field customer service staff in related activities.
e. Respond to emergency and problem situations in an effective manner.
f. Perform basic mathematical computations.
g. Follow safe work practices and work safely.
h. Troubleshoot maintenance problems and determine materials and supplies required for repair.
i. Maintain accurate logs, records, and basic written records of work performed.
j. Understand and follow oral and written instructions.

DRAFT

k. Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.

l. Independently organize work, set priorities, meet critical deadlines, and follow-up on assignments.

m. Use tact, initiative, prudence, and independent judgment within general policy, and procedural guidelines.

n. Effectively use computer systems, software applications relevant to work performed, and modern business equipment to perform a variety of work tasks.

o. Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.

p. Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

Required when assigned to Distribution:

a. Excavate concrete, pavement, and soil materials; backfill trenches with appropriate materials.

b. Safely and effectively use and operate a variety of power and hand tools, mechanical equipment, welding equipment, and light to heavy equipment used in water distribution system maintenance.

c. Apply safe work practices including traffic control procedures and confined space entry procedures.

d. Perform welding duties when appropriate.

Required when assigned to Customer Service:

a. Investigate and determine reasons for unusual water consumption, low water pressure, and other service problems.

b. Locate and repair minor water service defects.

c. Read meters; operate meter reading and testing equipment.

d. Explain City water service policies, regulations, and requirements.

e. Inspect, recognize, and document possible cross connection issues.

f. Prepare reports and letters for work orders and meter repairs.

QUALIFICATION GUIDELINES

Education and/or Experience: *Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

Positions at the Water Utility Worker Trainee and Water Utility Worker I level may exercise some or all of these knowledge and abilities statements in a training and/or learning capacity.

Experience:

Water Utility Worker Trainee/I/II – Willingness to learn and perform duties associated with the installation, maintenance, and repair of water distribution systems.

DRAFT

Water Utility Worker II – In addition to the above, two (2) years of experience in the installation, maintenance, and repair of water distribution systems equivalent to a Water Utility Worker I with the City of Glendora or similar utility agency. Trainee experience is not considered qualifying.

Education:
Water Utility Worker Trainee/I/II - Equivalent to completion of the twelfth (12th) grade.

Licenses and Certifications:

- Water Utility Worker Trainee/I/II – Possession of a valid Class "C" California Driver License, to be maintained throughout employment.
- Water Utility Worker Trainee/I – Ability to obtain a Class "B" California Driver License with "N" (Tanker" endorsement, to be maintained throughout employment.
- Water Utility Worker I – Possession of a valid Grade D1 Water Distribution Operator Certificate, to be maintained throughout employment.
- Water Utility Worker II – Possession of a valid Class "C" California Driver License and Class "B" California Driver License with "N" (Tanker) endorsement, to be maintained throughout employment.
- Water Utility Worker II – Possession of a valid Grade D2 Water Distribution Operator Certificate, to be maintained throughout employment.
- Water Utility Worker II – When assigned to welding duties: Possession of a Shielded Metal Arc Welding (SMAW) Certification, to be maintained when assigned welding duties.

Knowledge and Skills:

Required in both Distribution and Customer Service

- Basic traffic control procedures, traffic laws, and traffic sign regulations. Underground Service Alert (USA Dig-Alert) procedures.
- Applicable Federal, State, and local laws, rules, regulations, and procedures relevant to assigned areas of responsibility.
- Basic principles and practices of record keeping.
- City and mandated safety rules, regulations, protocols, and occupational hazards.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed.

DRAFT

Required when assigned to Distribution:

- Principles, practices, equipment, and materials used in the construction, installation, maintenance, and repair of water transmission and distribution systems including water mains, service lines, water meters, hydrants, and related equipment and facilities.
- Operation and minor maintenance of a variety of vehicles, hand and power tools, and light to heavy power equipment including concrete saws, grinders, jackhammers, loaders, dump trucks, forklifts, and backhoes.
- A variety of fittings, pipe sizes, and pipe types used in water distribution systems.

DRAFT

PHYSICAL DEMANDS

Must possess mobility to work in the field; strength, stamina, and mobility to perform medium to heavy physical work; to sit, stand, and walk on level, uneven, or slippery surfaces; frequently reach, twist, turn, kneel, bend, stoop, squat, crouch, grasp, and make repetitive hand movement in the performance of daily duties; entry into confined spaces and the use of confined entry equipment; to climb and descend ladders; to operate varied hand and power tools and construction equipment, and to operate a motor vehicle and visit various City sites; vision to inspect and operate equipment; and color vision to detect and distinguish USA Dig Alert underground utility lines and markings. The job involves fieldwork requiring frequent walking in operational areas to identify problems or hazards. Finger dexterity is needed to operate and repair tools and equipment. Employees must possess the ability to lift, carry, push, and pull materials and objects averaging a weight of 40 pounds or heavier weights, in all cases with the use of proper equipment and/or assistance from other staff. Employees must wear and use the proper Personal Protective Equipment (PPE).

ENVIRONMENTAL CONDITIONS

Employees work in the field and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, vibration, confined workspaces, working below ground, chemicals, mechanical and/or electrical hazards, hazardous physical substances and fumes, exposure to waste, mold, and funguses; exposure to foul odors; exposure to vermin, insects, and parasites; and dust and air contaminants. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.

WORKING CONDITIONS

Required to be on-call and to work various shifts or emergencies on evenings, weekends, and holidays. On-call work is generally performed on a rotational basis.

DRAFT

FULL TIME SALARY SCHEDULE
FY 20-21

Adopted by Council
July 1, 2020

Schedule	Class	Range	Title	Effective Date	MONTHLY					BIWEEKLY					ANNUALLY				
					Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
CC	7001	01	CITY COUNCIL	04/27/07	700.00	700.00	700.00	700.00	700.00	323.08	323.08	323.08	323.08	323.08	8,400.00	8,400.00	8,400.00	8,400.00	8,400.00
DH	5101	01	CITY MANAGER	08/14/18	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	8,769.23	8,769.23	8,769.23	8,769.23	8,769.23	228,000.00	228,000.00	228,000.00	228,000.00	228,000.00
GMA	4201	02	ACCOUNTING MANAGER	07/01/20	7,349.70	7,717.18	8,103.04	8,508.19	8,933.60	3,392.17	3,561.78	3,739.86	3,926.86	4,123.20	88,196.36	92,606.17	97,236.48	102,098.31	107,203.23
	4202	03	ACCOUNTING SUPERVISOR	07/01/20	6,387.54	6,706.92	7,042.27	7,394.38	7,764.10	2,948.10	3,095.50	3,250.28	3,412.79	3,583.43	76,650.53	80,483.06	84,507.22	88,732.58	93,169.20
	4001	16	ADMINSTRATIVE ASSISTANT	07/01/20	4,060.02	4,263.02	4,476.18	4,699.98	4,934.98	1,873.86	1,967.55	2,065.93	2,169.22	2,277.68	48,720.27	51,156.28	53,714.10	56,399.81	59,219.80
	4106	12	ASSISTANT TO THE CITY MGR	07/01/20	7,097.47	7,452.34	7,824.96	8,216.21	8,627.02	3,275.75	3,439.54	3,611.52	3,792.10	3,981.70	85,169.61	89,428.09	93,899.50	98,594.47	103,524.20
	4408	09	ASST PLANNING DIRECTOR	07/01/20	7,461.01	7,834.06	8,225.76	8,637.05	9,068.90	3,443.54	3,615.72	3,796.51	3,986.33	4,185.65	89,532.10	94,008.69	98,709.14	103,644.60	108,826.82
	4709	09	ASST COMM SVCS DIRECTOR	07/01/20	7,461.01	7,834.06	8,225.76	8,637.05	9,068.90	3,443.54	3,615.72	3,796.51	3,986.33	4,185.65	89,532.10	94,008.69	98,709.14	103,644.60	108,826.82
	4108	39	ASSISTANT DIRECTOR - HUMAN RESOURCES	07/01/20	10,520.76	11,046.80	11,599.14	12,179.10	12,788.05	4,855.74	5,098.52	5,353.45	5,621.12	5,902.18	126,249.15	132,561.62	139,189.68	146,149.17	153,456.63
	4204	39	ASSISTANT DIRECTOR - FINANCE	07/01/20	10,520.76	11,046.80	11,599.14	12,179.10	12,788.05	4,855.74	5,098.52	5,353.45	5,621.12	5,902.18	126,249.15	132,561.62	139,189.68	146,149.17	153,456.63
	4512	39	ASST PW/ ENGINEERING DIRECTOR	07/01/20	10,520.76	11,046.80	11,599.14	12,179.10	12,788.05	4,855.74	5,098.52	5,353.45	5,621.12	5,902.18	126,249.15	132,561.62	139,189.68	146,149.17	153,456.63
	4515	39	ASSISTANT PUBLIC WORKS DIRECTOR	07/01/20	10,520.76	11,046.80	11,599.14	12,179.10	12,788.05	4,855.74	5,098.52	5,353.45	5,621.12	5,902.18	126,249.15	132,561.62	139,189.68	146,149.17	153,456.63
	4501	04	BUILDING OFFICIAL	07/01/20	8,538.80	8,965.73	9,414.02	9,884.72	10,378.96	3,940.98	4,138.03	4,344.93	4,562.18	4,790.29	102,465.54	107,588.82	112,968.25	118,616.67	124,547.49
	4504	10	BLD/SAFETY SUPERINTENDENT	07/01/20	6,522.99	6,849.14	7,191.60	7,551.17	7,928.73	3,010.61	3,161.14	3,319.20	3,485.16	3,659.42	78,275.88	82,189.66	86,299.14	90,614.10	95,144.81
	4401	04	CITY PLANNER	07/01/20	8,538.80	8,965.73	9,414.02	9,884.72	10,378.96	3,940.98	4,138.03	4,344.93	4,562.18	4,790.29	102,465.54	107,588.82	112,968.25	118,616.67	124,547.49
	4104	07	DEPUTY CITY CLERK/ RECORDS MANAGER	07/01/20	6,522.99	6,849.14	7,191.60	7,551.17	7,928.73	3,010.61	3,161.14	3,319.20	3,485.16	3,659.42	78,275.88	82,189.66	86,299.14	90,614.10	95,144.81
	4408	04	ECONOMIC DEVELOPMENT & HOUSING MANAGER	07/01/20	8,538.80	8,965.73	9,414.02	9,884.72	10,378.96	3,940.98	4,138.03	4,344.93	4,562.18	4,790.29	102,465.54	107,588.82	112,968.25	118,616.67	124,547.49
	4508	29	EQUIPMENT MAINTENANCE SUPERVISOR	07/01/20	5,473.23	5,746.90	6,034.24	6,335.95	6,652.75	2,526.11	2,652.41	2,785.03	2,924.29	3,070.50	65,678.80	68,962.74	72,410.89	76,031.42	79,833.01
	4101	17	EXECUTIVE ASSISTANT	07/01/20	4,898.28	5,143.19	5,400.35	5,670.37	5,953.89	2,260.74	2,373.78	2,492.47	2,617.09	2,747.95	58,779.32	61,718.28	64,804.19	68,044.41	71,446.63
	4103	25	HUMAN RESOURECES TECHNICIAN	07/01/20	4,471.79	4,695.37	4,930.14	5,176.65	5,435.48	2,063.90	2,167.10	2,275.45	2,389.22	2,508.68	53,661.44	56,344.50	59,161.72	62,119.81	65,225.80
	4102	18	HUMAN RESOURCES ANALYST	07/01/20	5,356.92	5,624.77	5,906.01	6,201.31	6,511.37	2,472.43	2,596.05	2,725.85	2,862.14	3,005.25	64,283.07	67,497.21	70,872.09	74,415.69	78,136.47
	4703	12	HUMAN SERVICES SUPERINTENDENT	07/01/20	7,097.47	7,452.34	7,824.96	8,216.21	8,627.02	3,275.75	3,439.54	3,611.52	3,792.10	3,981.70	85,169.61	89,428.08	93,899.51	98,594.47	103,524.20
	4107	39	INFORMATION TECHNOLOGY OFFICER	07/01/20	10,520.76	11,046.80	11,599.14	12,179.10	12,788.05	4,855.74	5,098.52	5,353.45	5,621.12	5,902.18	126,249.15	132,561.62	139,189.68	146,149.17	153,456.63
	4203	19	INFOMATION SYSTEMS TECHNOLOGY SUPERVISOR	07/01/20	6,677.76	7,011.65	7,362.23	7,730.34	8,116.86	3,082.04	3,236.14	3,397.95	3,567.85	3,746.24	80,133.10	84,139.75	88,346.75	92,764.09	97,402.30
	4707	34	LANDSCAPE SUPERVISOR	07/01/20	5,457.49	5,730.36	6,016.88	6,317.72	6,633.61	2,518.84	2,644.78	2,777.02	2,915.87	3,061.67	65,489.82	68,764.31	72,202.53	75,812.66	79,603.29
	4604	02	LIBRARY SERVICES MANAGER	07/01/20	7,349.70	7,717.18	8,103.04	8,508.19	8,933.60	3,392.17	3,561.78	3,739.86	3,926.86	4,123.20	88,196.36	92,606.17	97,236.48	102,098.31	107,203.23
	4513	40	MANAGEMENT ANALYST	07/01/20	5,127.40	5,383.77	5,652.96	5,935.61	6,232.39	2,366.49	2,484.82	2,609.06	2,739.51	2,876.49	61,528.79	64,605.23	67,835.50	71,227.28	74,788.63
	4705	34	PARKS SUPERVISOR	07/01/20	5,457.49	5,730.36	6,016.88	6,317.72	6,633.61	2,518.84	2,644.78	2,777.02	2,915.87	3,061.67	65,489.82	68,764.31	72,202.53	75,812.66	79,603.29
	4302	21	POLICE RECORDS SUPERVISOR	07/01/20	5,493.90	5,768.60	6,057.03	6,359.88	6,677.87	2,535.65	2,662.43	2,795.55	2,935.33	3,082.10	65,926.84	69,223.18	72,684.34	76,318.56	80,134.49
	4514	08	PRINCIPAL CIVIL ENGINEER	07/01/20	8,360.04	8,778.05	9,216.95	9,677.80	10,161.69	3,858.48	4,051.41	4,253.98	4,466.68	4,690.01	100,320.53	105,336.56	110,603.38	116,133.56	121,940.24
	4503	06	PUBLIC WORKS MAINTENANCE & OPERATIONS MANAGER	07/01/20	8,114.47	8,520.19	8,946.20	9,393.51	9,863.18	3,745.14	3,932.39	4,129.01	4,335.47	4,552.24	97,373.59	102,242.26	107,354.37	112,722.09	118,358.20
	4509	30	PUBLIC WORKS MAINTENANCE & OPERATIONS SUPERVISOR	07/01/20	5,430.93	5,702.48	5,987.60	6,286.98	6,601.33	2,506.58	2,631.91	2,763.51	2,901.68	3,046.77	65,171.15	68,429.72	71,851.19	75,443.75	79,215.94
	4702	12	RECREATION SUPERINTENDENT	07/01/20	7,097.47	7,452.34	7,824.96	8,216.21	8,627.02	3,275.75	3,439.54	3,611.52	3,792.10	3,981.70	85,169.61	89,428.09	93,899.50	98,594.47	103,524.20
	4706	33	RECREATION SUPERVISOR	07/01/20	5,368.03	5,636.43	5,918.25	6,214.16	6,524.87	2,477.55	2,601.43	2,731.50	2,868.08	3,011.48	64,416.33	67,637.15	71,019.00	74,569.96	78,298.45
	4205	03	RISK MANAGMENT ADMINISTRATOR	07/01/20	6,387.54	6,706.92	7,042.27	7,394.38	7,764.10	2,948.10	3,095.50	3,250.28	3,412.79	3,583.43	76,650.53	80,483.06	84,507.22	88,732.58	93,169.20
	4601	18	SENIOR LIBRARIAN	07/01/20	5,356.92	5,624.77	5,906.01	6,201.31	6,511.37	2,472.43	2,596.05	2,725.85	2,862.14	3,005.25	64,283.07	67,497.22	70,872.09	74,415.69	78,136.47
	4407	03	SENIOR PLANNER	07/01/20	6,387.54	6,706.92	7,042.27	7,394.38	7,764.10	2,948.10	3,095.50	3,250.28	3,412.79	3,583.43	76,650.53	80,483.06	84,507.22	88,732.58	93,169.20
	4602	18	SUPPORT SERVICES MANAGER	07/01/20	5,356.92	5,624.77	5,906.01	6,201.31	6,511.37	2,472.43	2,596.05	2,725.85	2,862.14	3,005.25	64,283.07	67,497.22	70,872.09	74,415.69	78,136.47
	4304	23	SUPPORT SERVICES SUPERVISOR	07/01/20	6,897.24	7,242.11	7,604.21	7,984.42	8,383.64	3,183.34	3,342.51	3,509.64	3,685.12	3,869.37	82,766.93	86,905.28	91,250.54	95,813.06	100,603.72
	4712	04	TRANSPORATION MANAGER	07/01/20	8,538.80	8,965.73	9,414.02	9,884.72	10,378.96	3,940.98	4,138.03	4,344.93	4,562.18	4,790.29	102,465.54	107,588.82	112,968.25	118,616.67	124,547.49
	4704	05	TRANSPORTATN PGM ANALYST	07/01/20	5,821.26	6,112.32	6,417.94	6,738.84	7,075.78	2,686.74	2,821.07	2,962.13	3,110.23	3,265.74	69,855.12	73,347.88	77,015.27	80,866.03	84,909.33
	4502	08	WATER DIVISION MANAGER	07/01/20	8,360.04	8,778.05	9,216.95	9,677.80	10,161.69	3,858.48	4,051.41	4,253.98	4,466.68	4,690.01	100,320.53	105,336.56	110,603.38	116,133.56	121,940.24
	4520	TBD	WATER UTILITY SUPERVISOR	NEW	6,055.09	6,357.84	6,675.74	7,009.52	7,360.00	2,794.66	2,934.39	3,081.11	3,235.16	3,396.92	72,661.08	76,294.08	80,108.88	84,114.24	88,320.00
	4521	TBD	WATER PRODUCTION SUPERVISOR	NEW	6,308.48	6,623.91	6,955.10	7,302.86	7,668.00	2,911.61	3,057.19	3,210.05	3,370.55	3,539.08	75,701.76	79,486.92	83,461.20	87,634.32	92,016.00
PMA	2301	01	POLICE CAPTAIN	7/13/20	13,152.46	13,810.08	14,500.59	15,225.62	15,986.90	6,070.37	6,373.88	6,692.58	7,027.21	7,378.57	157,829.52	165,720.99	174,007.04	182,707.39	191,842.76
		1A	POLICE CAPTAIN - SUPERVISORY POST	7/13/20	13,552.46	14,210.08	14,900.59	15,625.62	16,386.90	6,254.98	6,558.50	6,877.19	7,211.82	7,563.18	162,629.52	170,520.99	178,807.04	187,507.39	196,642.76
		1B	POLICE CAPTAIN - MANAGEMENT POST	7/13/20	13,752.46	14,410.08	15,100.59	15,825.62	16,586.90	6,347.29	6,650.81	6,969.50	7,304.13	7,655.49	165,029.52	172,920.99	181,207.04	189,907.39	199,042.76
	2302	02	POLICE LIEUTENANT	7/13/20	11,520.96	12,097.00	12,701.85	13,336.95	14,003.79	5,317.36	5,583.23	5,862.39	6,155.51	6,463.29	138,251.47	145,164.05	152,422.25	160,043.36	168,045.53
		2A	POLICE LIEUTENANT - SUPERVISORY POST	7/13/20	11,920.96	12,497.00	13,101.85	13,736.95	14,403.79	5,501.98	5,767.85	6,047.01	6,340.13	6,647.91	143,051.47	149,964.05	157,222.25	164,843.36	172,845.53
		2B	POLICE LIEUTENANT - MANAGEMENT POST	7/13/20	12,120.96	12,697.00	13,301.85	13,936.95	14,603.79	5,594.29	5,860.16	6,139.32	6,432.44	6,740.21	145,451.47	152,364.05	159,622.25	167,243.36	175,245.53
	2303	03	POLICE SERGEANT	7/13/20	9,503.23	9,978.39	10,477.31	11,001.18	11,551.23	4,386.11	4,605.41	4,835.68	5,077.47	5,331.34	114,038.74	119,740.68	125,727.72	132,014.10	138,614.81
		3A	POLICE SERGEANT - SUPERVISORY POST	7/13/20	9,903.23	10,378.39	10,877.31	11,401.18	11,951.23	4,570.72	4,790.03	5,020.30	5,262.08	5,515.95	118,838.74	124,540.68	130,527.72	136,814.10	143,414.81
		3B	POLICE SERGEANT - MANAGEMENT POST	7/13/20	10,103.23	10,578.39	11,077.31	11,601.18	12,151.23	4,663.03	4,882.33	5,112.60	5,354.39	5,608.26	121,238.74	126,940.68	132,927.72	139,214.10	145,814.81
POA	1302	02	POLICE CORPORAL	07/01/20	7,245.72	7,608.01	7,988.40	8,387.83	8,597.52	3,344.18	3,511.39	3,686.96	3,871.31	3,968.09	86,948.64	91,296.08	95,860.84	100,653.93	103,170.29
	1302	02A	POLICE CORPORAL - INTERMEDIATE POST	07/01/20	7,595.72	7,958.01	8,338.40	8,737.83	8,947.52	3,505.72	3,672.93	3,848.49	4,032.84	4,129.63	91,148.64	95,496.08	100,060.84	104,853.93	107,370.29
	1302	02B	POLICE CORPORAL - INTERMEDIATE + ADVANCE POST	07/01/20	7,795.72	8,158.01	8,538.41	8,937.83	9,147.53	3,598.03	3,765.24	3,940.80	4,125.15	4,221.94	93,548.70	97,896.14	102,460.90	107,253.99	109,770.35
	1301	01	POLICE OFFICER	07/01/20	6,562.19	6,890.30	7,234.82	7,596.56	7,976.39	3,028.71	3,180.14	3,339.15	3,506.10	3,681.41	78,746.34	82,683.65	86,817.84	91,158.73	95,716.66
	1301	01A	POLICE OFFICER - INTERMEDIATE POST	07/01/20	6,912.19	7,240.30	7,584.82	7,946.56	8,326.39	3,190.24	3,341.68	3,500.69	3,667.64	3,842.95	82,946.34	86,883.65	91,017.84	95,358.73	99,916.67
	1301	01B	POLICE OFFICER - INTERMEDIATE + ADVANCE POST	07/01/20	7,112.20	7,440.31	7,784.82	8,146.57	8,526.39	3,282.55	3,433.99	3,593.00	3,759.95	3,935.26	85,346.40	89,283.71	93,417.90	97,758.79	102,316.73

2/24/20214:41 PM

FULL TIME SALARY SCHEDULE
FY 20-21

Adopted by Council July 1, 2020

					MONTHLY					BIWEEKLY					ANNUAL				
Schedule	Class	Range	Title	Effective Date	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
AFSCME	3202	07	ACCOUNTANT	07/01/20	4,952.68	5,200.32	5,460.33	5,733.35	6,020.03	2,285.85	2,400.15	2,520.15	2,646.16	2,778.47	59,432.21	62,403.82	65,524.01	68,800.21	72,240.22
AFSCME	3203	08	ACCOUNTING TECHNICIAN	07/01/20	3,568.21	3,746.62	3,933.96	4,130.65	4,337.19	1,646.87	1,729.21	1,815.67	1,906.46	2,001.78	42,818.57	44,959.50	47,207.47	49,567.85	52,046.24
	3401	16	ASSISTANT PLANNER	07/01/20	4,971.03	5,219.58	5,480.56	5,754.59	6,042.32	2,294.32	2,409.04	2,529.49	2,655.96	2,788.76	59,652.35	62,634.97	65,766.72	69,055.06	72,507.81
	3405	56	ASSOCIATE PLANNER	07/01/20	5,461.52	5,734.59	6,021.33	6,322.39	6,638.51	2,520.70	2,646.74	2,779.07	2,918.03	3,063.93	65,538.21	68,815.12	72,255.88	75,868.67	79,662.11
	3502	17	BUILDING INSPECTOR	07/01/20	4,919.69	5,165.68	5,423.96	5,695.16	5,979.92	2,270.63	2,384.16	2,503.37	2,628.54	2,759.96	59,036.31	61,988.13	65,087.54	68,341.91	71,759.01
	3503	18	BUILDING TECHNICIAN	07/01/20	3,943.24	4,140.40	4,347.42	4,564.80	4,793.03	1,819.96	1,910.95	2,006.50	2,106.83	2,212.17	47,318.87	49,684.82	52,169.06	54,777.51	57,516.39
	3004	05	BUSINESS SYSTEMS ANALYST	07/01/20	5,650.48	5,933.00	6,229.65	6,541.13	6,868.19	2,607.91	2,738.31	2,875.22	3,018.98	3,169.93	67,805.72	71,196.01	74,755.81	78,493.60	82,418.28
	3505	32	CIVIL ENGINEERING ASSISTANT	07/01/20	5,360.05	5,628.05	5,909.45	6,204.93	6,515.17	2,473.87	2,597.56	2,727.44	2,863.81	3,007.00	64,320.59	67,536.62	70,913.45	74,459.12	78,182.08
	3307	21	COMMUNITY PRESERVATION OFFICER	07/01/20	4,155.50	4,363.28	4,581.44	4,810.51	5,051.04	1,917.92	2,013.82	2,114.51	2,220.24	2,331.25	49,866.02	52,359.32	54,977.28	57,726.15	60,612.45
	3706	39	COMMUNITY SERVICES COORDINATOR	07/01/20	3,825.50	4,016.78	4,217.61	4,428.50	4,649.92	1,765.62	1,853.90	1,946.59	2,043.92	2,146.12	45,906.01	48,201.31	50,611.38	53,141.95	55,799.04
	3311	30	COMMUNITY SERVICES OFFICER	07/01/20	3,804.48	3,994.70	4,194.44	4,404.16	4,624.37	1,755.91	1,843.71	1,935.89	2,032.69	2,134.32	45,653.74	47,936.42	50,333.25	52,849.91	55,492.40
	3506	33	CONSTRUCTION INSPECTOR	07/01/20	4,895.54	5,140.32	5,397.34	5,667.20	5,950.56	2,259.48	2,372.46	2,491.08	2,615.63	2,746.41	58,746.52	61,683.85	64,768.04	68,006.44	71,406.76
	3205	05	DIGITAL MEDIA SPECIALIST	07/01/20	5,650.48	5,933.00	6,229.65	6,541.13	6,868.19	2,607.91	2,738.31	2,875.22	3,018.98	3,169.93	67,805.72	71,196.01	74,755.81	78,493.60	82,418.28
	3508	35	ENGINEERING AIDE II	07/01/20	3,790.22	3,979.73	4,178.71	4,387.65	4,607.03	1,749.33	1,836.80	1,928.64	2,025.07	2,126.32	45,482.61	47,756.74	50,144.58	52,651.81	55,284.40
	3509	36	ENGINEERING AIDE I	07/01/20	3,181.23	3,340.30	3,507.31	3,682.68	3,866.81	1,468.26	1,541.68	1,618.76	1,699.70	1,784.68	38,174.82	40,083.56	42,087.73	44,192.12	46,401.73
	3507	34	ENGINEERING TECHNICIAN	07/01/20	4,358.75	4,576.69	4,805.52	5,045.80	5,298.09	2,011.73	2,112.32	2,217.93	2,328.83	2,445.27	52,305.00	54,920.25	57,666.26	60,549.57	63,577.05
	3513	40	EQUIPMENT OPERATOR	07/01/20	4,021.17	4,222.23	4,433.34	4,655.00	4,887.75	1,855.92	1,948.72	2,046.16	2,148.46	2,255.89	48,254.02	50,666.72	53,200.05	55,860.05	58,653.06
	3004	05	INFORMATION SYSTEMS TECHNOLOGY ANALYST	07/01/20	5,650.48	5,933.00	6,229.65	6,541.13	6,868.19	2,607.91	2,738.31	2,875.22	3,018.98	3,169.93	67,805.72	71,196.01	74,755.81	78,493.60	82,418.28
	3310	24	JAILER	07/01/20	3,594.06	3,773.76	3,962.45	4,160.57	4,368.60	1,658.80	1,741.74	1,828.82	1,920.26	2,016.28	43,128.69	45,285.12	47,549.38	49,926.85	52,423.19
	3602	26	LIBRARIAN I	07/01/20	4,212.18	4,422.79	4,643.93	4,876.13	5,119.93	1,944.08	2,041.29	2,143.35	2,250.52	2,363.05	50,546.19	53,073.50	55,727.17	58,513.53	61,439.21
	3603	27	LIBRARIAN II	07/01/20	4,633.54	4,865.21	5,108.47	5,363.90	5,632.09	2,138.56	2,245.48	2,357.76	2,475.65	2,599.43	55,602.44	58,382.56	61,301.69	64,366.77	67,585.11
	3604	28	LIBRARY TECHNICIAN	07/01/20	3,237.31	3,399.17	3,569.13	3,747.59	3,934.97	1,494.14	1,568.85	1,647.29	1,729.66	1,816.15	38,847.69	40,790.07	42,829.58	44,971.06	47,219.61
	3701	42	MAINTENANCE LEAD WORKER/ PARK CARETAKER	07/01/20	4,425.34	4,646.60	4,878.93	5,122.88	5,379.03	2,042.46	2,144.59	2,251.81	2,364.41	2,482.63	53,104.02	55,759.22	58,547.19	61,474.54	64,548.27
	3005	42	MAINTENANCE LEAD WORKER	07/01/20	4,425.34	4,646.60	4,878.93	5,122.88	5,379.03	2,042.46	2,144.59	2,251.81	2,364.41	2,482.63	53,104.02	55,759.22	58,547.19	61,474.54	64,548.27
	3007	46	MAINTENANCE WORKER	07/01/20	3,626.14	3,807.46	3,997.82	4,197.71	4,407.60	1,673.60	1,757.28	1,845.15	1,937.41	2,034.28	43,513.69	45,689.38	47,973.85	50,372.54	52,891.17
	3511	38	MECHANIC	07/01/20	4,317.49	4,533.37	4,760.04	4,998.04	5,247.94	1,992.69	2,092.32	2,196.94	2,306.79	2,422.13	51,809.92	54,400.41	57,120.43	59,976.45	62,975.28
	3101	06	MEDIA SPECIALIST	07/01/20	3,925.14	4,121.40	4,327.47	4,543.85	4,771.04	1,811.61	1,902.19	1,997.29	2,097.16	2,202.02	47,101.74	49,456.82	51,929.66	54,526.15	57,252.45
	3515	45	METER READER	07/01/20	3,623.76	3,804.95	3,995.19	4,194.95	4,404.70	1,672.50	1,756.13	1,843.94	1,936.13	2,032.94	43,485.10	45,659.37	47,942.34	50,339.45	52,856.43
	3002	02	OFFICE ASSISTANT	07/01/20	3,165.49	3,323.76	3,489.95	3,664.45	3,847.67	1,460.99	1,534.04	1,610.75	1,691.28	1,775.85	37,985.83	39,885.12	41,879.38	43,973.35	46,172.02
	3206	07	PAYROLL ACCOUNTANT	07/01/20	4,952.68	5,200.32	5,460.33	5,733.35	6,020.03	2,285.85	2,400.15	2,520.15	2,646.16	2,778.47	59,432.21	62,403.82	65,524.01	68,800.21	72,240.22
	3407	20	PLANNING TECHNICIAN	07/01/20	4,071.05	4,274.61	4,488.33	4,712.75	4,948.39	1,878.95	1,972.89	2,071.54	2,175.12	2,283.87	48,852.62	51,295.25	53,860.02	56,553.02	59,380.67
	3520	54	PLANS EXAMINER	07/01/20	5,770.93	6,059.48	6,362.46	6,680.58	7,014.61	2,663.51	2,796.68	2,936.52	3,083.34	3,237.51	69,251.22	72,713.78	76,349.47	80,166.94	84,175.29
	3306	15	POLICE RECORDS SPECIALIST	07/01/20	3,230.15	3,391.66	3,561.24	3,739.32	3,926.27	1,490.84	1,565.38	1,643.65	1,725.83	1,812.13	38,761.84	40,699.93	42,734.93	44,871.68	47,115.26
	3304	13	POLICE SERVICE REPRESENTATIVE I	07/01/20	4,073.00	4,276.65	4,490.48	4,577.67	4,950.75	1,879.84	1,973.84	2,072.53	2,112.78	2,284.96	48,875.96	51,319.76	53,885.74	54,932.07	59,409.03
	3309	23	POLICE SERVICE REPRESENTATIVE II	07/01/20	4,480.89	4,704.93	4,940.18	5,187.19	5,446.55	2,068.10	2,171.51	2,280.08	2,394.09	2,513.79	53,770.65	56,459.19	59,282.15	62,246.25	65,358.57
	3302	11	POLICE OFFICER TRAINEE	07/01/20	4,046.82	4,249.16	4,461.62	4,684.70	4,918.93	1,867.76	1,961.15	2,059.21	2,162.17	2,270.28	48,561.81	50,989.90	53,539.40	56,216.37	59,027.18
	3523	57	REGISTERED ASSOCIATE CIVIL ENGINEER	07/01/20	6,045.19	6,347.45	6,664.82	6,998.06	7,347.96	2,790.09	2,929.59	3,076.07	3,229.87	3,391.37	72,542.23	76,169.35	79,977.81	83,976.70	88,175.54
	3204	53	SENIOR ACCOUNTANT	07/01/20	5,447.95	5,720.35	6,006.37	6,306.69	6,622.02	2,514.44	2,640.16	2,772.17	2,910.78	3,056.32	65,375.46	68,644.23	72,076.44	75,680.26	79,464.28
	3201	06	SENIOR ACCOUNTING TECHNICIAN	07/01/20	3,925.14	4,121.40	4,327.47	4,543.85	4,771.04	1,811.61	1,902.19	1,997.29	2,097.16	2,202.02	47,101.74	49,456.82	51,929.66	54,526.15	57,252.45
	3312	31	SENIOR COMMUNITY SERVICES OFFICER	07/01/20	4,375.16	4,593.92	4,823.61	5,064.79	5,318.04	2,019.30	2,120.27	2,226.28	2,337.60	2,454.48	52,501.89	55,126.99	57,883.34	60,777.50	63,816.38
	3606	29	SENIOR LIBRARY TECHNICIAN	07/01/20	3,561.04	3,739.09	3,926.04	4,122.35	4,328.46	1,643.56	1,725.73	1,812.02	1,902.62	1,997.75	42,732.46	44,869.08	47,112.53	49,468.16	51,941.57
	3006	44	SENIOR MAINTENANCE WORKER	07/01/20	3,988.47	4,187.89	4,397.29	4,617.15	4,848.01	1,840.83	1,932.87	2,029.52	2,130.99	2,237.54	47,861.62	50,254.71	52,767.44	55,405.81	58,176.10
	3516	47	SENIOR METER READER	07/01/20	3,991.18	4,190.73	4,400.27	4,620.28	4,851.30	1,842.08	1,934.18	2,030.89	2,132.44	2,239.06	47,894.09	50,288.80	52,803.24	55,443.40	58,215.57
	3001	01	SENIOR OFFICE ASSISTANT	07/01/20	3,487.80	3,662.19	3,845.30	4,037.56	4,239.44	1,609.75	1,690.24	1,774.75	1,863.49	1,956.66	41,853.57	43,946.24	46,143.56	48,450.74	50,873.27
	3524	21	WATER CONSERVATION OFFICER	07/01/20	4,155.50	4,363.28	4,581.44	4,810.51	5,051.04	1,917.92	2,013.82	2,114.51	2,220.24	2,331.25	49,866.02	52,359.32	54,977.28	57,726.15	60,612.45
	3530	46	WATER UTILITY WORKER TRAINEE	NEW	3,626.14	3,807.45	3,997.82	4,197.71	4,407.60	1,673.60	1,757.28	1,845.15	1,937.41	2,034.28	43,513.72	45,689.41	47,973.88	50,372.57	52,891.20
	3531	TBD	WATER UTILITY WORKER I	NEW	4,171.10	4,379.66	4,598.64	4,828.57	5,070.00	1,925.12	2,021.38	2,122.45	2,228.57	2,340.00	50,053.22	52,555.88	55,183.67	57,942.86	60,840.00
	3532	TBD	WATER UTILITY WORKER II	NEW	4,588.21	4,817.62	5,058.50	5,311.43	5,577.00	2,117.64	2,223.52	2,334.69	2,451.43	2,574.00	55,058.54	57,811.47	60,702.04	63,737.14	66,924.00
	3533	TBD	WATER UTILITY LEADWORKER	NEW	5,046.46	5,298.78	5,563.72	5,841.90	6,134.00	2,329.13	2,445.59	2,567.87	2,696.26	2,831.08	60,557.48	63,585.36	66,764.63	70,102.86	73,608.00
	3534	TBD	WATER PRODUCTION OPERATOR I	NEW	4,588.21	4,817.62	5,058.50	5,311.43	5,577.00	2,117.64	2,223.52	2,334.69	2,451.43	2,574.00	55,058.54	57,811.47	60,702.04	63,737.14	66,924.00
	3535	TBD	WATER PRODUCTION OPERATOR II	NEW	5,046.46	5,298.78	5,563.72	5,841.90	6,134.00	2,329.13	2,445.59	2,567.87	2,696.26	2,831.08	60,557.48	63,585.36	66,764.63	70,102.86	73,608.00

SIDELETTER AGREEMENT TO AMEND MEMORANDUM OF UNDERSTANDING

Pending City Council approval, the City of Glendora (City) and the American Federation of State County Municipal Employees Local 3915 (AFSCME) reached agreement via this side letter (Agreement) to amend the 2019 – 2023 Memorandum of Understanding (MOU). These changes which arose out of discussions during the Water Division study and restructure.

The following changes shall be implemented in the first pay period following City Council approval:

1. Amendment to Article 43 as follows:

   The City shall provide Water Certification Pay for eligible employees in the following classifications who obtain California State Water Certificates beyond what is required by the employee's classification:

   - *Water Utility Worker II*
   - *Water Production Operator II*
   - *Water Utility Leadworker*

   ~~*Unit members in the Water Division who obtain California State Water Certificates shall receive an annual payment on July 1 of each year of $50.00 per certificate (up to a maximum of two (2) certificates). The City will not compensate employees for water certificates which are, or become, minimum qualifications for the employee's job classification.*~~

   Eligible employees shall receive $50 monthly, paid in biweekly installments (over 26 pay periods per year), for certifications above what is minimally required for the employee's classification and shall be limited to a maximum of two (2) certificates (maximum of $100 monthly). The City will not compensate employees for water certificates which are, or become, minimum qualifications for the employee's job classification.

   ~~*Association agrees to meet and confer during term of contract with regard to changing job descriptions to include the requirement for a water certificate and possible pay increases associated with them. City agrees to change title of Maintenance Leadworker to Water Maintenance Leadworker and to remove water certificate requirements in new Sr. Maintenance worker/welder classification description.*~~

2. Update Exhibit A of the MOU: the following six (6) classifications will be deleted upon implementation of the results of the Water Division study. Incumbents will be allocated to new classifications.
   - Senior Maintenance Worker/Welder
   - Senior Water Systems Operator
   - Water Maintenance Leadworker
   - Water Service Representative
   - Water Systems Operator I
   - Water Systems Operator II

3. Update Exhibit A of the MOU: the following new classifications will be created and implemented as a result of the Water Division Study:
   - Water Utility Worker Trainee
   - Water Utility Worker I
   - Water Utility Worker II

- Water Utility Leadworker
- Water Production Operator I
- Water Production Operator II

4. The following pay ranges will be assigned to the new classifications listed under item #3.

New Salary Ranges						
New Classification Title	Range	Step 1	Step 2	Step 3	Step 4	Step 5
Water Utility Worker Trainee	46	$3,626.14	$3,807.45	$3,997.82	$4,197.71	$4,407.60
Water Utility Worker I	New A	$4,171.10	$4,379.66	$4,598.64	$4,828.57	$5,070.00
Water Utility Worker II	New B	$4,588.21	$4,817.62	$5,058.50	$5,311.43	$5,577.00
Water Utility Leadworker	New C	$5,046.46	$5,298.78	$5,563.72	$5,841.90	$6,134.00
Water Production Operator I	New B	$4,588.21	$4,817.62	$5,058.50	$5,311.43	$5,577.00
Water Production Operator II	New C	$5,046.46	$5,298.78	$5,563.72	$5,841.90	$6,134.00

5. Incumbent allocations to new classifications shall be administered in accordance with the City of Glendora Personnel Rules.

6. Establish new MOU Article – Welding Certification Pay with the following language to be incorporated into the MOU:

   The City shall provide Welding Certification Pay in the amount of $200 monthly, paid in biweekly installments (over 26 pay periods per year), for eligible employees in the following designated classifications:

   - *Maintenance Worker*
   - *Maintenance Leadworker*
   - *Mechanic*
   - *Water Utility Worker I/II*
   - *Water Utility Leadworker*

   The number of employees required to perform welding tasks during the normal course and scope of their duties and therefore eligible to receive this certification pay is at the discretion of the City. The number of employees selected shall not be subject to appeal or the grievance procedure.

   To be eligible, the employee must be designated by the City to perform welding duties and shall possess and maintain all required certifications as per the official City class specification.

   Welding Certification Pay shall be terminated upon removal of such duties from the assignment, upon leaving a designated classification and/or upon loss of required certification.

7. Establish new MOU Article – Trainee Appointments with the following language to be incorporated into the MOU:

   A trainee appointment is an underfill appointment to a regular position made from an appropriate eligible list for a lower classification (one with a lower maximum rate of pay) and is for the prescribed period as provided for in the City class specification. An employee appointed to a trainee classification must qualify for the higher classification or be terminated; promotional requirements are outlined in the City class specification.

During the period of trainee appointment, the trainee shall be in an at-will status and an incumbent cannot attain permanent status in any designated trainee classification. Appointments to each higher classification within the series are subject to probationary period requirements as provided for in the Personnel Rules.

An employee who meets the requirements of the journey level classification prior to the end of the specified trainee period may be promoted pursuant to the requirements contained in the official class specification for the higher-level position.

A promotion from the trainee classification to the first regular classification in the series in which the employee can attain regular status (e.g., successfully passing the probationary period), shall be considered the initial appointment to the City, and follow probationary period requirements for initial appointments.

The City shall follow the Personnel Rules concerning any City employees who have attained regular status in another classification prior to appointment to a trainee classification, and who are not successful during the training period or a subsequent promotional probationary period within the series.

8. Establish new MOU Article – On-Call and Call Out Compensation; new article will amend, update and incorporate Article 9 – Call Out/Standby/Beeper Schedule Compensation, Article 45 – On Call Compensation and Exhibit C – Call Outs/Standby/Beeper Schedule Compensation; Article 9, Article 45 and Exhibit C shall be deleted:

ON-CALL and CALL OUT COMPENSATION

A. On Call Compensation

On-Call pay is designed to compensate employees for being required to be available to return to duty with limited notice. There are two types of On-Call Pay: 1) On-Call Duty Pay and 2) Court On-Call Pay. Assignment and approval of On-Call shall be at the discretion of the City based upon business needs.

~~**ARTICLE 9 – CALL OUT/STANDBY/BEEPER SCHEDULE COMPENSATION**~~

1. *On-Call Duty Pay*

Eligible employees who are pre-assigned or scheduled *to be available during non-working hours to respond to unscheduled calls shall be compensated at $30 per day for non-work hours on scheduled workdays and $60 per day for full non-work days.* ~~field responsibilities, emergency call out and standby/beeper duty will be compensated in accordance with Exhibit C attached hereto. The beeper compensation is $25.00 per night weekdays and $30.00 per night weekends and holidays.~~

Employees assigned to On-Call Duty should have sufficient working knowledge, skills, and abilities to address the unscheduled work. Employees in a training or initial probationary capacity are generally not eligible for On-Call Duty. On-Call Duty will generally be for a consecutive 7-day period.

Employees shall not receive On-Call pay during working hours, during meal/break periods, or during periods where the employee is taking paid time off.

An employee assigned to On-Call Duty who becomes ill or has an emergency preventing them from carrying out their On-Call Duty shall be responsible to immediately notify their supervisor or manager. Prior to returning to scheduled On-Call

Duty, the employee must first notify their supervisor or manager if they will resume such duty.

~~ARTICLE 45 – ON CALL COMPENSATION~~

2. *Court On-Call Pay*

   ~~GMEA~~ Employees who have been subpoenaed into court on a City of Glendora case, and are not on duty, on an "on-call" status, shall receive two hours CTO for all time spent on-call prior to 12:30 p.m., and two hours CTO for all time spent on call after 12:30 p.m. ~~GMEA~~ Employees who are working any portion of the morning or afternoon when they are on-call shall not be eligible for on-call compensation.

~~EXHIBIT C~~
~~CALL-OUT/STANDBY/BEEPER SCHEDULE COMPENSATION~~

B. *Call-Out Compensation*

Call-Out Pay is used when an employee returns to work at the request of the City after the employee has been released from duty and left the worksite. An employee need not be assigned to On-Call Duty to receive Call-Out Pay

All call-out duty time either scheduled or non-scheduled, will be compensated by time-and-one-half pay in accordance with the following ~~schedule~~:

1. *Preassigned or scheduled field responsibilities or assignments (i.e., checking telemetering and engines, checking barricades or excavations, etc.) on non-workdays ~~weekends and holidays~~ will be compensated at a (1) one-hour minimum at a pay rate of time-and-one-half, and all time in excess of (1) one-hour minimum will be compensated at time-and-one-half for actual time worked.*

2. *~~Emergency~~ Unscheduled call-out will be compensated at a (2) two-hour minimum at a pay rate of time-and-one-half, and all time in excess of the (2) two hour minimum will be compensated at time-and-one-half for actual hours worked. Minimum time begins when the employee receives the call-out.*

3. ~~*Effective the first payroll period commencing on or after City Council adoption of the July 1, 2013 through January 31, 2015 MOU, standby duty will be compensated as bonus pay at the rate of $25.00 per night for standby during the normal work week (Monday through Friday,) and weekend standby and standby over City observed holidays will be compensated at the rate of $30.00 per day. This means that upon the above adjustment being implemented, a normal seven-day standby schedule without a holiday will receive $185.00 compensation as bonus pay for this standby schedule. Unless determined otherwise by the department head, only one standby beeper will be assigned at any given time.*~~

3. *~~NOTE:~~ Multiple call-outs will not be considered as separate call-outs if they occur within the same minimum compensated period.*

4. *Compensated Work Time exceeding minimums will be computed at half-hour intervals as follows:*

Actual Time Worked	Reporting Time
1 - 30 Minutes	30 Minutes
31 - 60 Minutes	1 Hour

~~Overtime compensation at time and one half in excess of the minimum call out credit will be computed at half hour intervals in accordance with the following table:~~

~~Actual Time Worked — Reporting Time for Compensation~~

~~1 – 30 minutes — 30 minutes~~

~~31 – 60 minutes — 1 hour~~

For The City of Glendora

2/24/21

Signature Date

J A Overholt 2/24/21

Signature Date

For AFSCME

2-24-21

Signature Date

2/24/2021

Signature Date

SIDELETTER AGREEMENT TO AMEND MEMORANDUM OF UNDERSTANDING

Pending City Council approval, the City of Glendora (City) and the Glendora Management Association (GMA) reached agreement via this side letter (Agreement) to amend the 2019 – 2023 Memorandum of Understanding (MOU). These changes arose out of discussions during the Water Division study and restructure.

The following changes shall be implemented in the first full pay period following City Council approval:

1. Amend Exhibit C of the MOU: the following classification will be deleted upon implementation of the results of the Water Division study. Incumbents will be allocated to new classifications.

    - Water Supervisor

2. Amend Exhibit C of the MOU: the following new classifications will be created and implemented as a result of the Water Division Study:

    - Water Utility Supervisor
    - Water Production Supervisor

3. The following pay ranges will be assigned to the new classifications listed under item #3.

New Salary Ranges						
New Classification Title	**Range**	**Step 1**	**Step 2**	**Step 3**	**Step 4**	**Step 5**
Water Utility Supervisor	New D	$6,055.09	$6,357.84	$6,675.74	$7,009.52	$7,360.00
Water Production Supervisor	New E	$6,308.48	$6,623.91	$6,955.10	$7,302.86	$7,668.00

4. Incumbent allocations to new classifications shall be administered in accordance with the City of Glendora Personnel Rules. Any special circumstances will be addressed via current City procedures (i.e., via a memorandum for approval by the City Manager). Anniversary dates for the purposes of future step increases do not change as a result of implementing this study.

5. The classification specification for Water Division Manager has been updated and modernized as part of this study. The title, Class ID and salary range assignment will remain the same (4502 and GMA 08).

6. Establish new MOU Article – On Call and Call Back Pay with the following language to be incorporated into the MOU:

    On-Call and Call-Out Compensation are intended to recognize that designated Fair Labor Standards Act (FLSA) exempt (i.e., overtime exempt) employees may be required to return to duty to perform work during non-work hours to maintain functioning of vital services and critical infrastructure on a 24-hour basis, such as the water system. The following classifications may be required to perform work during non-work hours and are eligible under this provision for On-Call and/or Call-Back Compensation in accordance with the Sections A and B:

    - *Water Utility Supervisor*
    - *Water Production Supervisor*

    The City reserves the right to utilize this provision for other classifications not listed above based upon business needs.

A. *On-Call Compensation*

On-Call pay is designed to compensate designated over-time exempt employees for being required to be available to return to work with limited notice. Assignment and approval of On-Call shall be at the discretion of the City based upon business needs.

Designated employees who are pre-assigned or scheduled to be available during non-working hours to respond to unscheduled calls shall be compensated at $30 per day for non-work hours on scheduled workdays and $60 per day for full non-workdays.

Designated employees assigned to On-Call shall have sufficient working knowledge, skills, and abilities to address the unscheduled matter. On-Call duty will generally be for a consecutive 7-day period. Designated employees shall not receive On-Call pay during working hours, meal/break periods, or during periods where the employee is taking paid time off.

A designated employee who becomes ill or has an emergency preventing them from carrying out their On-Call shall be responsible to immediately notify their supervisor or manager. Prior to returning to scheduled On-Call, the employee must first notify their supervisor or manager to determine if they will resume such duty.

B. *Call-Out Compensation*

A designated overtime-exempt employee required to return to work during non-work hours (e.g., days off, weekends, holidays, nights, etc.) after completing their normal work shift and having left a designated worksite shall be eligible for Call-Out pay under the following conditions:

1. *The employee must be designated by the City as eligible for Call-Out duty and compensation in advance of the even occurring.*

2. *If the designated employee is called out and required to physically return to a designated work location, the employee shall receive a minimum of two (2) hours of straight time compensation at base rate of pay, regardless of whether the employee actually works less than two (2) hours, and for actual time worked, at straight time at base rate of pay, for time exceeding the minimum two (2) hours, in half hour increments as follows:*

Actual Time Worked	Reporting Time
1 - 30 Minutes	30 Minutes
31 - 60 Minutes	1 Hour

Multiple call-outs will not be considered separate call-outs if they occur within the same minimum compensated period. Any subsequent call-outs occurring within the two (2) hour minimum period shall be considered part of the continuous working time included in the minimum two (2) hours.

3. *If the designated employee is able to respond to the matter by a method which does not require the employee to physically return to a designated work location, the employee shall receive straight time pay at base rate of pay for time actually worked, in half hour increments as in the chart under item #2.*

4. *This provision shall not apply to: 1) any non-exempt employees covered by this Agreement; 2) any overtime-exempt employee not specifically designated and approved for Call-Out pay in advance of the Call-Out; 3) to any overtime-exempt employee whose normal work shift has been extended prior to their leaving the worksite; or 4) any overtime-exempt employee who is called to report to work within one (1) hour of the start of their normal work shift.*

7. Establish a new MOU Article to provide Water Certification Pay as follows:

The City shall provide Water Certification Pay for eligible employees in the following classifications who obtain California State Water Certificates beyond what is required by the employee's classification:

- *Water Utility Supervisor*
- *Water Production Supervisor*

Eligible employees shall receive $50 monthly, paid in biweekly installments (over 26 pay periods per year), for certifications above what is minimally required for the employee's classification and shall be limited to a maximum of two (2) certificates (maximum of $100 monthly). The City will not compensate employees for water certificates which are, or become, minimum qualifications for the employee's job classification.

For The City of Glendora

2/26/21
Signature Date

2/26/21
Signature Date

For GMA

2/25/21
Signature Date

2/25/21
Signature Date

PUBLIC NOTICE

Amendment to Memoranda of Understanding (MOU) Glendora Management Association (GMA) and American Federation of State County Municipal Employees Local 3915 (AFSCME)

The staff report and proposed MOU amendments between the City of Glendora and GMA and the City of Glendora and AFSCME which will be considered at the March 9, 2021 City Council meeting are accessible on the City's Website and in the City Clerk's Office. If you have any questions, please contact Human Resources at (626) 852-4821.

Click to access Staff report and Agreement.

Glendora City Council meetings are held in the Glendora Council Chamber, 116 E. Foothill Boulevard, Glendora, CA.

Thank you
CITY CLERK'S OFFICE

Posted: March 1, 2021 through March 9, 2021

This notice is posted pursuant to City Council minute action taken at the August 26, 2014 Regular Joint meeting requiring posting a week before item is scheduled to be considered by City Council.

STAFF REPORT

TO: MAYOR AND COUNCIL MEMBERS **DATE:** MARCH 9, 2021

FROM: COMMUNITY DEVELOPMENT **DISTRICT(S):** CITYWIDE

SUBJECT: ANNUAL GENERAL PLAN PROGRESS REPORT AND HOUSING ELEMENT IMPLEMENTATION ANNUAL PROGRESS REPORT.

RECOMMENDATION

That the City Council:

1) Receive and file the General Plan Annual Progress Report and the Housing Element Implementation Annual Progress Report; and,
2) Authorize staff to file the reports with the State of California Department of Housing and Community Development.

EXECUTIVE SUMMARY:

The purpose of the report is to provide an update on the City's progress towards implementing policies and programs identified in the General Plan. The report also includes an update on housing units constructed over the past year.

LEGISLATIVE HISTORY:

In accordance with California Government Code Section 65400(b), the City is required to submit a General Plan Annual Progress Report to the local legislative body (City Council), the State's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) on the status of the General Plan, its implementation progress, and how the City is meeting the region's housing needs.

On March 2, 2021, the Planning Commission also received and filed this item.

DISCUSSION:

BACKGROUND

General Plans are often referred to as the blueprint: for the community, and serve as the comprehensive, long-range plan that provides the framework for future physical growth and enhancement. These long-term goals—divided across the various thematic elements—have multiple tasks with different timelines and milestones.

State law requires every city in California to maintain a General Plan to guide the long-term physical, social, and economic growth of the community. In 2007, the City of Glendora completed a comprehensive update to the General Plan, known as "Community Pan 2025". The update was a community-driven process that identified strategic goals and priorities pertaining to new development and the quality of life in Glendora.

Due to the General Plan's document size it was not made an attachment to this report, however it is available on the City's Planning Division webpage (link: *http://www.cityofglendora.org/departments-services/planning/applications-documents/general-plan-specific-plans/glendora-general-plan*).

The General Plan includes seven mandatory elements, or chapters, as required by State law: Land Use, Housing, Circulation, Open Space and Recreation, Safety, Conservation, and Noise. It also includes two optional elements: Air Quality and Historic Preservation. All General Plan elements, except for the Housing Element, may be updated whenever deemed necessary and appropriate by a city, but no more than four times per year. Because it is the long-term policy document for the growth of the community, each amendment should be carefully considered. The Housing Element is updated every eight years on a schedule that is mandated by State law. The City Council approved an updated Housing Element in November 2013. The Housing Element is currently in the process of being updated to cover the period 2021 through 2029.

The purpose of the report is to provide an update on the City's progress towards implementing policies and programs identified in the General Plan. The report is also required to include an update on housing units constructed over the past year. State agencies use the annual progress report to identify statewide trends in land use and to analyze how local planning and development activities relate to statewide planning goals and policies. The State Department of HCD also uses the annual progress report to track housing information, including the City's progress toward accommodating is fair share of regional housing needs as identified through the Regional Housing Needs Assessment (RHNA).

GLENDORA'S ANNUAL PROGRESS REPORT

Glendora's General Plan Annual Progress Report covering calendar year 2020 is included as Attachment A. Notable accomplishments for the year include:

- City staff is currently processing applications for the development of 3 proposed multi-family residential projects along the Arrow Highway. These projects are in-keeping with the goals and intent of the new Arrow Highway Specific Plan.

- City staff continued coordination with the Successor Agency to the Glendora Redevelopment Agency (RDA) implementation regarding the Long Range Property Management Plan (LRPMP) and the City's two remaining sites. Site No. 4, which is three vacant parcels located on Parker and Route 66 and identified as the "Parker Site", received final approval for sale from the County Oversight Board in March 2019 and is in the entitlement process for 8 residential units and a 1,000 square foot commercial building. The Planning Commission reviewed the proposed project and recommended approval to the City Council on February 2, 2021. The City Council will likely review the project at the March 9, 2021 meeting. The second site, Site No. 7 is a portion of an existing shopping center located on Amelia and Route 66, identified as the "Amelia Site". Final approval for sale of the Amelia site was granted by the County Oversight Board on February 13, 2020 and the transaction closed on August 21, 2020. The property was sold to a regionally recognized health care provider with plans to improve the existing building and operate a medical facility with medical office space.

- The City Council approved Ordinance 2053, bringing the City's Accessory Dwelling Unit (ADU) ordinance up to compliance with recent changes to the state law. The updated ADU ordinance promotes the growth of and facilitates the permitting process for ADUs, which are an important housing stock resource in the City.

- The City installed TAP validator devices on all transit vehicles. Additionally, the City began procuring four replacement dial-a-ride vans and new dispatching software from the Section 5310 grant.

- The City submitted two grants to the State's Active Transportation Program for first/last mile improvements on Glendora Avenue and Foothill Boulevard. The total cost of the submittal is approximately $7.3 million.

- The City held a five-month demonstration of a separated bike lane (Class IV), curb extensions, and continental crosswalks along Glendora Avenue which allowed residents and stakeholders to experience first/last mile improvements before permanent installation.

- City staff continues to review construction plans for the Metro Gold Line Extension and has met with and is reworking the Covina Metrolink Shuttle to augment Foothill Transit service on Grand Avenue to connect with the new Foothill Transit Center in Covina.

- The City adopted a policy and thresholds to analyze transportation impacts identified under the California Environmental Quality Act (CEQA). The policy establishes local standards for analyzing Vehicle Miles Traveled (VMT) generated by new development projects.

- The City's Water Division updated their incentive program to encourage residents to replace high water use devices and landscaping with water efficient options.

- Work was done on several projects aimed at improving the City's water delivery system.

- Staff began a review and draft revision for the Urban Forestry Manual which will update the procedures for maintaining and preserving the Urban Forest of Glendora.

- The City conducted tree well expansions for trees along main thoroughfares.

- The City enhanced planters with drought tolerant California native plants within areas at the Equestrian Center and Tim Crowther Teen Center, which will increase local wildlife habitat and raise awareness to park users.

- The City was awarded $160,000 under SB 2, and $150,000 under the Local Early Action Planning Grants Program (LEAP). Both grants are for updating local planning documents to address California's critical housing needs.

- The City was awarded a $200,000 grant from the San Gabriel Valley of Governments that can be used to pay for motel rooms for the homeless.

- The City has spent $450,000 from the Affordable Housing Fund to house homeless individuals due to COVID-19. From April 2020 through January 29, 2021, the City has housed 65 homeless individuals, paid for 6,306 nights at motels, and paid first and last month's rent for four individuals.

The Housing Element Implementation Annual Progress Report showing the City's progress towards accommodating RHNA and implementation of Housing Element programs is included as Attachment B. Please note that the State's report format includes various standardized data tables that are very detailed and difficult to present visually. The data tables conclude that there are residential housing units in various stages on the development pipeline, including 87 housing units, 14 of which were entitled 27 of which

were issued building permits, 46 new housing units received final inspection from the City's Building and Safety Division during the 2020 period. Housing units receiving final inspection in 2020 include 33 single-family detached units (including single-family residences and detached condominiums) and 13 new accessory dwelling units.

FISCAL IMPACT:

Staff resources were required to prepare the Annual General Plan Progress Report, which is required by State law. These are no other costs associated with the report.

CEQA (California Environmental Quality Act):

CEQA Guidelines Section 15060(c)(3) states that an activity is not subject to CEQA if the activity is not a project. Section 15378(b)(5) specifies that projects do not include organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. The 2020 General Plan Annual Report is an administrative activity. It does not authorize new development or otherwise result in direct or indirect physical changes in the environment. Therefore, the report is not a project as defined by CEQA Guidelines Section 15378(b)(5) and is not subject to CEQA per CEQA Guidelines Section 15060(c)(3).

Respectfully submitted,
Natalie Espinoza
Associate Planner
Community Development Department

Joseph Weaver
Assistant Planner
Community Development Department

Concurs with,
Terry Kent
Planning Commission

Director	Certified as to Available Funds	CEQA
Not Applicable	*June Overholt*	*Not Applicable*

Legal Review	City Manager
Not Applicable	*Adam Raymond*

ATTACHMENTS:

A. 2020 GENERAL PLAN PROGRESS REPORT
B. HOUSING ELEMENT IMPLEMENTATION 2020 PROGRESS REPORT

City of Glendora

2020 General Plan Progress Report

City of Glendora

116 East Foothill Blvd

Glendora, CA 91741

City Council

(at the time of document preparation)

Michael Allawos
Mayor

Karen Davis
Mayor Pro-Tem

Gary Boyer
Council Member

David Frendendall
Council Member

Mendell Thompson
Council Member

Planning Commission

(at the time of document preparation)

Terry Kent
Chair

Mark Davis
Vice – Chair

Kurt Norwood
Commissioner

Michael Matthews
Commissioner

Paulette Koss
Commissioner

City Staff

City Administration

Adam Raymond
City Manager

Community Development Department

Jeff Kugel
Director of Community Development

Mark Carnahan
City Planner

Valerie Escalante
Economic Development Housing Manager

David Collett
Building Official

Steven Mateer
Transportation Superintendent

Table of Contents

Introduction Page 5

Executive Summary

Background

Report Acceptance Date

General Plan Implementation Status Page 7

Chapter 1: Land Use

Chapter 2: Circulation

Chapter 3: Housing

Chapter 4: Conservation

Chapter 5: Safety

Chapter 6: Noise

Chapter 7: Open Space

Chapter 8: Design

Chapter 9: Economic Development

Chapter 10: Additional Notes

Introduction



Glendora Raising Canes completed in 2020

Executive Summary

The General Plan Annual Progress Report summarizes the City of Glendora's progress towards implementing the goals and policies of "Community Plan 2025", the City's General Plan. It covers the period from January 1, 2020, through December 31, 2020. The report also reviews the activities of the Community Development Department.

This report is prepared in compliance with California Government Code Section 65400(b) which mandates that all cities and counties submit to the State Office of Planning and Research an Annual Report on the status and implementation of the General Plan.

Background Information

Glendora is 19.6 square miles in area. The City is located in the central and eastern part of Los Angeles County, about 30 miles northeast of downtown Los Angeles. It is bounded by: the San Gabriel Mountains to the north and east; Arrow Highway to the South; and Citrus and Barranca Avenues to the west. Cities bordering Glendora include Azusa, San Dimas, and Covina. The City of Glendora is provided regional access by two major highways: the I-210 interstate freeway and the 57 highway. These freeways connect to other major interstate freeways such as the I-10 and I-5 highways and the state route SR-60 which provide access to major employment centers including downtown Los Angeles and Orange and San Bernardino Counties.

Glendora began as a small citrus-producing community until the 1950s, when the community gradually transformed into a more diversified residential-based community. The City of Glendora has grown from a small community of approximately 2,000 residents around the time of its incorporation in 1911 to 52,067 residents as of the January 2020 per the State of California, Department of Finance estimate. Glendora remains a family-oriented community with large parks and open-space, excellent public and private schools, and one of the lowest crime rates in the region. In addition, Glendora residents benefit from comprehensive community services, including a state-of-the-art library. Glendora is noted for its community spirit and extensive citizen participation in community life, reflected in its motto "Pride of the Foothills."

The issues addressed by Community Plan 2025 will work towards achieving this vision by adhering to the values providing excellent housing, education, employment, and recreation opportunities plus the mission of providing a safe, convenient, and attractive community for those that live, work, or visit Glendora.

Acceptance Date

The 2020 General Plan Annual Progress Report was reviewed and accepted by the Planning Commission on March 2, 2021 and by the City Council on March 9, 2021.

General Plan Implementation Status



Newly installed tap validators on transit vehicles



Separated bike lane demonstration

Government Code Section 65400 requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the status of their General Plan and their progress in its implementation. The report must detail the progress in meeting the jurisdiction's share of regional housing needs and address efforts by the local agency towards removing governmental constraints to the maintenance, improvement, and development of housing.

The purpose of the Annual Progress Report is to assess how the City of Glendora's General Plan is being implemented in accordance with adopted goals, policies, and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies, and implementation measures contained in the General Plan; and to provide information regarding local agency progress in meeting its share of regional housing needs.

The City completed a comprehensive General Plan update in 2007, known as Community Plan 2025. In 2013 the City completed an update to its Housing Element for 2013-2021 and received certification of the document from HCD. The Housing Element is currently in the process of being updated.

This section outlines the progress the City has made from January 2020 through December 2020 to implement the goals and policies of the General Plan.



Recently repaired bear resistant trash can and bridge

Chapter 1 Land Use Element



Glendora Public Market Opened in 2020

The primary purpose of the Land Use Element is to delegate general distribution and extent of various land uses within the City of Glendora, which will shape the way it develops and redevelops over the next years. The Land Use Element includes decisions about type, intensity and general distribution of uses of land for housing, commercial, business, industry, open space, public, and other uses. The Land Use Element includes several focus areas that were identified as areas of change in the planning area given the development pressures, the implementation of community goals, and proximity to transit.

Chapter 1 Land Use Element

Updates:

- **Goal LU-3: Integrated mixed use development.**

  Policy LU-3.1: Establish development standards and design guidelines for mixed use development in the city's primary activity nodes.

  Policy LU-5.2: Provide for expanded infill residential opportunities in appropriately designed areas of the City.

- **Goal LU-8: Expansion of employment-generating land uses.**

  Policy LU-8.3: Consider land use policy modifications along the Arrow Highway corridor to enhance retail, commercial and other employment uses.

- **Goal LU-10: Quality Infill**

  Policy LU10.3: Evaluate the potential for developing a Specific Plan for the Arrow Highway Corridor to maximize infill development opportunities.

  In 2018, the City Council adopted the Arrow Highway Specific Plan and its related Environmental Impact Report. In 2015, the City embarked on a project to create new vision for the City's southern boundary at Arrow Highway. The project involved engaging a land use planning consultant and supporting the Arrow Highway Specific Plan Steering Committee in their efforts to formulate a vision for this important corridor. The Steering Committee met seven times before the Specific Plan was presented at several meeting before the Planning Commission and City Council. The Arrow Highway Specific Plan includes allowance in some areas for mixed use developments as well as standalone residential developments within existing commercial areas.

  In 2020, City staff worked with property owners for the development of 3 proposed multifamily residential projects including the Glendora Public Market's residential portion consisting of 16 detached condos, a 19 unit condo project, and a 35-unit condo project all of which are currently in process with City Staff. These projects are in-keeping with the goals and intent of the Arrow Highway Specific Plan.

- **Goal LU-4: Expanded residential development opportunities.**

  Policy LU-5.2: Provide for expanded infill residential opportunities in appropriately designated areas in the City.

  On September 8, 2020, the Glendora City Council adopted Ordinance 2053 amending the Zoning Code for consistency with State Law regarding Accessory Dwelling Units (ADUs). The updated ADU ordinance further facilitates the permitting process for ADUs which are an important housing stock resource in the City.

Chapter 1 Land Use Element

Updates (Continued):

- **Goal LU-11: Rehabilitation and enhancement of existing land uses.**

  Policy LU.2: Provide for a comprehensive review of City –owned property to determine redevelopment potential.

  City staff continued coordination with the Successor Agency to the Glendora Redevelopment Agency (RDA) implementation regarding the Long Range Property Management Plan (LRPMP) and the City's two remaining sites. Site No. 4, which is three vacant parcels located on Parker and Route 66 and identified as the "Parker Site", received final approval for sale from the County Oversight Board in March 2019 and is in the entitlement process for 8 residential units and a 1,000 square foot commercial building. The Planning Commission reviewed the proposed project and recommended approval to the City Council on February 2, 2021. The second site, Site No. 7 is a portion of an existing shopping center located on Amelia and Route 66, identified as the "Amelia Site". Final approval for sale of the Amelia site was granted by the County Oversight Board on February 13, 2020 and the transaction closed on August 21, 2020. The property was sold to a regionally recognized health care provider with plans to improve the existing building and operate a medical facility with medical office space.

- **Goal LU-24: Coordinated infrastructure development with land use planning.**

  Policy LU-24.1: Ensure the City of Glendora makes diligent efforts in coordinating with adjacent jurisdictions for projects that may have an impact on Glendora's traffic, infrastructure, water quality or other interjurisdictional topics.

  City staff continues to review construction designs and plans for the Metro Gold Line Extension. Additionally, the City has met with and is reworking the Covina Metrolink Shuttle to augment Foothill Transit service on Grand Avenue to connect with the new Foothill Transit Center in Covina. Staff also met with representatives from Charter Oak Unified School District and Glendora Unified School District to discuss transportation challenges and way to improve service. The City is also participating in the Arrow Highway Multimodal Regional Corridor Plan with San Dimas, La Verne, Pomona, and Claremont.

Chapter 2 Circulation Element

The Circulation Element defines the transportation needs of the City and presents a comprehensive transportation plan to accommodate those needs. The transportation plan consists not only of the physical transportation system itself, such as streets, highways, bicycle routes and sidewalks, but also to the various modes of transportation, such as cars, buses, trucks (goods movement), rail, bicycles, ridesharing and walking, as well. Circulation also refers to the movement of people and goods and products within and through the City. The circulation and transportation system plays an important role in shaping the overall structure and form of the City, in that it both divides and connects land uses at the same time. The planned extension of the Metro Gold Line light rail line to Montclair is also described since the extension will come through the planning area.

Updates:

- **Goal - CIR-2 Coordinated transportation and land use planning**

  Policy CIR 2.10 Plan for adequate bus service to meet Glendora's future needs… Program: Develop a fixed route local shuttle service, using either public or private franchises. Program: Enhance bus stop facilities with shaded seating areas, waste receptacles and route information.

  In 2020, the City installed TAP validator devices on all transit vehicles. Additionally, City began procuring four replacement dial-a-ride vans and new dispatching software from the Section 5310 grant.

- **Goal CIR -7 Improve access to alternative modes of transportation**

  Policy CIR 7.1 Explore funding for alternative transportation.

  The City submitted two grants to the State's Active Transportation Program. The grants are for first/last mile improvements on Glendora Avenue and Foothill Boulevard. The total cost of the submittal is approximately $7.3 million.

  Policy CIR 7.5 Ensure adequate pedestrian/bike amenities at key destinations such as the Village and other retail service areas.

  The city held a five month demonstration of a separated bike lane (Class IV), curb extensions, and continental crosswalks along Glendora Avenue. The demonstration project allowed residents and stakeholders to experience first/last mile improvements in real life before permanent installation. The City conducted a survey, bike/ped counts, and a traffic assessment.

Chapter 2 Circulation Element

Updates (Continued):

- **Goal CIR-2: Coordinated transportation and land use planning.**

  Policy CIR-2.3: Support the efforts of the MTA in providing alternative transportation modes within Glendora that would compliment land use planning efforts.

  The City adopted a policy and thresholds to analyze transportation impacts identified under the California Environmental Quality Act (CEQA). The policy establishes local standards for analyzing Vehicle Miles Traveled (VMT) generated by new development projects.

- **Goal CIR-5 Appropriate coordination of transportation planning with adjacent jurisdictions.**

  Policy CIR-5.4 Support regional transportation planning including the Gold line extension, bus network planning, and regional bikeway and hiking networks.

  City staff continues to review construction designs and plans for the Metro Gold Line Extension. Additionally, the City has met with and is reworking the Covina Metrolink Shuttle to augment Foothill Transit service on Grand Avenue to connect with the new Foothill Transit Center in Covina. Staff also met with representatives from Charter Oak Unified School District and Glendora Unified School District to discuss transportation challenges and way to improve service.

Chapter 3 Housing Element


Moreton Place by Watt Communities

The Housing Element represents an awareness of the need within the City of Glendora to assure that housing is provided for all economic segments of the community. The Element also satisfies the legal requirements that housing policy be a part of the General Plan. This Glendora Housing Element is in compliance with the 2013-2021 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region.

All cities and counties in California receive a Regional Housing Needs Allocation (RHNA) that identifies the number of housing units that must be planned for through the General Plan and zoning. The City is not obligated to construct any housing units, but is must ensure that zoning and land use policies are in place to allow the mandated number of units to be built.

The City's ongoing Housing Element compliance is documented by the Housing Element Implementation Annual Progress Report. The report includes the City's progress toward the RHNA and toward implementing the housing programs that were established in the Housing Element.

Chapter 3 Housing Element

Updates:

- The City was awarded $160,000 under SB 2, and $150,000 under the Local Early Action Planning Grants Program (LEAP). Both grants are for updating local planning documents to address California's critical housing needs.

- **Goal 1: Assure the quality, safety, and habitability of existing housing and the continued high quality of residential neighborhoods.**

  Policy 1.1: Continue to monitor and enforce building and property maintenance codes in residential neighborhoods.

  On October 13, 2020, the Glendora City Council adopted Ordinance 2055 amending the Zoning Code to regulate the operation of short-term rentals (STR). This ordinance requires STR host to submit for a STR permit and business license while establishing standards, restrictions, and enforcement relation STR.., to further maintain the nature of single-family neighborhoods.

- **Goal 2: Assist in the provision of housing that meet the needs of economic segments of the community.**

  Policy 2.2: Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units through land use policies and zoning standards.

  - The City was awarded a $200,000 grant from the San Gabriel Valley of Governments that can be used to pay for motel rooms for the homeless.
  - The City has spent $450,000 from the Affordable Housing Fund to house homeless individuals due to COVID-19. From April 2020 through January 29, 2021, the City has housed 55 homeless individuals, paid for 6,306 nights at motels, and paid first and last months rents for four individuals.

- **Goal 4: Where appropriate, mitigate unnecessary governmental constraints to the maintenance, improvement, and development of housing.**

  Policy 4.1: Periodically review the City's regulations, ordinances, fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

  On February 25, 2020, the Glendora City Council adopted Ordinance 2050 amending sections of the Zoning Code to more effectively and efficiently process second-story-component projects, particularly projects that are small in square-footage and/or not easily visible from the public by eliminating the requirement of a public hearing and changing the approval action from the Planning Commission to the Community Development Director.

Chapter 3 Housing Element

Updates (continued):

On September 8, 2020, the Glendora City Council adopted Ordinance 2053 amending the Zoning Code for consistency with State Law regarding Accessory Dwelling Units (ADUs). The updated ADU ordinance further facilitates the permitting process for ADUs which are an important housing stock resource in the City.

The following housing programs are on-going:

Program 2— Preservation of Assisted Housing Development

Objective:	Monitor status of existing and future affordable housing projects, including Elwood Apartments.
Time Frame:	Housing Element 2013-2021
Status:	There are three (3) affordable housing developments in the City with long-term covenants or agreements.

Program 5— Affordable Housing Development

Objectives:	Provide information on incentives available to facilitate affordable housing development.
Time Frame:	Housing Element 2013-2021
Status:	The City currently offers density bonuses for affordable housing.

Program 6— Residential Sites Inventory

Objectives:	Monitor and update the residential sites inventory as needed to demonstrate RHNA compliance and provide the inventory to interested developers.
Time Frame:	Housing Element 2013-2021
Status:	The sites inventory is maintained and updated as sites are developed and is provided to developers on request. Staff frequently meets with developers to help identify sites for housing development. Staff has engaged a consultant to assist with the preparation of an updated Housing Element 2021-2029 and is developing a new site inventory in order to meet the 6th Cycle RHNA requirements.

Chapter 3 Housing Element

Updates (continued):

Program 9—Fair Housing

Objectives:	Promote and publicize fair housing programs and services on City website and through brochures at City Hall. Continue to work with a qualified fair housing service provider. Implement recommendations of the Analysis of Impediments to Fair Housing Choice.
Time Frame:	Housing Element 2013-2021
Status:	The City contracts with the Housing Rights Center to provide fair housing services and continues to promote and publicize the availability of services.

Additionally, In response to COVID-19, under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) signed into law on March 27, 2020 by the President of the United States in order to provide emergency funds to support individuals and businesses affected by the Coronavirus (COVID19) pandemic and economic downturn, funds were allocated to the Community Development Block Grant as Coronavirus funds (CDBG-CV). The City allocated $312,088 of the CDBG-CV entitlement towards an Emergency Rental Assistance Program, assisting Low-Moderate Income individuals with up to $1,000 per month in rental assistance for up to six months ($6,000 cumulative total per household). Approximately 54 households are expected to be assisted.

Chapter 4 Conservation Element

The purpose of the Conservation Element is to provide direction regarding the conservation, development and utilization of natural resources. Existing resources within the City of Glendora are identified in order to understand how future development impacts these resources and to provide guidance for the maintenance, preservation and conservation of these resources. The Conservation Element addresses the following resources: water, energy, solid waste and biological, as well as storm water management. The City of Glendora previously adopted a Historic Preservation Element as an optional element within the General Plan. Cultural and historical resources and goals and objectives for the preservation of these resources are discussed within the Historic Preservation Element.

Updates:

- **Goal CON -1 Protection and conservation of Glendora's water resources.**

  Policy CON1.4 Establish outreach and incentive programs to educate residents on methods of water conservation and to encourage their use.

  The City's Water Division updated their incentive program to encourage residents to replace high water use devices and landscaping with water efficient options. The program has been in place for the last 10 years, but this update provided additional opportunities for replacing grass with drought tolerant plants, non-irrigated groundcover, or even synthetic turf.

- **Goal CON-2 Utilization of water conservation technologies and practices.**

  The State Model Water Efficiency Ordinance (MWELO) remained in affect in an effort to continue water conservation throughout the City. Applicable landscape plans were required to show water usage compliance prior to approval.

Chapter 4 Conservation Element

Updates (Continued):

- **Goal CON-3 Effective and well-maintained water infrastructure.**

  The City's Water Division worked on several projects aimed at improving the City's water delivery system. In 2020, water mains on Dike, Zara, and Seller St. were replaced. Accumulatively, 6,805 feet of pipe was replaced. Producing information concerning the City's water supply and efforts the City has undertaken to become more self-sufficient in producing and delivering clean, safe drinking water to its residents through its water infrastructure capital improvement program.

- **Goal CON-8 Proper conveyance and treatment of storm water and implementation of techniques to reduce pollutants consistent with Federal, State and regional regulations and standards.**

  City staff continued to establish partnerships from local merchants on eligible products for the rebate program and instituted rebates which focus specifically on rain water collection and use to encourage water conservation and storm water retention.

- **Goal CON-10 A tree preservation strategy.**

  The City is in the process of revising the Urban Forestry Manual which will update the procedures for maintaining and preserving the Urban Forest of Glendora. Additionally, the City conducted tree well expansions on trees along main thoroughfares where concrete removal mitigates trip hazard and where root pruning is not yet needed. Such infrastructure modifications to tree environments has also increased in Parks where mature trees require special environmental needs. Certain oak trees were accommodated to ensure their own leaves could be retained as mulch and encourage natural microbiology in the soil. Lastly, a pneumatic (air-powered) digging tool known as an Airspade was purchased and used for exposing root collars when trees are planted too deep and roots to assist in making better decisions about preservation, mitigation or replacement when making sidewalk infrastructure repairs.

Chapter 5 Safety Element

The aim of the Safety Element is "to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides and other hazards". It serves as a guide for the City government and public for understanding the hazards facing the City of Glendora and how to reduce the impacts of these hazards.

Updates:

- The City continues to require proof of fire flow adequacy and Los Angeles County Fire Department review for new development proposals within high-fire severity/hillside areas.
- The Safety Element includes several policies related to programs mandated by the state and federal government. These programs include the state-required Standardized Emergency Management System (SEMS), the implementation of which resulted in the City's adoption of a Multi-Hazard Function Plan (MHFP).
- The state-mandated Great California Shake Out earthquake drill is implemented so that employees and residents can partake in the simulated practice to be better prepared in the event of an earthquake.

Chapter 6 Noise Element

The purpose of the Noise Element is to provide a framework to limit noise exposure within the City. Existing and future noise environments and the compatibility of land uses are considered in the Element, as well as sensitive receptors and generators of stationary noise. Projected noise levels are included to help guide future land use policy and prevent high noise levels in sensitive areas at buildout.

Various measures are described in order to mitigate potential noise conflicts. These measures are designed to lessen impacts from unavoidable noise conflicts within the City of Glendora. The Noise Element also serves as a guideline for compliance with the State's Noise Insulation Standards.

As part of the General Plan process the City surveyed the planning area to identify mobile and stationary noise sources that have, or could have, an adverse impact on land uses in the planning area. Noise levels at various intersections and roadways were measured to identify current and predicted noise levels based on traffic levels expected under the land use plan's build out scenario. Goals and policies were adopted to ensure that appropriate land use planning techniques incorporated into new development planning to minimize impacts to sensitive noise receptors.

Updates:

- Noise studies are continuously conducted as part of the environmental review process and mitigation measures are required as appropriate depending on the location and type of development project and/or location.
- The City's Noise Ordinance continually places restrictions for construction activities to minimize and regulate construction-related noise.

Chapter 7 Open Space and Recreation Element

The purpose of the Open Space and Recreation Element is to examine existing open space and recreational facilities and outline strategies and actions to preserve and enhance these amenities within the City. The Open Space designation in Glendora includes both private and public lands in the foothills and South Hills.

Open space and recreational facilities are located throughout the City and provide recreational, training and educational opportunities along with various programs and services to assist and improve the quality of life in the community. Such amenities and areas in the City of Glendora include parks, community centers, trails, hillside areas, open space easements, and institutional uses.

Updates:

- **Goal OSR-4: Diversified range of park and recreation facilities and programs for all Glendora residents.**

  Policy OSR-4.1: Investigate opportunities to enhance and expand existing park and recreation facilities.

  The City enhanced planters with drought tolerant, California native plants within areas at the Equestrian Center and Tim Crowther Teen Center which will increase local wildlife habitat and raise awareness to park users. Control of the "Tree of Heaven" (Ailanthus altissima) utilizing volunteer efforts increased awareness among trail users and park visitors as to the impacts of invasive species and the need to support local wildlife. The activities increased park stewardship and ownership as many later participated in trash pick-up events throughout the Big Dalton Canyon and South Hills Wilderness areas.

- **Goal OSR-7: Enhanced trail system in and throughout the community.**

  Policy OSR-7.4: Improve and create more connections, and increase the safety of the pedestrian, bicycling, and equestrian trail system in the City.

  The City utilized general funds to increase amenities throughout the trails system to meet needs of trail users. Additional bear trash cans were installed at Big Dalton Canyon Wilderness Area and bridge repairs were made to ensure safe connections on the Big Dalton Canyon Trail in the Big Dalton Canyon Wilderness Area.

Chapter 8 Air Quality Element

The Air Quality Element seeks to improve air quality in the planning area through policies and infrastructure planning. Examples of policy level planning include regional cooperation with regional governments such as SCAG and SCAQMD in supporting alternative transportation initiatives.

Updates:

- **Goal AQ 5: Promotion of alternative transportation modes.**

  Policy AQ-5.1: Promote telecommuting and modified work schedules as a method of trip reduction.

  The City continues its employee alternative commute incentive program, Altcom, which encouraged City employees to choose a commute option that is an alternative to a single occupancy vehicle.

  Policy AQ-5.1: Promote and encourage the use of public transit, such as the Metrolink and local bus lines.

  The City continues support for planning efforts related to the construction of the Gold Line extension project through Glendora to Montclair.

- **Goal AQ-2: Reduction of vehicular trips**

  Policy AQ-2.1: Reduce mobile source emissions by encouraging reduction in project-related vehicle trips and vehicle miles traveled (VMT).

  In 2020, the City Council adopted a Vehicle Miles Traveled (VMT) Policy in accordance with the California Environmental Quality Act (CEQA) Traffic Impact Analysis Requirements. This new policy will promote a reduction in greenhouse gases, the development of multimodal transportation, and a diversity of uses.

  Additionally, land use planning measures included in newly adopted Arrow Highway Specific Plan that supports walkable communities with pedestrian and bicycle paths to encourage pedestrian rather than vehicular travel.

Chapter 9 Historic Preservation Element

In 1999 the City adopted the Historic Preservation Element to reflect the community's desire to preserve historic resources. The element identified the different levels of historic significance at the federal, state, and local levels. No update of the element has occurred since its adoption, but generally:

Updates:

- Goals and policies are in place that require the City to consider the effects of development on historic resources.
- Any proposed alteration to a historic resource or landmark requires City review and/or public hearings to determine if proposals are appropriate and meet the Secretary of the Interiors Standards.
- The City has focused on continuing to update information and policies related to historic resources.
- In a most recent "report card" issued by the Los Angeles Conservancy, the City receive a "B" grade for its historic preservation efforts for its use of the Mills Act, local landmarks program, and inclusion of a Historic Preservation Overlay Zone.

Chapter 10 Additional Notes

Consistency with General Plan Guidelines

The General Plan is internally consistent, comprehensive, and maintains a long-term perspective on continued City growth and development. The General Plan evaluates the City's entire planning area which includes the City and its Sphere of Influence that covers some of the unincorporated County lands adjacent to the City. The General Plan includes the seven required elements and the optional elements of Air Quality and Historic Preservation.

With respect to internal consistency, the elements are based on the anticipated growth within the community. As an example of the consistency written into the General Plan, the Land Use Element was the foundation for new housing and population data as vacant and underutilized parcels were identified and housing growth was projected onto the parcels. Growth from housing and population was used to drive the formation of the Circulation Element which included a forecast model of peak traffic volumes and Average Daily Trips (ADT) based on projected growth from the Land Use Element. Peak traffic and ADT volumes were then simulated to generate anticipated noise levels on roadways to identify any potential impacts on the Community Noise Equivalent Levels (CNEL) for the Noise Element. In another example of consistency, the Housing Element includes a housing sites analysis that is based on the land use designations and policies of the Land Use Element.

Sustainable Development and Environmental Justice

The City's General Plan includes sustainable development policies that embrace compact development, walkability, and transit oriented development; promote infill development; protect open space (nearly 50 percent of the City's land use area is designated as open space); protect natural habitats and habitat connectivity; and avoid natural hazards. These policies are incorporated across a number of General Plan elements including Land Use, Open Space and Recreation, Conservation, and Safety. The City maintains a certified Housing Element which properly addresses adequate housing for all income levels.

Chapter 10 Additional Notes

A number of policies also address energy efficiency in building and site planning. One such policy provides development incentives for residential projects which obtain LEED Silver certification. Waste reduction and recycling policies are being implemented to reduce the consumer waste and promote recycling (the City maintains an over 65% diversion rate as required by State law).

Environmental justice policies are evident throughout the General Plan. The City maintains consistent land use policies throughout the City's planning area which is largely single-family residential. There are not different standards and policies that deliberately or unintentionally discriminate against any groups, populations, or classes of people. For example land use and housing policies properly address the provision of housing for people and households at all income levels. The City's planning area does not include any military facilities. Since the City's planning area is located within the traditional territory of the Gabrieleno and Tongva tribes, the City follows State protocols that require notification of Native American groups during the planning and environmental review processes.

Preparation and Implementation of the General Plan

During the City's last General Plan update, the City conducted extensive community outreach involving dozens of workshops and neighborhood meetings that resulted in the identification of community issues and opportunities. This community discussion provided the framework for the development of goals and policies which were eventually considered and adopted by the City Council. Additionally, staff has engaged a consultant to assist with the preparation of an updated Housing Element 2021-2029 and is developing a new site inventory in order to meet the 6th Cycle RHNA requirements.

The goals and policies of the General Plan are implemented by the day-to-day policies the City enforces through the Zoning Ordinance, Building Code, NPDES regulations, and the numerous programs and services the City administers to serve residents such as parks and recreation programs, housing assistance programs, economic development policies, public works programs, and capital facilities improvement programs.

Chapter 10 Additional Notes

Special Considerations

The City's General Plan was prepared in consideration and recognition of all of the applicable state and federal mandated requirements. Examples of applicable state and federal requirements which affect the planning area include the Seismic Hazards Mapping Act, NPDES, federal and state regulations concerning flora and fauna, and AB 32.

General Plan Mandatory Elements Update List

The following list identifies the year in which the City last updated the General Plan elements:

Required Elements

Land Use: 2006

Circulation: 2007

Housing: 2013

Conservation: 2007

Open Space: 2007

Noise: 2007

Safety: 2007

Optional Elements

Air Quality: 2007

Historic Preservation: 1999

Please Start Here

General Information	
Jurisdiction Name	Glendora
Reporting Calendar Year	2020
Contact Information	
First Name	Mark
Last Name	Carnahan
Title	City Planner
Email	mcarnahan@cityofglendora.org
Phone	6269148253
Mailing Address	
Street Address	116 E. Foothill Blvd.
City	Glendora
Zipcode	91741

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 1_26_21

Jurisdiction	Glendora	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5						6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	43	43	43	0	0	
	8643-015-085	1620 S. Glendora		PLN19-0047	5+	R	2/13/2020							8	8	8	0	No	
	8658-019-036	645 Gordon Highlands		PLN19-0033	SFD	O	5/21/2020							1	1	1		No	
	8636-014-037	936 Rainbow		PLN19-0019	SFD	O	8/20/2020							1	1	1		No	
	8639-011-024	334 Lemon Ave		PLN19-0044	2 to 4	O	11/19/2020							4	4	4		No	
	8625-017-025	1098 W. Milton Dr.		B19-1409	ADU	O	9/9/2020							1	1	1		No	
	8638-017-032	120 N. Pennsylvania Ave.		B19-2043	ADU	O	10/19/2020							1	1	1		No	
	8656-002-052	1247 E. Sierra Madre		B20-0588	SFD	O	10/1/2020							1	1	1		No	
	8641-008-037	1301 S. Glendora		B19-0652	ADU	O	2/12/2020							1	1	1		No	
	8654-007-009	1807 Deserta		B19-2052	ADU	O	6/1/2020							1	1	1		No	
	8634-012-067	209 Forestdale		B20-0309	ADU	O	7/7/2020							1	1	1		No	
	8638-017-018	220 W. Mountain View Ave.		B20-0463	ADU	O	11/25/2020							1	1	1		No	
	8660-005-020	2614 Country Club Dr.		B19-1618	SFD	O	2/21/2020							1	1	1		No	
	8625-017-109	306 Snapdragon Ln.		B19-1256	ADU	O	9/30/2020							1	1	1		No	
	8643-007-038	306 W. Newburgh St.		B20-0558	ADU	O	12/4/2020							1	1	1		No	
	8659-004-004	328 Catherine Park Dr.		B19-0703	ADU	O	4/7/2020							1	1	1		No	
	8625-027-008	330 N. Baldy Vista Ave.		B19-0633	ADU	O	2/24/2020							1	1	1		No	
	8659-026-015	449 Fern Dell Pl.		B19-1898	ADU	O	9/8/2020							1	1	1		No	
	8653-035-016	521 E. Juanita Ave.		B19-1045	ADU	O	10/15/2020							1	1	1		No	
	8644-018-022	600 Los Cerritos Rd.		B19-0673	ADU	O	7/21/2020							1	1	1		No	
	8640-001-016	641 Stiteswood Ave.		B20-0201	ADU	O	8/20/2020							1	1	1		No	
	8634-010-013	702 W. Orangepath St.		B20-0204	ADU	O	11/10/2020							1	1	1		No	
	8632-005-004	762 Alford St.		B20-1005	ADU	R	11/12/2020							1	1	1		No	
	8634-008-018	840 Invergarry St.		B18-1460	ADU	R	10/6/2020							1	1	1		No	
	8636-028-015	840 N. Pennsylvania Ln.		B19-1666	ADU	O	5/13/2020							1	1	1		No	
	8649-011-010	919 E. Meda Ave.		B20-0625	ADU	O	9/22/2020							1	1	1		No	

Jurisdiction	Glendora
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	4							5	6	7							8	9	10							11	12	13	14	15	16	17	18	19	20			21
Prior APN^	Current APN	Street Address	Project Name^	Local Jurisdiction Tracking ID^	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?^	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N^	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (If affordable in perpetuity, enter 1000)^	Number of Demolished/Destroyed Units^	Demolished or Destroyed Units^	Demolished/Destroyed Units Owner or Renter^	Notes^
Summary Row: Start Data Entry Below							0	0	0	0	0	0	14		14	0	0	0	0	0	0	27		27	0	0	0	0	0	0	46		46	0		N	0					0	0	0	
	8643-015-085	1620 S. Glendora		PLN19-0047	5+	R							8	2/13/2020	0									0									0		N								
	8658-019-036	645 Gordon Highlands		PLN19-0033	SFD	O							1	5/21/2020	1									0									0		N								
	8636-014-037	936 Rainbow		PLN19-0019	SFD	O							7	8/20/2020	7									0									0		N								
	8639-017-024	334 Lemon Ave		PLN19-0044	2 to 4	O							4	11/19/2020	4									0									0		N								
	8643-017-002	1098 W. Mion Dr		B19-1426	ADU	O									0								1 9/16/2020	1									0		N								
	8639-017-032	1251 Pennsylvania Ave.		B19-2043	ADU	O									0								1 10/20/2020	1									0		N								
	8656-002-052	1247 E. Sierra Madre		B20-0588	SFD	O									0								1 10/1/2020	1									0		N								
	8641-008-037	1301 S. Glendora		B19-0652	ADU	O									0								1 2/12/2020	1									0		N								
	8654-007-006	1807 Deserta		B19-2052	ADU	O									0								1 6/5/2020	1									0		N								
	8634-012-067	209 Forestdale		B20-0309	ADU	O									0								1 8/19/2020	1									0		N								
	8636-017-018	220 W. Mountain View Ave.		B20-0463	ADU	O									0								1 12/10/2020	1									0		N								
	8660-005-020	2614 Country Club Dr		B19-1618	SFD	O									0								1 2/21/2020	1								1 2/4/2020	1		N								
	8625-017-109	306 Snapdragon Ln		B19-1256	ADU	O									0								1 10/2/2020	1									0		N								
	8643-007-038	306 W. Newburgh St.		B20-0558	ADU	O									0								1 12/11/2020	1									0		N								
	8659-004-004	328 Catherine Park Dr.		B19-0703	ADU	O									0								1 4/8/2020	1									0		N								
	8625-027-008	330 N. Baldy Vista Ave.		B19-0633	ADU	O									0								1 2/24/2020	1									0		N								
	8659-026-015	449 Fern Dell Pl.		B19-1898	ADU	O									0								1 9/10/2020	1									0		N								
	8653-026-016	521 E. Juanita Ave		B19-1045	ADU	O									0								1 11/5/2020	1									0		N								
	8644-018-022	600 Los Cerritos Rd.		B19-0673	ADU	O									0								1 7/23/2020	1									0		N								
	8640-001-016	641 Stillewood Ave.		B20-0201	ADU	O									0								1 8/20/2020	1									0		N								
	8634-010-013	702 W. Orangewath St.		B20-0204	ADU	O									0								1 11/23/2020	1									0		N								
	8632-005-004	752 Alford St.		B20-1005	ADU	R									0								1 11/17/2020	1									0		N								
	8634-008-018	840 Invergarry St.		B18-1460	ADU	R									0								1 10/9/2020	1									0		N								
	8636-028-015	840 N. Pennsylvania Ln.		B19-1666	ADU	O									0								1 5/18/2020	1									0		N								
	8649-011-010	919 E. Meda Ave.		B20-0625	ADU	O									0								1 10/2/2020	1									0		N								
	8631-008-038	840 Invergarry St.		B18-1460	ADU	O									0								1 10/9/2020	1									0		N								
	8637-009-014	327 W. Laurel Ave.		B19-2030	ADU	R									0								1 2/25/2020	1								1 5/29/2020	1		N								
	8654-018-007	2156 E. Linfield St.		B20-0032	ADU	O									0								1 6/10/2020	1								1 10/22/2020	1		N								
	8660-004-017	3411 Country Club Dr		B20-0498	ADU	O									0								1 8/11/2020	1								1 10/7/2020	1		N								
	8639-013-012	552 N. Barranca		B20-1006	ADU	O									0								1 12/21/2020	1									0		N								
	8658-019-043	640 Gordon Highlands		B19-1259	SFD	O									0								1 12/4/2020	1									0		N								
8639-002-019	8639-002-035	261 S. Vermont Ave.		B17-1108	SFD	O									0									0								1 3/20/2020	1		N								
8639-002-019		239 S. Vermont Ave.		B18-0281	SFD	O									0									0								1 2/27/2020	1		N								
8639-002-019	8639-002-063	285 S. Vermont Ave.		B18-0279	SFD	O									0									0								1 3/19/2020	1		N								
8639-002-019		235 S. Vermont Ave.		B18-0275	SFD	O									0									0								1 2/28/2020	1		N								
	8625-018-055	658 Oakhill Dr.		B17-2350	SFD	O									0									0								1 4/22/2020	1		N								
	8625-016-047	286 Baldy Vista Ave.		B17-1837	SFD	O									0									0								1 5/19/2020	1		N								
8639-002-019	8639-002-031	269 S. Vermont Ave.		B17-1115	SFD	O									0									0								1 3/20/2020	1		N								
8639-002-019	8639-002-024	297 S. Vermont Ave.		B17-1114	SFD	O									0									0								1 3/20/2020	1		N								
8639-002-019	8639-002-023	295 S. Vermont Ave.		B17-1113	SFD	O									0									0								1 3/20/2020	1		N								
	8625-011-016	1211 Iris Ln.		B14-1942	SFD	O									0									0								1 2/27/2020	1		N								
8639-002-019	8639-002-026	279 S. Vermont Ave.		B17-1109	SFD	O									0									0								1 3/20/2020	1		N								
8639-002-019		237 S. Vermont Ave.		B18-0287	SFD	O									0									0								1 2/28/2020	1		N								
8639-002-019	8639-002-028	275 S. Vermont Ave.		B17-1107	SFD	O									0									0								1 3/20/2020	1		N								
8639-002-019	8639-002-027	277 S. Vermont Ave.		B17-1106	SFD	O									0									0								1 3/20/2020	1		N								
8639-002-019	8639-002-030	271 S. Vermont Ave.		B17-1103	SFD	O									0									0								1 3/20/2020	1		N								
	8656-002-043	1234 Hidden Springs Ln.		B17-0409	SFD	O									0									0								1 12/29/2020	1		N								
	8625-020-036	253 Seville Ct.		B17-0269	SFD	O									0									0								1 5/15/2020	1		N								
	8636-014-002	951 N. Pennsylvania Ln.		B15-1539	SFD	O									0									0								1 4/22/2020	1		N								
	8625-011-026	1216 Iris Ln.		B14-1946	SFD	O									0									0								1 2/27/2020	1		N								
	8625-011-018	1229 Iris Ln.		B14-1944	SFD	O									0									0								1 2/27/2020	1		N								
	8625-011-017	1223 Iris Ln.		B14-1943	SFD	O									0									0								1 2/27/2020	1		N								
8639-002-019	8639-002-029	273 S. Vermont Ave.		B17-1110	SFD	O									0									0								1 3/20/2020	1		N								
	8638-002-009	420 W. Meda Ave.		B18-1256	ADU	O									0									0								1 4/15/2020	1		N								
	8646-019-002	652 Myrtle Ave.		B19-1124	ADU	O									0									0								1 3/26/2020	1		N								
	8649-011-009	911 E. Meda Ave.		B19-0836	ADU	O									0									0								1 1/8/2020	1		N								
	8653-026-001	561 Heather St.		B19-0726	ADU	O									0									0								1 7/17/2020	1		N								
	8632-015-005	1744 Glencroft Ave.		B19-0194	ADU	O									0									0								1 3/5/2020	1		N								
	8634-007-010	882 Bridwell St.		B19-0057	ADU	O									0									0								1 7/14/2020	1		N								
	8637-024-006	306 N. Grand Ave.		B18-2002	ADU	O									0									0								1 2/11/2020	1		N								
8639-002-019	8639-002-064	283 S. Vermont Ave.		B18-0284	SFD	O									0									0								1 3/19/2020	1		N								
	8637-030-008	341 N. Vista Bonita Ave.		B18-1941	SFD	O									0									0								1 10/28/2020	1		N								
8639-002-019	8639-002-058	241 S. Vermont Ave.		B18-0285	SFD	O									0									0								1 2/27/2020	1		N								
	8658-019-045	616 Gordon Highlands Rd.		B18-0660	SFD	O									0									0								1 9/3/2020	1		N								
	8658-019-044	628 Gordon Highlands Rd.		B18-0659	SFD	O									0									0								1 9/21/2020	1		N								
	8638-031-006	438 Sycamore Ave.		B18-0645	ADU	O									0									0								1 2/24/2020	1		N								
8639-002-019		314 W. Carroll Ave.		B18-0299	SFD	O									0									0								1 2/28/2020	1		N								
8639-002-019	8639-002-055	306 W. Carroll Ave.		B18-0298	SFD	O									0									0								1 2/27/2020	1		N								
8639-002-019	8639-002-056	310 W. Carroll Ave.		B18-0297	SFD	O									0									0								1 2/27/2020	1		N								
8639-002-019	8639-002-060	289 S. Vermont Ave.		B18-0293	SFD	O									0									0								1 3/19/2020	1		N								
8639-002-019	8639-002-061	291 S. Vermont Ave.		B18-0292	SFD	O									0									0								1 3/19/2020	1		N								
	8637-030-008	341 N. Vista Bonita Ave.		B18-1942	ADU	O									0									0								1 10/28/2020	1		N								

Jurisdiction	Glendora	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		**RHNA Allocation by Income Level**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	171											171
	Non-Deed Restricted												
Low	Deed Restricted	100											100
	Non-Deed Restricted												
Moderate	Deed Restricted	108											108
	Non-Deed Restricted												
Above Moderate		267		48	22	329	84	51	42	27		603	
Total RHNA		**646**											
Total Units				**48**	**22**	**329**	**84**	**51**	**42**	**27**		**603**	**379**

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Jurisdiction	Glendora	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Glendora	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
1 - Code Enforement	Enforce City Ordinances related to property mainance, buidling conditions, and other issues.	Ongoing	The City continues its code enforement activities with a focus on property maintance and nuisance issues.
2 - Preservation of Assisted Housing Developments	Monitor existing affordable housing units and any future affordable projects.	Ongoing	There are 4 affordable housing developments in the City with long-term covenants or agreements.
3 - Housing Choise Vouchers	Advertise and support the Housing Choise Voucher program administered by the Los Angeles County Housing Authority	Ongoing	The City continues to assist in the promotion of the program. As of 2017, 35 household were receiving assistance from the program.
4 - Energy Conservation	Implement citywide green building program and provide incentives to encourage green building.	Ongoing	The City adopted the 2019 California Green Building Standards Code that took effect in January 2020.
5 - Affordable Housing Development	Offer incentives and pursue funding for development of affordable housing	Ongoing	The City currently offers density bonuses for affordable housing.
6 - Residential Sites Inventory	Monitor and update the residential sites inventory as needed to demonstrate RHNA compliance and provide the inventory to interested developers.	Ongoing	The sites inventory is maintained and updated as sites are developed and is provided to developers on request. Staff frequently meets with developers to help identify sites for housing development.
7 - Development Incentives	Offer incentives to encourage residential development.	Ongoing	The City offers incentives for residential development including the state density bonus law for affordable and senior housing.
8 - Zoning Ordinance	Monitor the ZoningOrdinance and its application to ensure that development standards do not unduly constrain residential development.	Ongoing	Staff continuously reviews the Zoning Ordinance and its application to individual projects to determine if any adjustments are warranted.

9 - Fair Housing	Promote and publicize fair housing programs; continue to work with a qualified fair housing service provider, implement recommendations of the Analysis of Impediments to Fair Housing Choice.	Ongoing	The City contracts with the Housing Rights Center to provide fair housing services and continues to promote and publicize the availability of services.

Jurisdiction	Glendora
Reporting Period	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Glendora	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Glendora		NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.	Note: "+" indicates an optional field
Reporting Period	2020	(Jan. 1 - Dec. 31)		Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Glendora	
Reporting Period	2020	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Glendora	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		27
Total Units		**27**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	33
Number of Proposed Units in All Applications Received:	43
Total Housing Units Approved:	43
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$	-

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	$ Amount Awarded	$ Cumulative Reimbursement	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		14
Total Units		**14**

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		27
Total Units		**27**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		46
Total Units		**46**